

From: [Michael Oberle](#)
To: [mike](#); [Anita Weber](#)
Cc: [Blake Tonic](#); [james.harrison](#); [David Smith](#); [CBO - Karl Schipprack](#); [building](#)
Subject: SVCA review of 456 Jacobs Street, Neustadt
Date: February-09-24 2:54:02 PM
Attachments: [240102 - 456 Jacob St Pre-Con Plan.pdf](#)
[SVCA Application to Alter a Regulated Area.pdf](#)
[Reg Fee List 2023 - Authority Approved.pdf](#)
[SVCA_map_Weber.pdf](#)
[Zoning Map - Weber.pdf](#)

Good afternoon Mike and Anita Weber,

This email is further to the emails of below regarding the above referenced property.

SVCA staff (Michael Oberle and Elora Tarlo) met with Mike today at 12:15pm. It was very nice to meet with you, Mike.

I explained SVCA's interest in review of the development on the property because of the natural hazard features being the adjacent Meux Creek, its floodplain, wetlands/swamp, and the valley slope of the creek that extends onto your property. The SVCA regulates the features named above, to mitigate potential impact on new development from the natural features.

We conducted some measurements of the slope angle and identified the top of bank of the slope. We have updated our SVCA mapping accordingly, based on the site visit information, it is attached as: "SVCA_map_Weber".

We understand from Mike W. that the current proposal is to add additions to the west side of the existing building, however, the additions would not be located any closer to the top of bank of the slope than the most western wall of the existing building.

From a SVCA regulations/permit perspective, in accordance with SVCA policies, an SVCA permit can be issued to you for the proposal. What I will need from you once available:

1. Updated site plan and design/construction drawings, with updated revision date. Your current site plan is attached for reference.
2. Completed SVCA application form, a form is attached for you. Not all areas of the form will be applicable for your proposal.
3. SVCA application review fee. A fee schedule is attached and applicable areas highlighted for reference. The SVCA fee will be based on square footage of the footprint of the proposal. You also get credit for the \$116 paid on January 19, 2024, when you started a file at the SVCA.

Once I receive the above, the SVCA permit should be issued to you within two weeks.

From a SVCA planning perspective, the SVCA will be circulated on the proposed zoning by-law and/or official plan amendment to rezone and/or redesignated the property from the current industrial use, to what you are proposing. SVCA does not have any concern for the rezoning, provided the NE zone (Natural Environment zone) is updated to best reflect the site conditions, therefore, please see the attached SVCA map: "SVCA_map_Weber" with SVCA's recommended update to the NE zone for the property. I have attached a current zoning map from Grey County GIS for comparison. Although the NE zone is proposed to be larger on the property, it would still be about 15 metres away

from/to the west of the southwest corner of the existing building, and still be about 7 metres away from/to the west of the northwest corner of the existing building, therefore your proposed additions would not encroach into the SVCA recommended NE zone.

I trust that that the above is helpful for you at this time. Should you have any questions, please do not hesitate to contact me. I will wait for direction from you/the Municipality of West Grey before proceeding with your file on my end.

I am copying on this email, the others from below, Blake and James; and as per SVCA practice, I am copying Karl from the building department, and Dave from the planning department.

Kind regards,

Mike

Michael Oberle

Environmental Planning Coordinator

Cell: 519-373-4175

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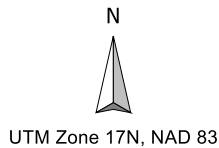


The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.







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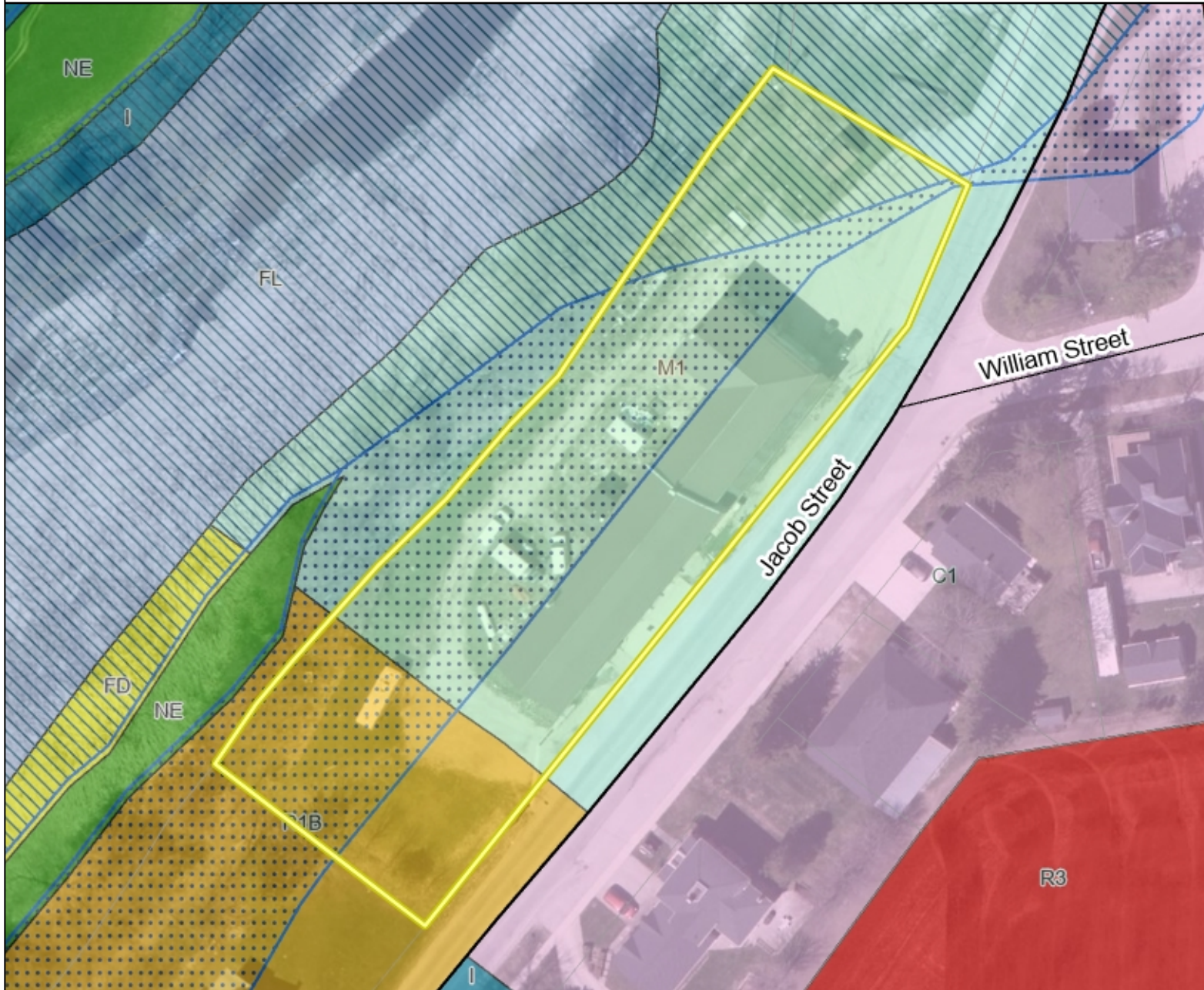


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

























Legend

-  Approximate Regulated Area limit
-  Hazard Land limit/ recommended NE zone
-  Watercourse
-  Parcel Fabric

2020 air photo
465 Jacob St.
Feb. 9, 2024



Legend

- Large Scale Roads**
 -  Provincial Highway
 -  County Road
 -  Township Road
 -  Seasonal Road
-  **Parcels - Current**
- Zoning - West Grey - Floodline**
 -  Flood Fringe
 -  Regulation Limit
- Zoning - West Grey**
 -  A1 Agricultural
 -  A2 Rural
 -  A3 Restricted Rural
 -  C1 General Commercial
 -  C2 Highway Commercial
 -  C3 Neighbourhood Commercial
 -  C4 Shopping Centre Commercial
 -  C5 Hamlet Commercial
 -  C6 Rural Commercial
 -  FD Future Development
 -  FL Flood Way
 -  I Institutional
 -  M1 Industrial
 -  M2 Restricted Industrial
 -  M3 Rural Industrial
 -  M4 Extractive Industrial
 -  MH Mobile Home Park
 -  MU1 Mixed Use
 -  ND No Development
 -  NE Natural Environment
 -  NE2 Natural Environment 2
 -  OS Open Space
 -  ER Estate Residential
 -  R1A Unserviced Residential
 -  R1B Low Density Residential
 -  R2 Medium Density Residential

Notes

56 0 28 56 Meters

