

SENT ELECTRONICALLY: notice@westgrey.com

June 9, 2025

Municipality of West Grey
402813 Grey Road 4
Durham, Ontario N0G 1R0

ATTENTION: David Smith, Manager of Planning and Development

Dear David Smith,

RE: Zoning By-law Amendment ZA30.2024 (Don Tremble)
382063 Concession 4 NDR
Roll No. 420528000604300
Lot 22 Concession 5
Geographic Township of Bentinck
Municipality of West Grey

The above-noted application has been received by the Saugeen Valley Conservation Authority (SVCA) in accordance with the Mandatory Programs and Services Regulation (Ontario Regulation 686/21) made under the *Conservation Authorities Act* (CA Act). SVCA staff have reviewed the proposal for consistency with SVCA's environmental planning and regulation policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the applications for conformity with the natural hazard policies of the applicable County or Municipality.

The purpose of the application is to rezone a portion of the subject lands from 'A1 Agriculture' and 'NE Natural Environment' to revised 'NE Natural Environment', revised 'A1 Agriculture' and 'M4 Extractive Industrial' to permit a licensed extractive pit on 30.79 hectares.

Recommendation

The application is acceptable to SVCA staff.

Background

As part of the pre-submission consultation process, the agent for the owner contacted the SVCA on January 30, 2023. SVCA provided pre-submission consultation comments dated March 24, 2023. SVCA then provided comments dated July 15, 2024, as part of the *Aggregate Resources Act* application.

SVCA's comments and concerns had been addressed, and the submission was found acceptable to the SVCA.

Documents Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- 1) Request for Agency Comments, dated May 27, 2025.

Site Characteristics

SVCA mapping shows that the property features land within SVCA's Screening Area. Based on SVCA mapping, the natural hazard features affecting the property include the main Saugeen River, that is located on lands to the west of the property, and the floodplain of the river that extends onto the subject property, and any tributaries of the river and related floodplain of the tributaries.

It is SVCA staff's opinion that the Hazard Lands designation as shown on Schedule A to the Grey County OP generally matches SVCA hazard lands for the property. The proposed NE zoning as shown on the Request for Agency Comments, includes the SVCA hazard lands, which is appropriate to represent the natural hazard features. The proposed NE zone as shown on the Request for Agency Comments is acceptable to the SVCA.

Provincial Planning Statement (PPS, 2024)

In accordance with s. 7 of O. Regulation 686/21, SVCA shall act on behalf of the Province or as a public body under the *Planning Act* (PA) to ensure municipal decisions made under the PA are consistent with the natural hazards policies of the PPS, Chapter 5.

Chapter 5.1 of the PPS, 2024 states in part that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk and not create new or aggravate existing hazards. Furthermore, Chapter 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites. It is the opinion of the SVCA that the application is consistent with Chapter 5 of the PPS, 2024.

Grey County Official Plan Policies

The following comments are made in accordance with the MOA with the Municipality of West Grey.

Section 7.2 of the Grey County OP states in part that development shall generally be directed away from hazard lands. It is the opinion of SVCA staff that the application is consistent with the natural hazard policies of the Grey County OP.

Conservation Authorities Act and O. Regulation 41/24

Within SVCA's regulated areas and in accordance with the CA Act and O. Regulation 41/24, a permit from the SVCA is required to change or interfere with watercourses or wetlands and for development activities in or adjacent to hazardous lands, wetlands, river or stream valleys, Great Lakes and inland lake shorelines. When reviewing an application, SVCA staff must assess the proposal for impacts to the control of flooding, erosion, dynamic beaches, or unstable soil or bedrock, and ensure the activity will not create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property. Provided staff are satisfied the proposal is consistent with SVCA's policies, designed to mitigate these risks, a permit can be issued.

Areas of the property are within the SVCA Approximate Screening Area. The SVCA Approximate Screening Area includes the natural hazard features located on the property and an offset distance from those features. As mentioned above, the natural hazard features affecting the property include the main Saugeen River, any tributaries of the main Saugeen River, and their related flood and erosion hazards, as well as an offset distance outwards from the floodplain of the watercourses.

To determine the SVCA Approximate Regulated Area on the property, please refer to the SVCA's online mapping, available via SVCA's website

<https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=f0ec744c8d6d4e499895aaaab3d83761>.) Should you require assistance, please contact our office directly.

SVCA Permit

In accordance with SVCA's policies made under the CA Act and O. Regulation 41/24, no new buildings or structures are proposed within the SVCA Approximate Screening Area on the property and so a permit from the SVCA is not required.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

Summary

SVCA staff have reviewed the proposal for consistency with SVCA's policies made in conformance with the Provincial Planning Statement, CA Act, O. Regulation 41/24, and associated provincial guidelines. Where a Memorandum of Agreement (MOA) exists between a planning partner and the SVCA, staff have reviewed the application for conformity with the natural hazard policies of the County of Grey OP.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with the Natural Hazard policies of the PPS, Chapter 5 has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Municipality of West Grey regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, or require this information in an accessible format, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Kevin Eccles, Authority Director, SVCA (via email)
Tom Hutchinson, Authority Director, SVCA (via email)