

SENT ELECTRONICALLY: planning@westgrey.com and planning@grey.ca

December 12, 2025

Municipality of West Grey
and
County of Grey

Attention: David Smith, Manager of Planning, Municipality of West Grey
Scott Taylor, Director of Planning and Development, County of Grey

Dear David and Scott,

RE: 42-05-010-OPA-27 and ZA06.2025 (Teeswater Concrete)
311860 Highway 6
Roll No. 420501000601500
Part Lots 19 and 20 Concession 1 WGR, Part Lot 46 Concession 2 WGR
Geographic Township of Normanby
Municipality of West Grey

The above-noted applications have 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 Municipality or County.

Purpose

The purpose and effect of the proposed County Official Plan Amendment (known as OPA 27) is to designate approximately 5.5 hectares of the subject lands as 'Aggregate Resource Area' on Schedule B of the County Official Plan. Approximately 87.8 hectares of the 93.3 hectares proposed to be licensed, are currently shown on Schedule B as 'Aggregate Resource Area.' Extraction is permitted without an official plan amendment within the lands currently designated 'Aggregate Resource Area.'

A corresponding zoning by-law amendment has also been received by the Municipality of West Grey to rezone a portion of the subject lands from 'C2-115 Highway Commercial' to 'M4 Extractive Industrial'.

Recommendation

The applications are acceptable to the SVCA. We elaborate below.

Documents Reviewed by Staff

SVCA staff have received and reviewed the following documents submitted with the applications:

- 1) Application for Zoning By-law Amendment, dated February 19, 2025;
- 2) County of Grey Official Plan Amendment Application Form, dated February 19, 2025;
- 3) Planning Justification Report, prepared by Ron Davidson Land Use Planning Consultants, dated February 27, 2025;
- 4) Drawings: 1, 2A, 2B, 3, 4, 5, all revision 3, prepared by GM BluePlan, dated 19/03/25;
- 5) Summary Statement prepared by GM BluePlan, dated February 25, 2025;
- 6) Natural Environment Level 1 & 2 Reports and E.I.S, prepared by Dance Environmental Inc., dated February 5, 2024;
- 7) Maximum Predicted Water Table And Hydrogeological Assessment Report, prepared by GM BluePlan, dated November 2023; and
- 8) Notice of Public Meeting and Comment Request, dated November 20, 2025.

Background

As part of the pre-submission application process, for the current proposal, the owner contacted the SVCA on February 23, 2023. SVCA provided pre-submission application process comments dated April 18, 2023. As part of the Aggregate Resources Act (ARA) process for this proposal, SVCA provided comments dated September 23, 2024, that the proposal was generally acceptable to the SVCA.

Site Characteristics

Current SVCA mapping indicates that the southern portion of the property is within SVCA's Screening Area. As part of the pre-submission application process, SVCA staff conducted a site inspection to the property on March 10, 2023.

The property is primarily agricultural lands, with existing non-habitable farm and storage buildings, as well as residential use with habitable dwellings. Woodlands comprise a small northern section of the property, with a wooded wetland and ponding area located in the southern and western portions. Part of Letterbreen Bog (a provincially significant wetland) is located in the southern portion of the property. A tributary of the Norman Reeves Creek flows through lands to the south of the property. An existing aggregate pit exists on the western portion of the property.

The southern portion of the property is designated wetlands and hazard lands in the Grey County OP, and zoned Natural Environment (NE) and NE2 in the West Grey Zoning By-law, which appears appropriate to recognize the natural hazard features. Based on the site plans provided, the extraction area will be outside/beyond the natural hazard features.

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 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, section 5.2 states in part that development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Based on the site plans provided, it is the opinion of SVCA staff that the proposal is consistent with the natural hazard policies of the PPS, 2024.

Grey County Official Plan Policies

Section 7.2.3 of the Grey County OP states in part that buildings and structures are generally not permitted in the Hazard Lands and Wetlands land use type.

As noted above, based on the site plans provided, it is the opinion of SVCA staff that the proposal is consistent with the natural hazard policies of the Grey County OP.

Drinking Water Source Protection / Water resources

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.

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.

As noted above, the southern portion of the property is within the SVCA Approximate Screening Area. For the property, the SVCA Approximate Screening Area includes the natural hazard features and sites noted above which include the unstable soils associated with wetlands/swamps that are located in the southern portion of the property, and any floodplain of a watercourse and an offset distance from those features.

To determine the SVCA Approximate Screening 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

Prior to the ARA license being approved, a permit from the SVCA may be required for development within the SVCA Approximate Screening Area, including: site alteration and grading, any works within the wetlands/swamp and its adjacent lands.

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 Grey County 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 decisions made by the Municipality of West Grey and County of Grey with regard to the applications. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned at m.oberle@svca.on.ca.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Valley Conservation Authority
MO/

cc: Karl Shipwreck, CBO, Municipality of West Grey (via email)
Teeswater Concrete, owner (via email)
Ron Davidson Land Use Planning Consultant, agent, (via email)

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