



Agenda

**Municipality of West Grey
Committee of Adjustment Committee Meeting
Monday, April 10th, 2017, 1:00 p.m.,
West Grey Municipal Office**

Items of Business:

1. Disclosure of Pecuniary Interest
2. Approval of Minutes – March 13, 2017 (attachment)
3. Public Meetings
 - 1:05 p.m. – Severance Applications B03/2017 & B04/2017 – Plan 500, Pt Lot 7 EGR and RP17R838, Part 3 (209 & 215 Garafraxa Street South), former Town of Durham (Daniel & Catherine Haggett) (attachment)
4. Other - None
5. Next Meeting – not determined to date
6. Adjournment

Draft

**Municipality of West Grey
Committee of Adjustment
Minutes of March 13th, 2017 at 12:30 p.m.**

Draft

The Committee of Adjustment met at the Council Chambers with the following members in attendance:

Members Present: Kevin Eccles (Acting Chair), Bev Cutting, Rebecca Hergert, Doug Hutchinson, Carol Lawrence, Robert Thompson

Members Absent: John A. Bell

Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – February 13, 2017

COA 9/17 Moved by: Doug Hutchinson Seconded by: Carol Lawrence

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of February 13, 2017, as printed.

Committee Members: Attending members present. All yea. Carried.

4. Public Meetings

- 1) Minor Variance Application A02/17 – Part Lots 53 & 54, Concession 3 SDR, former Township of Glenelg (Alex & Lauren Cook – owners)

File	Applicant	Decision
A01/17	Alex & Lauren Cook (owners) (Former Township of Glenelg)	GRANTED

ATTENDANCE: Alex Cook

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the minor variance application is to seek relief from subsection 9.2.4 d) of West Grey Comprehensive Zoning Bylaw Number 37-2006, as amended, to reduce the required minimum west interior side yard setback from 49.9' to 10' to facilitate a proposed detached garage, on lands described as Part Lots 53 & 54, Concession 3 SDR, former Township of Glenelg.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated by email that they have no objection or opposition to the proposed minor variance.

The Saugeen Valley Conservation Authority indicated in a letter dated March 9, 2017 that the wetlands on the easterly portion of the subject property are shown on the County of Grey Official Plan (OP) Constraint Mapping as Other Identified Wetlands. The proposed garage does not appear to be located within the adjacent lands to this wetland. Provided the proposed garage remains outside of the wetland and within the area that is already cleared, then it is the opinion of SVCA staff that an Environmental Impact Study (EIS) is not required for this particular proposal. However, should the proposal change, an EIS conducted to the satisfaction of the municipality and SVCA staff, may be required.

It has come to the attention of SVCA staff that habitat of threatened and endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

The proposed garage appears to be located outside of the SVCA's area of interest on the subject property. As such, a permit from this office is not required for this particular proposal. However, should the proposal change, or should any aspect of the proposed development encroach into the SVCA's area of interest, our office should be contacted as further review and approval may be required. If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed in or near the area of interest on the subject property in the future, the SVCA should be contacted as permission may be required.

The SVCA letter concluded that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Provided the applicable natural heritage policies are appropriately addressed, then this proposed minor variance will be acceptable to SVCA staff. Given the information available at this time, Authority staff is of the opinion that the proposed garage is not located within the SVCA's area of interest and does not require further review or approval by SVCA staff at this time.

The Grey County Planning & Development Department indicated in a letter dated February 28, 2017 that it appears that the proposed location of the detached garage is within the Hazard Lands designation. The Grey County Planning & Development Department recommends comments are received with regards to the Hazardous feature from the Conservation Authority. Schedule B of the OP designates the subject property as an 'Aggregate Resource Area'. The intent of the above noted policy is to protect lands that have significant areas of sand and gravel deposits from incompatible land uses, i.e. residential. In this case, the residential use is already established and therefore, the proposed addition of the detached garage is not expected to further hinder aggregate extraction.

The Grey County Planning & Development Department further noted that Appendix B designates a portion of the subject property as 'Other Identified Wetlands', however, the proposed detached garage will be located outside of this natural feature and its designated adjacent lands. Provided comments are received from the Conservation Authority, County planning staff have no further concerns with the subject application.

The Municipal Planner indicated in his Planning Report dated March 13, 2017 that the proposal passes the four tests of a Minor Variance listed in the Planning Act. As such, the request should be approved. The Municipal Planner the Authority has determined the proposed garage is not within the NE Zone.

Alex Cook indicated support for the proposed minor variance, and questioned why the required interior side yard setback is larger for larger lots than smaller lots.

The Committee asked if there are two driveways on the property. Alex Cook indicated there are two driveways. The Committee asked if that is normal. The Clerk indicated Public Works will permit two entrances in certain situations.

COA 10/17 Moved by: Carol Lawrence Seconded by: Rebecca Hergert

Resolved that, Minor Variance Application A02/17 be approved, as amended, as the Committee is satisfied that the variance maintains the intent and purpose of the Grey County Official Plan, and Municipality of West Grey Comprehensive Zoning By-law Number 37-2006, as amended; is minor in nature; and represents an appropriate or desirable use of the lands and buildings.

Committee Members: Attending members present. All yea. Carried.

- 1) Severance Application B01/2017 & B02/2017 – Lot 4, Concession 9, former Township of Glenelg (Ron Torry – owner; Brian Milne - applicant)

File	Applicant	Decision
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B01/2017	Ron Torry – owner;	
B02/2017	Brian Milne – applicant (Former Township of Glenelg)	

Attendance: Ron Torry, Brian Milne

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever two non-farm Rural lots and retain a Rural lot.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, The Historic Saugeen Metis, and the Bluewater District School Board.

The Historic Saugeen Metis and Bluewater District School Board indicated in their emails that they have no objection or opposition to the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated March 8, 2017 that County planning staff would recommend deferral of the proposed application due to the following outstanding questions regarding the Environmental Impact Statement,

- Pg. 4 (Section 2.0 of EIS) states that two site visits took place in 2008. Further information regarding these site visits would supplement the report.

- Pg. 11 (Section 4.8) references Figure 5. The attached list of figures is only numbered 1-4.

- Pg. 8 and 12 reference policy 2.1.4(b) from the 2005 version of the PPS.

- Mapping and /or details outlining where the site visits took place are missing.

- Findings from these site visits are missing details (i.e. an appendix containing a species list).

- Further information about mitigation measures, specifically concerning

- Severed Parcel (801-2017) (i.e. a building envelope) should be investigated.

- Site photos are missing.

As well, County planning staff recommend comments are received from the Conservation Authority.

The Saugeen Valley Conservation Authority indicated in a letter dated March 8, 2017 that although a Natural Heritage Environmental Impact Statement (EIS) has been prepared in support of the proposed Applications for Consent, SVCA staff is of the opinion that the EIS is not satisfactory. The EIS references the out-of-date 2005 version of the Provincial Policy Statement (PPS); relies upon the adjacent land widths specified in the Grey County Official Plan, as opposed to the Provincial Recommendations for Adjacent Lands Widths found in the Natural Heritage Reference Manual; and information from the Ministry of Natural Resources and Forestry (MNR) regarding restricted Endangered Species and Threatened Species was not obtained.

SVCA staff are recommending that the Applications for Consent be deferred until a satisfactory EIS has been completed. If a decision is being made by the Committee of Adjustment, SVCA staff recommend the Applications for Consent not be granted. Should the Committee of Adjustment grant provisional consent, SVCA staff are recommending the following Conditions:

1. The completion of an Environmental Impact Study, satisfactory to SVCA staff, that demonstrates that there will be no negative impact to any natural heritage feature on or adjacent to the property, or their ecological functions.
2. The establishment of a building envelope, 1 acres in size or less, for the proposed southwestern lot (B01/2017) through a Site Plan Agreement or other suitable planning mechanism.

NOTE: In the opinion of SVCA staff, the building envelope location for B01/2017 cannot be determined until a satisfactory EIS has been completed.

3. A building envelope be established for the proposed retained parcel, or that development restrictions be placed on the Significant Woodlands for the entire property.

Please be advised that should provisional consent be granted, SVCA staff are in no way guaranteeing that the above recommended conditions can be necessarily achieved. SVCA staff are not able to recommend approval at this time

The Municipal Planner indicated in his Planning Report dated March 13, 2017 that the Environmental Impact Study has not adequately addressed the relevant policies of the Official Plan or the PPS. The applications should therefore be deferred to allow the applicant's consultant an opportunity to discuss this matter with the SVCA. On a different note, the proposed severance on the west side of the property is located at the bottom of a hill. Confirmation from municipal staff that safe vehicular access from Concession 8 is necessary.

Brian Milne spoke in favour of the application, and noted they have contacted the Authority in order to address their concerns respecting the EIS.

The Committee noted the Municipal Planner has recommended confirmation of suitable entrance for the proposed severed lots. The Clerk noted Tim Cook, West Grey Public Works Supervisor, has indicated entrances are available for the proposed severed lots.

The Committee asked what are the Authority's concerns regarding establishment of a building envelope. The Municipal Planner noted the building envelope would ensure natural heritage features would be protected.

Brian Milne asked for clarification as to what the Authority wants. The Clerk suggested this be determined through the proponents' discussions with the Authority. Ron Torry thought perhaps that a building envelope is only required by the Authority for one of the lots.

COA 11/17 Moved by: Rebecca Hergert Seconded by: Rob Thompson

Resolved that, Severance Application B01/2017 & B02/2017 be deferred, to provide an opportunity for the applicant to address the concerns of the Saugeen Valley Conservation Authority.

Committee Members: Attending members present. All yea.
Carried.

4. Other

- 1) Minor Variance Application A01/17 – Part Lot 24, Concession 11, former Township of Normanby (Duncan & Sandra Denman – owners; Greg Grandy - applicant)

The Clerk advised Committee of Adjustment members that Mr. Grandy has verbally indicated that the minor variance application is no longer required as the proposed garage will be placed further back on the subject property in order to meet all setback requirements.

5. Next Meeting – April 10, 2017, 1:00 p.m.

On motion of Doug Hutchinson, the Committee adjourned at 1:29 p.m.

Kevin Eccles, Acting Chair

Mark Turner, Clerk



Municipality of West Grey Committee
Of Adjustment
Notice of Application for Consent
The Planning Act, RSO 1990, as amended

Take notice that the Municipality of West Grey Committee of Adjustment has appointed April 10th, 2017, at 1:05 p.m., for the purpose of a public hearing into this matter. The Hearing will be held at the Council Chambers in the West Grey Municipal Office, 402813 Grey Rd. 4, R.R. #2, Durham, Ontario.

Application for Consent – File No.: B03/2017 & B04/2017

Name of Owner: Daniel & Catherine Haggett

Purpose and Effect: To grant a permanent easement for a proposed residential lot (B03/2017), and to sever a lot for residential purposes and retain a proposed residential lot (B04/2017).

Municipality: Municipality of West Grey (former Town of Durham)

Legal Description: Plan 500, Pt Lot 7 EGR and RP17R838, Part 3 (209 & 215 Garafraxa Street South)

Dimensions of Severed Lot (Easement) (B03/2017): 2.79 m x 35.1 m (98 sq.m.)

Dimensions of Severed Lot (B04/2017): 8.43 m x 52.57 m (443.39 sq.m.)

Retained Parcel: FRONTAGE: 11.4 m DEPTH: 52.57 m AREA: 599.65 sq.m.

Having Access on: Municipal Road/Highway 6 Connecting Link

(See sketch attached)

Property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submissions** to: Committee of Adjustment, before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment.

Additional information regarding the application is available for public inspection from Monday to Friday 8:30 A.M. to 4:30 P.M. at the Municipality of West Grey Municipal Office.

When requesting information please quote File No. **B03/2017 & B04/2017**

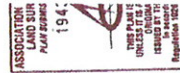
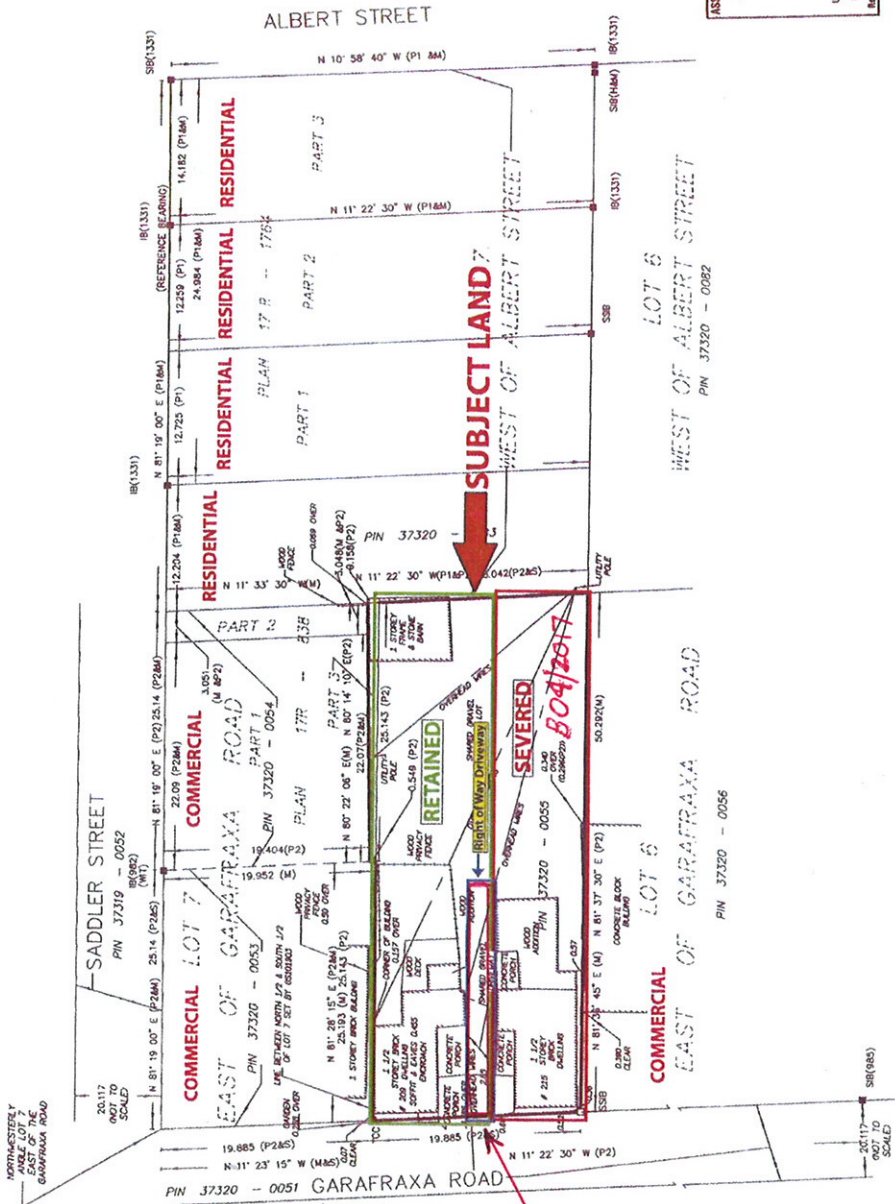
Public Hearing - It is not a requirement of the Planning Act, however it is the policy of the Municipality of West Grey to hold a Public Hearing on severance applications.

The land is the subject to a related application for: Official Plan Amendment _____
Zoning By-law Amendment _____ Minister's Zoning Order _____ Minor Variance _____

**Secretary-Treasurer
Committee of Adjustment
R.R. #2
Durham, Ontario
N0G 1R0
Phone: 519-369-2200
1-800-538-9647
Fax: 519-369-5962**

SURVEYOR'S REAL PROPERTY REPORT ON
 PART OF LOT 7 EAST OF GARAFRAXA STREET
 PLAN 500
 (TOWN OF DURHAM)
 MUNICIPALITY OF WEST GREY
 COUNTY OF GREY
 WILSON-FORD

Scale 1 : 300
 0 3 6 9 12 Metres



16. Use This Page For Your Sketch. Show All Required Information. (see # 15)

B03/2017

Mark Turner

From: Lands and Resources Consultation Coordinator <saugeenmetisadmin@bmts.com>
Sent: Wednesday, March 22, 2017 10:21 AM
To: Mark Turner
Subject: Request for Comments - West Grey (Daniel & Catherine Haggett) Land Severance

Your File: B03/2017
 B04/2017
Our File: West Grey Municipality

Good Morning Mr. Turner,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email saugeenmetisadmin@bmts.com

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Planning Report
for the Municipality of West Grey
Committee of Adjustment

Date: April 10, 2017

File Nos: B03/2017 and B-4/2017

Owner: Daniel and Catherine Haggett

Legal Description: Part Lot 7, EGR, Plan 500, Geographic Town of Durham, Municipality of West Grey

Municipal Address: 1209 and 215 Garafraxa Street South

Purpose of Application:

The purpose of this severance application (B03/2017) is to sever a property containing two detached dwellings into two parcels so that the dwellings are situated on separate lots. In addition, an easement is also being requested (B04/2017) to allow for the owner of the severed parcel to utilize the driveway on the retained parcel to access the parking area at the rear of the severed parcel.

The subject lands appear on the County GIS mapping as separate parcels; however, the owner's lawyer has advised that these have merged into one lot.

The severed parcel would comprise 443.39 square metres of land and provide 8.43 metres of frontage along the road. The retained parcel will have 599.65 square metres and provide 11.4 metres of road frontage.

The proposed easement measures 8.43 metres x 52.57 metres.

Subject Lands:

The subject property is located along the east side of Garafraxa Street, in the south end of Durham's downtown.

Two houses exist on the site, with a shared driveway separating the two units. Parking exists at the rear of both houses. A shed is situated at the rear of the proposed retained lot.

Adjacent Lands:

The subject property is located on the fringe of the downtown area. A mixture of residential and commercial uses exists in this area.

Official Plan Conformity:

The subject lands are designated 'Downtown Commercial' on Schedule A to the Municipality of West Grey Official Plan for the Settlement Areas of Durham and Neustadt. Within this land use designation, a variety of commercial uses are permitted.

A residence forming part of the principal commercial use and used by the owner or caretaker of the commercial use may be permitted. The 'Downtown Commercial' designation does not list a detached dwelling as a permitted use. However, given that they already exist, the dwellings would have a legal status.

Zoning By-law Conformity:

The subject lands are zoned 'C1' (General Commercial) zone in the Municipality of West Grey Comprehensive Zoning By-law. Permitted uses in this zone include a variety of commercial uses as well as an accessory residential dwelling unit. A detached dwelling is not listed as a permitted use.

The 'C1' zone has no minimum requirements for lot area, lot frontage, front yard or side yard.

The legal non-conforming status of the existing situation would cease once the lot is severed into two parcels. An amendment to the Zoning By-law will be required.

Provincial Policy Statement Conformity:

The Provincial Policy Statement (PPS) encourages urban type development within the designated settlement areas of the Municipality. Full municipal services are preferred by the PPS.

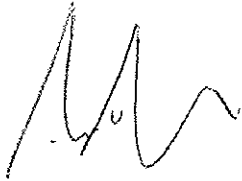
The proposed severance and associated easement would be consistent with the PPS.

Conclusion and Recommendation:

The proposal to sever the property back into two parcels such that the existing dwellings are situated on separate lots has merit. An easement to recognize the existing access arrangement is also reasonable. As such, the Committee is advised to approve these two consent applications. As a condition of consent, the lands must be rezoned to acknowledge the existence of detached dwellings on these commercial lots.

Please note that this Report was prepared before all of the agency comments had been received and prior to the Public Meeting. It is possible that comments received after the writing of this Planning Report could warrant a reconsideration of the aforementioned recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

March 24th, 2017

Mark Turner
Municipality of West Grey
402813 Grey Rd 4, RR 2
Durham, Ontario N0G 1R0
*Sent via E-mail

**RE: Application for Consent
Plan 500, Pt Lot 7 EGR and RP17R838, Part 3 (209 & 215 Garafraxa Street
South)
Municipality of West Grey (former Town of Durham)
Owner/Applicants: Daniel & Catherine Haggett**

Dear Mr. Turner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to grant a permanent easement for a proposed residential lot (B03-2017), and to sever a lot for residential purposes and retain a proposed residential lot (B04-2017).

Schedule A of the OP designates the subject property as a 'Primary Settlement Area'. Section 2.6.3(3) of the OP states,

This Official Plan shall promote development of the Primary Settlement Areas designation for a full range of residential, commercial, industrial, recreational, and institutional land uses.

The current use and proposed use of the retained and severed parcels are residential. This complies with the above noted policy, therefore; County planning staff have no further concerns.

Appendix A of the OP designates the subject property as a 'Wellhead Protection Area' (WPHA). Section 5.3.4.1(3) states,

Page 2

March 24th, 2017

Any Planning Act applications proposed within the Municipal WHPAs or Municipal IPZs identified on Appendix A of this Plan will be subject to a review by the County and the local municipality to assess the risks of such uses to potentially contaminate groundwater or surface water and, based on this assessment, to determine whether or not a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the County and the local municipality.

County staff recommend comments are received from the designated Risk Management Official in this regard.

Property frontage of both the severed and retained parcels abuts Municipal Road/Highway 6. According to the OP policy 5.2.2(6)(f),

Any applications for consent for severance, change of zoning, plan of subdivision, minor variance and/or development agreement for land abutting a Provincial Highway or County road shall be referred to the appropriate approval authority prior to approval in order to determine if the use, siting, and/or right-of-way width are adequate and meet the provisions of this Plan.

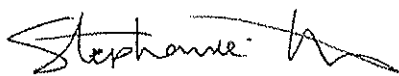
In this case, the subject application is within the Connecting Link area of West Grey, therefore; County planning staff defer to the Municipality to provide comments on this matter.

Provided comments are received from the designated Risk Management Official and arrangements have been made to maintain the shared driveway, County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Stephanie Lacey-Avon
Planner

(519) 372-0219 ext. 1296

stephanie.lacey-avon@grey.ca

www.grey.ca

c.c. Ron Davidson



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (mturner@westgrey.com)

April 6, 2017

Municipality of West Grey
402813 Grey Road 4, RR#2
Durham, ON
N0G 1R0

ATTENTION: Mark Turner, Clerk

Dear Mr. Turner,

RE: Applications for Consent B03/2017 & B04/2017
Part Lot 7 EGR, Plan 500 and Part 3 RP 17R838
Municipally known as 209 & 215 Garafraxa Street South
Geographic Town of Durham
Municipality of West Grey (Haggett)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed these applications for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the SVCA and the Municipality of West Grey relating to plan review. A recent site inspection has not been conducted by Authority staff. The purpose of these applications is to grant a permanent easement for a proposed residential lot (B03/2017), and to sever a residential lot and retain a residential lot (B04/2017). These applications for consent are acceptable to SVCA staff. We offer the following comments.

Natural Hazards

The subject property is not designated as Environmental Protection in the Municipality of West Grey Official Plan, or zoned Floodway (FL) or Natural Environment (NE) in the Municipality of West Grey Zoning By-law No. 37-2006, as amended. However, a portion of the property is covered by the Regulation Limit overlay in both the Official Plan and the Zoning By-law.

This particular property may be subject to flooding from the adjacent tributary to the Main Saugeen River, located to the southeast of the proposed lots.

Natural Heritage

The Significant Natural Heritage features affecting the subject property are the potential significant wildlife habitat on or near the property, and the potential habitat of Threatened or Endangered species on or near the property.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the property. The Grey County OP states in part that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. In the opinion of Authority staff, an EIS for significant wildlife habitat is not warranted for this proposal.

Significant Habitat of Threatened and Endangered Species

It has come to the attention of SVCA staff that habitat of threatened or endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

SVCA Regulation

Please be advised that a portion of both the lot to be severed and the lot to be retained is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O. 1990, Chap. C. 27, as amended, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a watercourse or wetland.

"Development" and Alteration

Subsection 28(25) of the Conservation Authorities Act defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA's Regulated Area is located on the subject property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

Should development or alteration including construction, reconstruction, conversion, grading, filling or excavation be proposed in or near the Regulated Area on the property, the SVCA should be contacted as permission may be required.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Provided the natural heritage policies mentioned above are appropriately addressed, then these applications for consent will be acceptable to SVCA staff.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Daniel & Catherine Haggett, Owners; 507 Maple St., Walkerton, ON, N0G 2V0
John Bell, Authority Member, SVCA (via email)
Kevin Eccles, Authority Member, SVCA (via email)