



Nottawasaga Valley
Conservation Authority

May 6th, 2024

SENT BY EMAIL

Town of Wasaga Beach
30 Lewis Street,
Wasaga Beach, ON
L9Z 1A1

Attn: Cristy Wilson
Secretary Treasurer
c.wilson@wasagabeach.com

RE: Application for Minor Variance
Town File No. A01224
339 River Road East
NVCA ID #36301

Dear Ms. Wilson,

Nottawasaga Valley Conservation Authority [NVCA] staff are in receipt of a formal application for a minor variance. The minor variances are seeking relief from yard setbacks. The variances requested would permit the expansion of the existing single - detached dwelling in the form of a 52.83 square metre (568.50 sq. ft.) two – storey addition, and a 2.97 sq. m. (32 sq. ft.) porch and 9.53 sq. m. (102.56 sq. ft.) deck located in the exterior side yard. The proposed development is on the lands located at 339 River Road East, Town of Wasaga Beach.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach and with advisory comments related to policy applicability.

Ontario Regulation 41/24

1. The NVCA mapping for the property illustrates a flood hazard and meander erosion hazard on the property. Due to the presence of these hazards, the subject property is entirely regulated pursuant to Ontario Regulation 41/24 the Prohibited Activities, Exemptions and Permits Regulation.
2. Permits would be required from the NVCA prior to any construction or grading associated with development within the hazard on the property.
3. Should the applicant intend to make further changes to the property, staff recommend that the applicant(s) pre-consult with our Permits and Regulations Department to determine permit requirements.

Provincial Policy Statement PPS (2020)

4. The PPS defines **development** to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
5. The subject application for a minor variance does constitute as 'development' as it relates to determining consistency with PPS policy.

Natural Hazards – Regulatory

6. The dwelling is located entirely within the flood hazard. Minor addition policy applies, limiting any addition to 50% of the original ground floor area or a second storey addition equal to 100% of the existing ground floor.
7. There is no concern with the reduced setbacks, but the application should be deferred until a revised site plan is presented that conforms to minor addition policy.

Conclusion

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the minor variance application and based upon our mandate and policies under the *Conservation Authorities Act*. Given the comments above, the NVCA has no objections but recommends **deferral** of the application. Please feel free to contact the undersigned at extension 233 or tboswell@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Tyler Boswell
Planner