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SENT ELECTRONICALLY ONLY (bwhite@town.minto.on.ca)

February 14, 2018

Town of Minto
5941 Highway 89
RR # 1
Harriston, Ontario
N0G 1Z0

ATTENTION: Bill White, CAO/Clerk

Dear Mr. White,

RE: Proposed Minor Variance MV-2018-01
9551 Road 3 N
North Part Lot 15, Concession 13, Plan 61R6454
Roll No.: 234100000311105
Geographic Township of Minto
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed minor variance in accordance with the SVCA's mandate and the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017. The purpose and effect of the application is to permit the construction of a Home Industry Addition with a total floor area of 420.7 square metres on the subject property, whereas By-law 01-86, as amended permits a maximum Home Industry floor area of 232.25 square metres. SVCA staff conducted a site inspection of the property on February 14, 2018. The proposed minor variance is acceptable to SVCA staff and we offer the following comments.

Natural Hazard

The majority of the property is designated Core Greenlands and Greenlands in the County of Wellington Official Plan, Schedule A5 Minto and is zoned Natural Environment (NE) in the Town of Minto Zoning By-law 01-86, Schedule 'A' Map 1. The Greenlands designation and NE zone generally match the hazardous lands as originally plotted by SVCA staff. In general, no new buildings or structures are permitted within the Core Greenlands or Greenlands designation or the NE zone. In the opinion of SVCA staff, the proposed addition will not be located in the Core Greenlands designation or the NE zone.



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

Natural Heritage

The significant natural heritage features and areas affecting the property include provincially significant wetlands, significant woodlands, potentially significant wildlife habitat, and potentially the significant habitat of endangered species or threatened species

Provincially Significant Wetlands (PSW)

Clifford Harriston Wetland Complex PSW is located on the majority of the property. PSWs are included in the Core Greenlands designation and are shown on Schedule A5 Minto of the Wellington County Official Plan (OP). The existing accessory building and the proposed addition to the existing accessory building are located within the adjacent lands to the PSW, however, it is the opinion of SVCA staff that impacts to the PSW as part of this proposal will be negligible. Therefore, in the opinion of SVCA staff, the preparation of an EIS to address the PSW is not warranted for this proposal at this time.

Significant Woodlands

Significant woodlands are included in the Core Greenlands and Greenlands designation and are shown on Schedule A5 Minto of the Wellington County OP. In the opinion of SVCA staff, the proposed addition will be located within the adjacent lands to the significant woodlands. However, it is the opinion of SVCA staff that impacts to significant woodlands will be negligible as a result of this proposal. Therefore, in the opinion of SVCA staff, the preparation of an EIS to address significant woodlands is not warranted for this proposal at this time.

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. Section 5.5.1 of the Wellington 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. However, in the opinion of SVCA staff, an EIS is not necessary, as SVCA staff does not anticipate any negative impacts to significant wildlife habitat resulting from this proposal.

Significant Habitat of Endangered Species or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species or threatened species may be located on or adjacent to the property. 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 endangered species and threatened 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

The entirety of the property is located within the SVCA Approximate Screening Area associated with 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. Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

"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 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 interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the SVCA Approximate Screening Area, associated with the SVCA's Regulation on the 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

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, on the property will require permission from the SVCA prior to construction or site alteration commencing. Based on the proposal as part of the minor variance, a permit from the SVCA can be granted, subject to conditions, for the addition to the existing accessory building.

Please inform the landowner that they should contact SVCA staff so that review of their proposal from a Regulatory perspective.

Conclusion

All of the plan review functions have been assessed with respect to this proposal. The proposed minor variance is acceptable to SVCA staff. The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

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

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO/

cc: Stacey Pennington, Drinking Water Source Protection and Building Assistant (via email)
Steve McCabe, Authority Member, SVCA (via email)