



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](mailto:publicinfo@svca.on.ca), [www.svca.on.ca](http://www.svca.on.ca)

SENT ELECTRONICALLY ONLY ([bwhite@town.minto.on.ca](mailto:bwhite@town.minto.on.ca))

April 12, 2016

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

ATTENTION: Bill White, CAO/Clerk

Dear Mr. White,

RE: Proposed Minor Variance A1/16  
9591 O'Dwyers Road  
Part Lot 6 Concession 13, Part 4 Plan 60R2894  
Roll No.: 234100000310055  
Geographic Township of Minto  
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the application for Minor Variance in accordance with the SVCA's mandate and policies. According to the Corporation of the Town of Minto Notice of Public Hearing of Application for Minor Variance, the purpose and effect of the application is to permit an increase in the combined maximum floor area of accessory structures to allow the construction of an accessory structure in addition to the existing accessory structure on the subject property. The application for Minor Variance is acceptable to SVCA staff and we offer the following comments.

#### **Natural Hazards**

In the opinion of SVCA staff, there are no natural hazards on, or directly adjacent to the subject property. In the opinion of SVCA staff, the subject property is not zoned Natural Environment (NE) in the Town of Minto Zoning By-law 01-86. Although the subject property is not designated as Greenlands or Core Greenlands, lands adjacent to the subject property are designated as Greenlands and Core Greenlands in the County of Wellington Official Plan, Schedule A5 Minto.

#### **Natural Heritage Features**

In the opinion of SVCA staff, the significant natural heritage features affecting the subject property include the Areas of Natural and Scientific Interest (ANSI), the Significant Woodlands and the significant habitat of endangered or threatened species.



#### **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

#### Area of Natural and Scientific Interest (ANSI)

Section 5.5.2 of the Wellington County Official Plan states in part that ANSIs have been included in the Greenlands system where they have been determined to provincially significant or determined by the County to be regionally significant. In the opinion of SVCA staff, Minto Kettle Lakes Earth Science ANSI is located on the entirety of the property and Pike Lake Life Science ANSI is located on lands adjacent to the subject property according to the County of Wellington Official Plan Schedule A5 Minto.

#### Significant Woodlands

Significant Woodlands, among other features, are represented as Greenlands in the Wellington County Official Plan. Greenlands and Core Greenlands have an Adjacent Lands width of 30 metres according to the Wellington County Official Plan. SVCA staff are of the opinion that the woodlands on or adjacent to the subject property, may be considered Significant Woodlands, though not shown as Greenlands in the County of Wellington Official Plan Schedule A5 Minto. In the opinion of SVCA staff, Significant Woodlands are also located on lands adjacent to the north of the subject property and are designated as Greenlands in the County of Wellington Official Plan Schedule A5 Minto. SVCA staff notes that Significant Woodlands are not determined based on property boundaries, nor are they considered interrupted by standard road allowances or roadways.

#### Environmental Impact Assessment (EIA)

While a number of significant natural heritage features exist on the subject property, or are located in the Adjacent Lands to the subject property, SVCA staff are of the opinion that the completion of an EIA is not necessary for this proposal as proposed development will be surrounded by existing development on the subject property.

#### Significant Habitat of Endangered or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered or threatened wildlife 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 endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the MNRF, for information on how to address this policy.

#### **SVCA Regulation**

The lands subject to this application for Minor Variance are not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended).

An SVCA Permit will not be required for proposed development of the subject property.

Town of Minto  
Proposed Minor Variance A1/16  
April 12, 2016  
Page 3 of 3

### **Conclusion**

All of the plan review functions have been assessed with respect to this proposal. Authority staff are of the opinion that this application for Minor Variance appears to conform to the relevant policies of the County of Wellington Official Plan, and Provincial Policies. The application for Minor Variance is acceptable to SVCA staff.

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)