



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

April 6, 2016

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

ATTENTION: Bill White, CAO/Clerk

Dear Mr. White,

RE: Proposed Zoning By-law Amendment
5509 Highway 9
Part Lot 68 Concession D
Part 2 Plan 61R6644
Roll No.: 234100000208660
Geographic Township of Minto
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed Zoning By-law Amendment in accordance with the SVCA's mandate and policies. According to the Corporation of the Town of Minto Notice of Public Meeting for an Amendment to the Minto Zoning By-law and Notice of Complete Application, the purpose and effect of the proposed Amendment is to amend the site specific zoning (RIN-58) on the subject land. It is the understanding of SVCA staff that no new buildings or structures are being proposed as part of this application. The proposed Zoning By-law Amendment is acceptable to SVCA staff and we offer the following comments.

Natural Hazard

A portion of the subject property adjacent to the southwestern and western property boundary has been designated 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 Greenlands designation or the NE zone.

Natural Heritage Features

The significant natural heritage features affecting the subject property include the Clifford-Harriston Provincially Significant Wetlands (PSW) and the Significant Woodlands.



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

Provincially Significant Wetlands

Provincially Significant Wetlands, which have an Adjacent Land Width of 120 metres, have been identified on lands adjacent to the subject property, and are shown as Core Greenlands in the Wellington County Official Plan, Schedule A5 Minto.

Significant Woodlands

SVCA staff are of the opinion that the woodlands on the subject property, and on lands adjacent to the subject property adjacent to the southwestern and western property boundary may be considered Significant Woodlands. 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 Study (EIS)

While significant natural heritage features exist on, or on the adjacent lands to the subject property, SVCA staff are of the opinion that the completion of an Environmental Impact Study (EIS) would serve no useful purpose as no new building or structures are proposed as part of this Application.

SVCA Regulation

Please be advised that the property, in its entirety is subject to the SVCA's Development, Interference with Wetlands and Alteration 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.

This Regulation 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. To determine where the SVCA's areas of interest is located associated with our Regulation 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.

"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.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed on the property, the SVCA should be contacted, as permission may be required.

It is the understanding of SVCA staff that no new buildings or structures are being proposed as part of this Application. However, should any works be proposed on the property in the future the SVCA should be contacted as permission may be required.

Conclusion

All of the plan review functions have been assessed with respect to this proposal. Authority staff are of the opinion that this proposed Zoning By-law Amendment appears to conform to the relevant policies of the County of Wellington Official Plan, and Provincial Policies. The proposed Zoning By-law Amendment 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)