

SENT ELECTRONICALLY (amcrobb@town.minto.on.ca)

January 18, 2024

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

ATTENTION: Annilene McRobb, Clerk

Dear Ms. McRobb,

RE: Proposed Zoning By-law Amendment 2023-09 (Thiessen)
24 Minto Street Clifford
Roll No. 234100000523210
Concession D Part Park Lot 2 RP;61R7235 Part 1
Geographic Township of Minto
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). The application has also been reviewed through our role as a public body under the Planning Act as per our SVCA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018. Finally, we have screened the application to determine the applicability of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the Clean Water Act, 2006.

Purpose

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1B) Zone to Site-Specific Holding Residential (R2-XX(H)). The amendment is required in order to facilitate the construction 4 - 4 unit street townhomes with an reduced lot area of 240 m2 per dwelling unit and an increased lot coverage of 55%.

Recommendation

The proposed zoning by-law application is generally acceptable to SVCA staff.

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the application through 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). We have also reviewed the application through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, natural heritage, and water resources as set out in the PPS 2020, County Official Plan and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

Based on SVCA mapping, it is the opinion of SVCA staff that there are no natural hazard features located on the property. The property is not designated Core Greenlands or Greenlands in the County of Wellington Official Plan (OP), Schedule B5-1 Clifford and is not zoned Natural Environment (NE) in the Town of Minto Zoning By-law 01-86, Schedule 'A' Map 2. However, SVCA staff note that, based on SVCA mapping, part of drain #93 (Zeimon Drain), a Closed Tiled drain may be located on the property. The Town of Minto should be contacted to confirm the location of the drain.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands, and hazardous sites. It is the opinion of SVCA staff that the application is consistent with Section 3.1.1 of the PPS, 2020.

Wellington County Official Plan Policies

Section 5.4.3 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. It is the opinion of SVCA staff that the application appears to be consistent with the policies of the Wellington County OP.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches,

pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Part of the property is within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06, as amended. As such, development and/or site alteration within the SVCA Approximate Screening Area may require permission from SVCA, prior to carrying out the work. For the property, the SVCA Approximate Screening Area includes part of drain #93 (Zeimon Drain), a Closed Tiled drain may be located on the property. As noted above, the Town of Minto should be contacted to confirm the location of the drain.

“Development” as defined under the *Conservation Authorities Act* means:

- 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.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 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 Approximate Screening Area is located associated with our 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>.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to the works commencing.

However, the Town of Minto should be contacted to confirm the location of the drain. If the drain is located on the property, then further SVCA review/permit may be required. However, if the drain is not located on the property, then further SVCA review/permit will not be required.

Drinking Water Source Protection

The subject property appears to SVCA staff to be located within a Wellhead Protection Area (WHPA) that is subject to the local Drinking Water Source Protection Plan. To confirm, please contact the Risk Management Official (RMO) at kdavis@centrewellington.ca.

Summary

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard policies of the Provincial Policy Statement (PPS, 2020) and the County of Wellington Official Plan. Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required.

Please inform this office of any decision made by the Town of Minto with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Ashley Sawyer, Planning Coordinator, Town of Minto (via email)
Terry Kuipers, Chief Building Official, Town of Minto (via email)
Steve McCabe, Authority Member, SVCA (via email)
Risk Management Official (via email)