

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

April 15, 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 2024-03 (Milne)
84 Elora Street North
Roll No.: 234100000513240
Geographic Village of Clifford
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 41/24. 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 amendment is to rezone the subject lands from C2-15 to C2. Additional relief may be considered at this meeting.

Recommendation

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

Delegated Responsibility and Advisory Comments - Natural Hazards

Based on SVCA mapping there are no natural hazard features affecting 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.

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 41/24. 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, are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

SVCA Permission for Development or Alteration

A very small area in the southeast part of the property is within the SVCA Approximate Screening Area, because of potential floodplain that exists on lands to the south. 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.

Drinking Water Source Protection

The subject property appears to SVCA staff to not be located within a Wellhead Protection Area (WHPA) that is subject to the local Drinking Water Source Protection Plan.

Summary

SVCA staff find the application acceptable. 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. 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.

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Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

cc: Sama Haghighi, Planning Coordinator, Town of Minto (via email)
Terry Kuipers, Chief Building Official, Town of Minto (via email)
Steve McCabe, Authority Member, SVCA (via email)