

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

August 1, 2024

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

ATTENTION: Annilene McRobb, Clerk

Dear Annilene McRobb,

RE: Application for Zoning By-law Amendment: ZBA 2024-07
33 & 37 Nelson Street West & 26 Park Street West
Roll Numbers.: 234100000500670 & 234100000500672
Part Park Lot 6 e/s Minto St. Plan Village of Clifford, Con D
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 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards, and water resources; and the applications have been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands being Parts 5 and 6 on Nelson Street West from Residential (R1B) to a site specific Residential (R1B-X) Zone to permit a reduced minimum lot frontage of 14.6 m (47.9 ft) whereas 15 m (49.2 ft) is required for the proposed lots to permit single detached dwellings. This rezoning is a condition of consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. The proposed consolidated severed lot and the two (2) retained lots will each consists of approximately 238 m² (0.18 ac).

The Zoning By-law Amendment is also to rezone the subject lands being Part 7 on Park Street West which consists of 2,201.59 m² (approximately 0.54 ac) from Residential (R1B) to a Holding

Residential (R2(H)) Zone for future residential development when municipal services are available. The Hold provisions may be lifted once the municipal services are extended to the property.

Recommendation

The proposed consents are generally acceptable to SVCA staff. The March 14, 2024, SVCA comments for B105-23 and B106-23 are related to this file. SVCA has no updated comments to provide.

Delegated Responsibility and Advisory Comments -Natural Hazards

There are no natural hazard features located on the properties.

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. Based on the plan submitted with the proposal, the proposal would be consistent with Section 3.1.1 of the PPS, 2020.

Wellington County OP 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 applications appear to be consistent with the policies of the Wellington County OP.

SVCA Regulation 41/24

SVCA staff has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 41/24 (SVCA's Prohibited Activities, Exemptions and Permits 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 Conservation Authorities 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, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The properties are not within the SVCA Approximate Screening Area, and so SVCA review/permit is not required for development on the properties.

Summary

SVCA staff has reviewed the application in accordance with our MOA with the County of Wellington, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act. SVCA staff find the applications acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

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

Should you have any questions, please contact me at j.dodds@svca.on.ca.

Sincerely,

Jason Dodds
Environmental Planning Technician
Saugeen Conservation
JD/

cc: Terry Kuipers, Chief Building Official, Town of Minto (via email)
Steve McCabe, SVCA Director for Wellington North and Town of Minto (via email)
Larry Stever, Owner (via email)
Marie Leroux, Agent (via email)