

SENT ELECTRONICALLY ONLY: sama@town.minto.on.ca

August 6, 2024

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

ATTENTION: Sama Haghighi, Planner

Dear Sama Haghighi,

RE: MV-2024-06 (Darroch)
6175 Minto-Normanby Townline
Roll No.: 234100000318710
Part Lot 18, Concession 19
Geographic Township of Minto
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted proposal 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 (SVCA's Prohibited Activities, Exemptions and Permits Regulation). The application has also been reviewed through our role as a public body under the Planning Act as per our CA 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 of the application is to seek relief from Clause 6.20.1.b) ii), Section 6.31 and 8.5.2.3 of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended. This relief is intended to facilitate the construction of a detached single-family house with a reduction to the front yard setback, the centerline street setback and the natural environmental zone setback.

Background

On April 5, 2023, SVCA staff issued a permit on the subject property for the construction of a dwelling with attached garage and installation of a sewage disposal system.

Recommendation

The proposed application is generally acceptable to SVCA staff.

Natural Hazards

The natural hazard features of concern on the property include the South Saugeen River, its associated floodplain, the valley slope and part of the South Saugeen River Wetland Complex/swamp. SVCA Hazardous Land mapping shows areas of the property to be low in elevation associated with the floodplain of the South Saugeen River and its associated river valley.

We note that the NE zone and the Core Greenlands do not coincide with the SVCA Hazardous Land mapping for the property. SVCA staff would recommend that the Core Greenlands and NE zone on the property be updated at the next available opportunity to better reflect site conditions as shown on the attached SVCA mapping as hazard lands.

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 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 complies with the natural hazard policies of the Wellington County OP.

Drinking Water Source Protection

The property appears to SVCA staff to not be located within an area that is subject to the local Drinking Water Source Protection Plan.

SVCA Regulation 41/24

SVCA staff has reviewed the proposal 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 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, or unstable soil or bedrock are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Almost the entirety of the property is within the Regulated Area associated with the SVCA's Prohibited Activities, Exemptions and Permits Regulation (Ontario Regulation 41/24). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

For this property, the SVCA Regulated Area includes the South Saugeen River, its associated floodplain, the valley slope, part of the South Saugeen River Wetland Complex/swamp, and an offset distance from these features.

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>. Should you require assistance, please contact our office directly.

Permission for Development or Alteration

As noted above, SVCA staff issued SVCA permit 23-055 for the proposed construction of a dwelling with attached garage and installation of a sewage disposal system on the subject property.

If any new development or alteration including construction, reconstruction, conversion, grading, filling or excavation, is proposed within the SVCA Approximate Screening Area, associated with our Regulation on the property, the SVCA should be contacted, as permission may be required.

Summary

SVCA staff has reviewed this proposal as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

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 with regard to the proposal. Should you have any questions, please contact the undersigned.

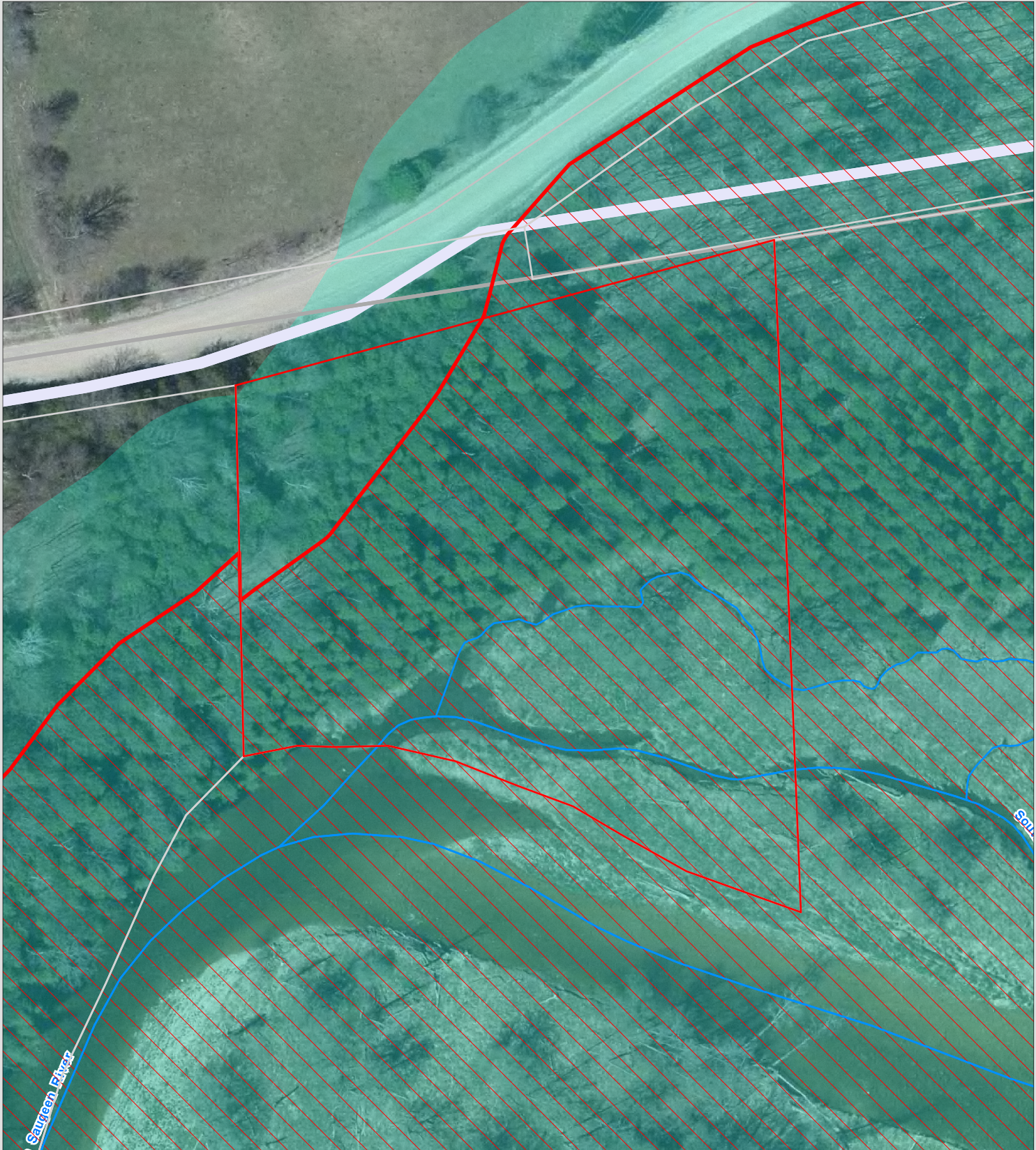
Sincerely,



Vivian Vanceeder
Environmental Planning Technician
Saugeen Conservation
VV/

Enclosure: SVCA Map

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



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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August 6, 2024



UTM Zone 17N, NAD 83

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Legend

-  Watercourse
-  Hazard Lands
-  SVCA Screening Area

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