

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

October 15, 2024

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

ATTENTION: Sama Haghighi, Planner

Dear Sama Haghighi,

RE: MV-2024-07 (Oscar Martin)
9458 / 9460 Pike Lake Road
Roll No.: 234100000308800
Lot 11 and 12 Concession 12
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 Minor Variance application is to permit the expansion of an existing Livestock Facility and the expansion of the existing Manure Storage Facility. This application seeks relief from Section 6.17.2 of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended. The expanding Livestock and Manure Storage Facilities requires a Minimum Distance Separation II of 280 meters (919 ft) from the nearest Neighbour's Dwelling, while the proposed Livestock and Manure Storage expansion is located 213 meters (700 ft) from the nearest Dwelling unit.

Background

On February 7, 2024, the landowner contacted the SVCA regarding the barn proposal directly related to the minor variance application. SVCA also reviewed other works that had been completed without

SVCA review/permit. SVCA considered the outstanding matters resolved in correspondence dated June 5, 2024. Then on October 4, 2024, the site plan as part of the current proposal was submitted to the SVCA for review. SVCA staff confirm that the barn proposal would not require a SVCA permit.

Recommendation

The proposed application is generally acceptable to SVCA staff.

Natural Hazards

The natural hazard features of concern on the property include wetlands/swamps, namely part of Clifford-Harriston Provincially Significant Wetland/swamp. SVCA Hazardous Land mapping shows areas of the property to be low in elevation associated with the wetland/swamp.

SVCA note that the NE zone of the zoning by-law and the Core Greenlands designation in the Wellington County Official Plan generally coincide with the SVCA Hazardous Land mapping for the property. It is the opinion of SVCA staff that the buildings as part of the minor variance application will not be located within the NE zone.

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 minor variance application, 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, based on the plans submitted with the minor variance application, the proposed development will be beyond/outside of the SVCA Approximate Screening Area, therefore review and permit from the SVCA will not be required.

However, if any new development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, 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,

Michael Oberle
Environmental Planning Coordinator
Saugeen Conservation
MO/

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