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SENT ELECTRONICALLY ONLY ([bwhite@town.minto.on.ca](mailto:bwhite@town.minto.on.ca))

February 27, 2018

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

ATTENTION: Bill White, CAO/Clerk

Dear Mr. White,

RE: Proposed Minor Variance MV-2018-02  
22 Ann Street S  
Part Lot 304 Plan Clifford, Part 1 Plan 61R21110  
Geographic Village of Clifford  
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed minor variance in accordance with the SVCA's mandate and the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017. The purpose and effect of the application is to permit the construction of a semi-detached residential dwelling unit with a reduced exterior side yard setback on the existing lot. The proposed minor variance is acceptable to SVCA staff and we offer the following comments.

### **Natural Hazard**

In the opinion of SVCA staff, the property is not affected by any natural hazards, and is not zoned Natural Environment (NE) in the Town of Minto Zoning By-law 01-86, as amended.

### **Natural Heritage**

The significant natural heritage features and areas affecting the property include potentially significant wildlife habitat, and potentially the significant habitat of endangered species or threatened species.

### Significant Wildlife Habitat

It has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the property. Section 5.5.1 of the Wellington County OP states, in part, that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. However, in the opinion of SVCA staff, the preparation



### **Watershed Member Municipalities**

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

of an Environmental Impact Study (EIS) is not necessary, as SVCA staff does not anticipate any negative impacts to significant wildlife habitat resulting from this proposal.

#### Significant Habitat of Endangered Species or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species or threatened species may be located on or adjacent to the property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

#### **SVCA Regulation**

The property is not subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). A Permit from the SVCA will not be required for the construction of a semi-detached dwelling on the property as stated in the application for minor variance.

#### **Conclusion**

All of the plan review functions have been assessed with respect to this proposal. The proposed minor variance is acceptable to SVCA staff. The SVCA would appreciate receiving notice of the decision to the above referenced planning application.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation

MO/

cc: Stacey Pennington, Drinking Water Source Protection and Building Assistant (via email)  
Steve McCabe, Authority Member, SVCA (via email)