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SENT ELECTRONICALLY ONLY (bwhite@town.minto.on.ca)

June 5, 2018

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

ATTENTION: Bill White, CAO/Clerk

Dear Mr. White,

RE: Proposed Zoning By-law Amendment
6280 Highway 89
Lot 18 & 19, Concession 15
Roll No.: 234100000314800
Geographic Township of Minto
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed zoning by-law amendment 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 proposed amendment is to rezone the subject lands to permit a dog kennel on the second level of the existing bank barn. The proposed zoning by-law amendment is acceptable to SVCA staff, as it is our understanding that there are no changes to the NE zone proposed. We offer the following comments.

Natural Hazard

The majority of the property is designated Core Greenlands and Greenlands in the County of Wellington Official Plan, Schedule A5 Minto and is zoned Natural Environment (NE) in the Town of Minto Zoning By-law 01-86, Schedule 'A' Map 1. The Greenlands designation and NE zone generally match the hazardous lands as originally plotted by SVCA staff. In general, no new buildings or structures are permitted within the Core Greenlands or Greenlands designation or the NE zone. In the opinion of SVCA staff, the existing bank barn is not located in the Core Greenlands designation or the NE zone.

Natural Heritage

The significant natural heritage features and areas affecting the property include provincially significant wetlands, significant woodlands, a life science area of natural and scientific interest (ANSI), potentially significant wildlife habitat, and potentially the significant habitat of endangered species or threatened species.



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

Provincially Significant Wetlands (PSW)

Clifford Harriston Wetland Complex PSW is located on the majority of the property. PSWs are included in the Core Greenlands designation and are shown on Schedule A5 Minto of the Wellington County Official Plan (OP). The existing bank barn is not located within the adjacent lands to the PSW. Therefore, in the opinion of SVCA staff, the preparation of an Environmental Impact Study (EIS) to address the PSW is not warranted for this proposal at this time.

Significant Woodlands

Significant woodlands are included in the Core Greenlands and Greenlands designation and are shown on Schedule A5 Minto of the Wellington County OP. The existing bank barn is not located within the adjacent lands to the significant woodlands. Therefore, in the opinion of SVCA staff, the preparation of an EIS to address significant woodlands is not warranted for this proposal at this time.

Life Science ANSI

ANSI's are included in the Core Greenlands and Greenlands designation and are shown on Schedule A5 Minto of the Wellington County OP. Drew Bog and Swamp Life Science ANSI is located on the property. The existing bank barn is not located within the adjacent lands to the ANSI. Therefore, in the opinion of SVCA staff, the preparation of an EIS to address the ANSI is not warranted for this proposal at this time.

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. In the opinion of SVCA staff, an 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 majority of the property is within the Approximate Screening Area associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O., Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure increasing the number of dwelling units in the building or structure,*
- c) *site grading, or*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine the Approximate Screening Area, associated with the SVCA's 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

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, on the property may require permission from the SVCA prior to construction or site alteration commencing. However, the existing bank barn that is to be used as a dog kennel is not located within the Approximate Screening Area, and a permit from the SVCA is not required for development as proposed.

Conclusion

The proposed zoning by-law amendment is acceptable to SVCA staff. The SVCA would appreciate receiving notice of the decision to the above referenced *Planning Act* 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)