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SENT ELECTRONICALLY (township@wellington-north.com)

March 5, 2015

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON,
N0G 2E0

ATTENTION: Darren Jones, CBO

Dear Mr. Jones,

RE: Proposed Zoning By-law Amendment
Part Lot 33, Concession 1
Municipally known as 210 Industrial Dr.
Geographic Town of Mount Forest
Township of Wellington North (Officer)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this proposal in accordance with the SVCA's mandate and policies. A recent site inspection has not been conducted by Authority staff. The purpose of this proposed Zoning By-law Amendment is to rezone the lands to permit a site specific zoning for the sale of used vehicles and car cleaning. The current business operates as an automotive repair and emission testing facility. This proposed Zoning By-law Amendment is acceptable to the SVCA. We offer the following comments.

SVCA Regulation

Please be advised that the southerly portion of the property appears to be subject to 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, 1990, Chap. C. 27. This Regulation 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. On this particular property the Regulated Area includes the watercourse, the floodplain, and an appropriate offset distance from these features.

"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;*



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

- 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 or 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 interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed in or near the Regulated Area, the SVCA should be contacted as permission may be required.

Natural Heritage

The significant natural heritage feature affecting the subject property is the habitat of threatened or endangered species that has been identified on or near the property.

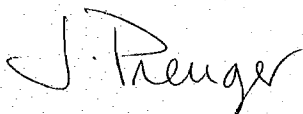
It has come to the attention of the SVCA that habitat of threatened or endangered species may be located in the area of the proposed development. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal, then Threatened or Endangered Species polices will have been accommodated by the proposed. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.

Conclusion

The SVCA has reviewed this proposal in accordance with the SVCA's mandate and policies. This proposed Zoning By-law Amendment is acceptable to the SVCA.

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

Sincerely,



Jennifer Prenger
Environmental Planning Technician
Saugeen Conservation

JP/

cc: Karren Wallace, Clerk, Township of Wellington North (via email)
Steve McCabe, Director, SVCA (via email)