

# Maitland Valley Conservation Authority



*Providing leadership to protect and enhance our water, forests and soils!*

## **MEMORANDUM**

**TO:** Bill White, CAO/Clerk  
**CC:** Mark Van Patter, Planner, County of Wellington  
D'Arcey Sand & Gravel Ltd., Applicant  
**FROM:** Brandi Walter, Environmental Planner / Regulations Officer  
Maitland Valley Conservation Authority (MVCA)  
**DATE:** May 16, 2016  
**SUBJECT:** Application for Zoning By-law Amendment  
Lot 22, Concession 2, Town of Minto, County of Wellington  
5991 3<sup>rd</sup> Line

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The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application for zoning by-law amendment with respect to Provincial and Authority Policies and associated mapping related to Natural Heritage and Natural Hazards features; and in accordance with our Memorandum of Agreement for plan review with County of Wellington. Based on our review, we offer the following comments.

It is our understanding the purpose of the application is to revise the current Extractive Industrial (EI) Zone on the subject land, to allow for the storage and recycling of used asphalt and concrete within an existing pit. The applicant has also applied to the Ministry of Natural Resources and Forestry to have the aggregate license on the subject land amended for this same purpose.

### **Natural Heritage:**

Located on the subject property is wetland and significant woodland; there is also significant woodland adjacent to the subject property.

### **Natural Hazards:**

Wetlands are flood prone lands that generally feature unstable organic soils. As such, the subject property may be affected by flooding hazards and hazard lands (unstable soils). In general, the Provincial Policy Statement (PPS, 2014) does not support development in hazard lands.

**MVCA Ontario Regulation 164/06:**

Wetlands plus 30 meters adjacent to the wetland boundary are MVCA regulated areas, pursuant to Ontario Regulation 164/06 (Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation) made under Section 28 of the Conservation Authorities Act, as amended. Subject to the Regulation, development (construction, reconstruction, filling, site grading), interference in any way, and alteration within a MVCA regulated area requires the approval of MVCA prior to undertaking the work.

**Groundwater and Surface Water Resources:**

The subject property is not affected by a Drinking Water Source Protection Area or a Significant Groundwater Recharge area identified by the Ausable Bayfield Maitland Valley Source Protection Authority.

**Recommendation:**

The proposed location for the Recyclable Asphalt and Concrete Stockpiles as identified of Figure 3 attached to the application for zoning by-law amendment is not affected by natural hazards and should not have an impact on the natural heritage features on and adjacent to the property. Also the proposed stockpile location is also not affected by a MVCA Regulated Area or a Drinking Water Source Protection Area.

As such, MVCA has no objection to this application. It is our opinion, the application is in conformance with the natural heritage and natural hazard policies of the PPS, 2014.

Thank you for the opportunity to comment at this time. We have not received \$225.00 payment for our review of this application. As such, we will invoice the applicant directly. Feel free to contact this office if you have any questions.