

**From:** Brandi Walter [<mailto:bwalter@mvca.on.ca>]  
**Sent:** June-08-16 2:42 PM  
**To:** [ronanddeb@sonicwaves.ca](mailto:ronanddeb@sonicwaves.ca)  
**Cc:** Terry Kuipers; Erica Ogden ([eogden@mvca.on.ca](mailto:eogden@mvca.on.ca))  
**Subject:** Proposed Lot Line Adjustment

Dear Mr. Ross,

RE: Lot Line Adjustment  
Part Lot 5, Concession 6, Minto

I have been forwarded your proposal for lot line adjustment on the above-noted property. Please be advised, MVCA provides comments *on Planning Act* applications with respect to natural heritage features and natural hazard features in accordance with our Memorandum of Agreement with the County of Huron.

It is my understanding, the purpose of the lot line adjustment is to expand the area for development proposed on the existing lot.

The subject property is located within and adjacent to a Significant Woodland and is located adjacent to a wetland north of the property. Subject to the Greenlands Policies, Section 5.5 of the County of Wellington Official Plan, Significant woodlands will be protected from development or site alteration which would negatively impact the woodland or its ecological function; and wetlands shall be protected from development that would impair their ecological and hydrological functions. Where development is proposed in or adjacent to the Greenlands system, an Environmental Impact Study (EIS) may be required. These policies are in conformance with the Provincial Policy Statement, 2014 (PPS) for development within and adjacent to natural heritage features (i.e. significant woodlands, wetlands, etc.).

Without the benefit of reviewing a proposed site plan, or an Environmental Impact Study (EIS), if required, MVCA cannot provide further comment as to whether or not we would support the proposed lot line adjustment.

In order for MVCA to continue to review your proposal, please provide a preliminary site plan for development on the property and proposed lot addition.

Kind Regards,

**Brandi Walter**  
**Environmental Planner, Regulations Officer**  
**MAITLAND VALLEY CONSERVATION AUTHORITY**  
519-335-3557; [bwalter@mvca.on.ca](mailto:bwalter@mvca.on.ca)