



MEMORANDUM

TO: Sama Haghghi, Planning Coordinator, Town of Minto via email
FROM: Ethan Dykstra, Environmental Planner / Regulations Officer, MVCA
DATE: March 27, 2024
SUBJECT: Application for Minor Variance: MV 2024-03
Lot 89, Con D, Municipality of Minto, County of Huron

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Agreement with the County of Wellington, and in addition to our delegated responsibility for representing the “Provincial Interest” for natural hazards; and relative to MVCA policies made under *Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation)*. Based on our review, we offer the following comments.

It is from our understanding that the purpose of application MV 2024-03 is to increase; the existing livestock holding area within the dairy barn, and the height of existing liquid manure storage from 10 ft. to 12 ft.

Natural Hazards:

The subject property is affected a floodplain where a two-zone concept for floodplain management is applied. Within the two-zone floodplain, the floodplain is managed separately where the floodway and the flood fringe have been delineated. The subject property is affected by each the floodway and the flood fringe.

Under Section 3.1.2 (d) of the Provincial Policy Statement (PPS), 2020 development or site alteration may not be permitted within a floodway regardless of whether the area of inundation contains high points of land not subject to flooding. Nevertheless, under Section 3.1.6 of the Provincial Policy Statement (PPS), 2020 development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another floodproofing hazard standard approved by the Minister of Natural Resources.

The subject property also is affected by an open watercourse. As per *Ontario Regulation 164/06*, watercourse, plus 15 meters from the stable top of bank of the watercourse, are regulated by the Maitland Valley Conservation Authority (MVCA). Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration within MVCA’s regulated area must be reviewed and approved by MVCA prior to any works beginning.

MVCA Ontario Regulation 164/06 Regulated Areas:

There appears to be no conflict with the development proposed by this application, additional height reducing the possibility of overflow is regarded as a positive improvement.

Report:

The MVCA's has no objection to application MV 2024-03, as the application is in conformance with the Natural Hazard Policies of the PPS, 2020.

MVCA Fees:

We have not received the \$205.00 payment for our review of this application. As such, we will invoice the applicant directly.

Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.