MEMORANDUM

TO:	**Annilene McRobb, Clerk, Town of Minto, via email**
FROM:	**Ethan Dykstra, Environmental Planner/Regulations Officer, MVCA**
DATE:	**June 25th, 2024**
SUBJECT:	**Application for Zoning By-law Amendment: ZBA 2024-06**
	Pt Lot 22, Con 2, Wellington Ward 1, Municipality of Minto, County of Wellington, Known as 5991 3rd Line

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Wellington; and in accordance with our delegated responsibility for representing the "Provincial Interest" for natural hazards. Based on our review, we offer the following comments.

It is our understanding the purpose of application ZBA 2024-06 is to rezone a portion of the subject lands to permit a ready-mix concrete plant as an accessory to the existing aggregate pit.

Natural Hazards:

The subject property features a wetland to the south of the aggregate pit, bordering the southern property line.

MVCA Regulated Lands:

As per *Ontario Regulation 41/24*, wetlands, plus 30 meters from the from the edge of the wetland, 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.

Background & Recommendation:

The applicant has provided a *Planning Justification Report* detailing the proposed location for the ready-mix concrete plant development. This location is appropriate according to MVCA policies.

The application is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections.

We have not yet received payment for the review of this file, 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.