

Maitland Valley Conservation Authority



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

MEMORANDUM

TO: Bill White, CAO/Clerk, Town of Minto
CC: Mark Van Patter, Planner, County of Wellington
FROM: Brandi Walter, Environmental Planner / Regulations Officer
Maitland Valley Conservation Authority (MVCA)
DATE: September 26, 2016
SUBJECT: Application for Zoning By-law Amendment
Lot 21, George Street North
Town of Minto, Geographic Town of Harriston

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application for zoning by-law amendment with regard for Provincial and Authority Policies and associated mapping related to Natural Heritage and Natural Hazards features in accordance with our Memorandum of Agreement for plan review with County of Wellington; and in accordance with our delegated responsibility for representing the “Provincial Interest” for natural hazards; and with regard for *Ontario Regulation 164/06*. Based on our review, we offer the following comments.

It is our understanding; the purpose of the proposed amendment is to rezone the subject lands from Low Density Residential (R1C) to Medium Density Residential (R2) to permit a semi-detached dwelling.

Natural Heritage

There are no natural heritage features located within or adjacent to the subject property that would be affected by the development.

Natural Hazards

The subject property and access via George Street is located within regional floodplain. Please see attached map.

This property is located within the “Special Policy Area” of Harriston, which allows for development subject to floodproofing to the 1:100 year storm event. However, permitting a semi-detached dwelling, or intensifying development on the property, would increase

the risk to life and property because the existing municipal road would be flooded in a regulatory flood. Vehicles and people would have no way of safely entering and exiting the area during a flooding emergency.

Provincial Policy Statement (PPS), 2014:

Section 3.1 of the PPS does not support development and site alteration within the flooding hazard where vehicles and people have no way of safely entering and exiting (Section 3.1.7 (b)).

Wellington County Official Plan, 2016:

Section 5.4.3 (d), Hazard Land policy of the Welling County Official Plan only supports development and site alteration in Special Policy Areas where essential emergency services have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies. This policy is in conformance with the PPS.

MVCA; Ontario Regulation 164/06

The MVCA regulates development (construction, reconstruction, filling and grading) in the floodplain plus 15 meters, pursuant to *Ontario Regulation 164/06* made under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the Regulation, development within Authority regulated lands requires permission from MVCA, prior to undertaking the work.

Drinking Water Source Protection

The subject property is located within a wellhead protection area. The location and size of the wellhead protection area was determined in part by the direction the groundwater moves, the speed/rate it moves, and the volume of water that is pumped from the wells. Within the wellhead protection area, some land use activities, under certain circumstances, pose a threat to municipal drinking water sources. Policies have now been created to address these activities, and protect sources of municipal drinking water. These policies are contained within the Maitland Valley Source Protection Plan which has recently received approval from the Minister of the Environment and Climate Change. The Plan came into full force and effect on April 1st, 2015.

This means that activities on the subject property may be subject to policies contained within the Maitland Valley Source Protection Plan. For more information about the policies contained in the Plan, and how they may impact the subject property, please contact your designated Risk Management Official.

Recommendation

The MVCA does not support this application as it is not in conformance with the Natural Hazard Policies of the PPS or the Wellington County Official Plan. There is an increase to life and property should development be intensified on the property as the property does not have safe ingress or egress for vehicles and people to safely enter and exit to an area outside the floodplain during a flooding emergency.

MVCA Fees

We have not yet received our \$225.00 fee for review of this application. We will invoice the applicant directly.

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