

**From:** Brandi Walter [<mailto:bwalter@mvca.on.ca>]  
**Sent:** March-17-17 3:21 PM  
**To:** Bill White  
**Cc:** Mark Van Patter; Terry Kuipers  
**Subject:** MV: 5967 3rd Line

Dear Bill,

MVCA has received public notice for minor variance at 5967 3<sup>rd</sup> Line in the Town of Minto.

Please be advised, the subject property features wetland and significant woodland at the south end of the property. There is also a wetland and significant woodland on the northwest corner of the adjacent east property. It is our understanding the minor variance is to seek reduced setbacks from the MDS from the barn and MST on the north adjacent property.

Outside of the proposed MDS setbacks, it appears there is sufficient room on the property to construct a residence outside of the above noted natural heritage features and adjacent lands to these features...a site plan was not submitted with the application. Wetlands also feature hazard lands to development because they are flood prone and contain unstable organic soils. As such, MVCA has no concern for this application provided all development is located a minimum of 30 metres from these features as per s. 5.6.3 of Wellington County's Official Plan, Greenlands policies.

If development is directed outside of the above-noted adjacent lands, the application is in conformance with section 2.1, Natural Heritage Policies, and section 3.1 of the PPS, 2014.

Kind Regards,

**Brandi Walter**  
**Environmental Planner, Regulations Officer**  
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