



MEMORANDUM

TO: Bill White, CAO/Clerk, Town of Minto, via email
CC: Linda Redmond, Manager of Planning and Environment, Cty of Wellington, via email
Applicant, via mail
FROM: Brandi Walter, Environmental Planner / Regulations Officer
Maitland Valley Conservation Authority (MVCA)
DATE: June 14, 2016
SUBJECT: Application for Zoning By-law Amendment
Part Lot 2, Concession 6, RP 61R-5840, Part 1, Town of Minto,
Geographic Town of Harriston; County of Wellington 6729 6th Line

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application for zoning by-law amendment with regard for Provincial 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 and effect of the amendment is to rezone approximately 4.7 ha of the property from Extractive Industrial (IE) to Agricultural (A) and Natural Environment (NE) to allow for the construction of a single detached residential dwelling.

Natural Heritage

The subject property features a river valley, watercourse with fish habitat, woodlot (less than 4 ha) with potential for local wildlife habitat. However, with the exception of fish habitat, the above noted features have not been identified in the County of Wellington Official plan as significant natural heritage features.

Proposed construction of a residence on the subject property should not have an impact on fish habitat, provided all development occurs at least 30 meters from the stable top of bank of the watercourse.

Natural Hazards

As shown on the attached MVCA map, the property is affected by regional floodplain.

Provincial Policy Statement (PPS), 2014:

Section 3.1, Natural Hazard Policies of the PPS does not support development and site alteration within lands subject to flooding hazards.

As such, in order for this application and proposed development to be in conformance with the Natural Hazard Policies of the PPS, construction of the residence must be located outside of the flooding hazard limit. Based on our review of the attached map, there is sufficient room for development on the subject property to locate development outside of the hazard lands.

It is our recommendation the limits of the proposed NE zone include the limits of the floodplain lands as shown on the attached map. The County of Wellington should have a copy of MVCA's current floodplain mapping. The County's Official Plan Core Greenlands designation, schedule A5, March 9, 2015 appears to match MVCA's floodplain mapping. However, please have your GIS technician contact our office to confirm.

Including the flooding hazard limit in the proposed NE zone is in conformance with the County of Wellington's Core Greenlands Policies, section 5.4.3.

MVCA; Ontario Regulation 164/06

Floodplains plus 15 meters from the floodplain boundary; and watercourses plus 15 meters from the stable top of bank of the watercourse are MVCA regulated areas, pursuant to *Ontario Regulation 164/06* made under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the Regulation, development (construction, reconstruction, filling, grading), alteration and interference within Authority regulated lands requires permission from MVCA, prior to undertaking the work.

All proposed development and site grading on the property must be located outside of the floodplain plus 15 meters from the floodplain boundary. A MVCA permit is not required for development located outside of MVCA regulated lands.

Recommendation

Provided development occurs outside of the flooding hazard limit and maintains at least 30 meters from the top of bank of the watercourse/fish habitat, it is MVCA's opinion the application is in conformance with the Natural Heritage and Natural Hazard policies of the PPS, 2014.

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.