



**MEMORANDUM**

**TO:** Bill White, CAO/Clerk, Town of Minto  
**CC:** Linda Redmond, Manager of Planning and Environment, Cty of Wellington  
**FROM:** Brandi Walter, Environmental Planner / Regulations Officer  
Maitland Valley Conservation Authority (MVCA)  
**DATE:** June 13, 2016  
**SUBJECT:** Application for Zoning By-law Amendment  
Part Lot 16, Concession 9, RP 60R-2212, Part 1, Town of Minto,  
Geographic Town of Harriston; County of Wellington, 9304 road 3 N

---

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 the subject property to permit the construction of a commercial greenhouse. The property is currently zoned Agricultural and Natural Environment.

**Natural Heritage**

The subject property features locally significant wetland, significant woodland, river valley and fish habitat.

Based on our review of Schedule 1, Map A of the Town of Minto’s Zoning By-law, it appears the above-mentioned natural heritage features are accurately represented by the Natural Environment Zone. Construction of the greenhouse should be located outside of the Natural Environment (NE) zone and setback from the NE zone in conformance with Section 6.20 of the Town of Minto’s Zoning By-law.

**Natural Hazards**

As shown on the attached MVCA map, the property is affected by regional floodplain and locally significant wetland. Wetlands are also floodprone lands that feature unstable organic soils unsuitable for development.

*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 or hazardous sites (land unsafe for development and site alteration due to unstable soils).

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 greenhouse must be located outside of the floodplain and wetland boundaries.

The NE zone noted-above also represents the floodplain extent on this property.

### **MVCA; Ontario Regulation 164/06**

Floodplains plus 15 meters from the floodplain boundary; and wetlands plus 30 meters from the boundary of a locally significant wetland are MVCA regulated areas, pursuant to *Ontario Regulation 164/06* made under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Additionally, located on the property is a watercourse. Watercourses plus 15 meters from stable top of bank are also MVCA regulated lands. 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.

MVCA has identified the developable portion of the property outside of the floodplain and wetland in black cross hatching on the attached map. A MVCA permit is required for construction of the greenhouse if proposed within 15 meters of the floodplain.

MVCA staff must be contacted prior to construction and/or site alteration in order to undertake a floodplain survey on the property to identify the developable area on site. Please contact Erin Gouthro, Regulations Officer for more information.

### **Recommendation**

Provided development occurs outside of the Natural Environment zone and natural hazard lands, it is MVCA's opinion the application is in conformance with the Natural Heritage and Natural Hazard policies of the PPS, 2014.

Prior to construction of the greenhouse, MVCA must be contacted to undertake a floodplain survey to locate the structure outside of the hazard lands. A MVCA permit is required for development within 15 meters to the floodplain.

### **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.