

**MEMORANDUM**

**TO:** Bill White, CAO/Clerk, Town of Minto via email  
**CC:** Linda Redmond, Manager of Planning and Environment, via email  
**FROM:** Brandi Walter, Environmental Planner / Regulations Officer  
Maitland Valley Conservation Authority (MVCA)  
**DATE:** August 30, 2018  
**SUBJECT:** Application for Minor Variance: MV-2018-03  
Part Lot 22, Concession 1, SVY MARY CASWELLS, Lot 77  
Town of Minto, Palmerston, 411 Jane Street

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The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application for minor variance with regard for Provincial Policies and associated mapping related to Natural Hazards features in accordance with our Memorandum of Understanding 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 application is to permit the construction of an accessory structure 1.29 metres higher and 67.67 metres squared larger than permitted in the zoning by-law.

**Natural Hazards**

The subject property is affected by regional floodplain.

**Background:**

The MVCA has reviewed Triton Engineering’s Jane Street Floodline Impact Assessment (September 6, 2016) and attached Site Plan (Triton Engineering, Dwg. No. 01, Revised Sept, 2017, A6837) for Lots 76 to 79 to assess the impact of development on the flood hazard. Based on our review of the above information, we are satisfied with Triton Engineering’s conclusion that there will be no significant impact on the flood elevations should development and site grading occur in accordance with the attached site plan.

With respect to the proposed accessory structure on the subject property, the finished floor should be located above the floodplain elevation as approved by the MVCA. This will ensure no damage to life and property in the event of a regional storm event.

**MVCA Ontario Regulation 164/06**

Floodplains plus 15 metres from the boundary of the floodplain 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. As such, filling, site grading and construction will require a permit from MVCA prior to doing the work. Filling and site grading must be undertaken in accordance with the aforementioned site plan. Any deviation from the site plan must be assessed for impact to the flood elevation.

In April, 2018, MVCA issued a permit for the construction of a residence on the subject property. The site plan approved as part of MVCA's permission included the location for an accessory structure. See attached plan.

### **Report**

The MVCA has no objection to the minor variance application, provided the structure is floodproofed to the regional floodplain and is constructed in conformance with MVCA's permit No DEV08/2018. Should the above recommendations be adhered to, the application will be in general conformance with Section 3.1 of the PPS, 2014.

### **MVCA Fees**

We have not received payment for our review of these applications. The fee for MVCA review is \$175.00. 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.





