

MEMORANDUM

TO: Aldo Salis, Director of Planning and Development, County of Wellington
CC: Annilene McRobb, Deputy Clerk, Town of Minto
Valerie Schmidt, GSP Group, Agent, via email and mail
FROM: Brandi Walter, Environmental Planner / Regulations Officer
Maitland Valley Conservation Authority (MVCA)
DATE: October 25, 2018
SUBJECT: Draft Plan of Standard Condominium
County of Wellington File No. 23CD-18002
Part Park Lots 4, 5, and 6, Northeast of George Street, Town of Minto
(Formerly Harriston), County of Wellington

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with regard for Provincial Policies and associated mapping related to Natural Hazard 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 for a “Common element Condominium for function elements being internal roads, sewers, communal mailboxes, fire hydrants and entrance feature. The development is 23 unit freehold cluster townhomes. The freehold lots to be created will be Parcels of Tied Land with each lot tied to the Common element condominium.” There is also a related Zoning By-Law Amendment to the town of Minto (File No. ZBA2018-14).

Natural Hazards

The subject property is affected by the regional floodplain as shown on the attached map. The floodplain in Harriston at this location is located within a Special Policy Area (SPA), where floodproofing to the 100 year storm event has been approved by the Municipality. The two-zone concept for floodplain management is applied to the floodplain within the town of Harriston.

As per Section 3.1 of the Natural Hazard Policies of the Provincial Policy Statement (PPS), 2014, development is permitted within the SPA, provided that:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

Background:

The MVCA has reviewed and approved the proposed development on the subject property under *Ontario Regulation 164/06*. Attached is a copy of MVCA's Permit No. DEV38/2018 issued to Steve Dentinger of Quality Developments Inc., the existing landowner. MVCA's Permit lists the plans approved for this development, including, Triton Engineering Services Ltd., Site Servicing and Grading Plans and Quality Homes Design Drawings.

MVCA's conditions for development are outlined on the permit, which includes plans for floodproofing, site grading and filling. We have determined the development will not have an impact on the control of flooding, erosion, pollution and the conservation of land; and that the development will have safe ingress and egress. Therefore, development, as approved by MVCA, satisfies Section 3.1 of the PPS, 2014.

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 of residences on the vacant lands requires a permit from MVCA prior to doing the work.

As noted above, MVCA has issued Permit No. DEV38/2018 for the development. Should changes to the plans approved by MVCA be required as part of the conditions for Draft Approval of Condominium, MVCA's Permit must be amended prior to construction.

Report

MVCA has no objection to Application 23CD-18002. Provided the development occurs as approved by MVCA Permit No. DEV38/2018, the application will be in conformance with Section 3.1, Natural Hazard Policies of the PPS, 2014. Therefore, we recommend the following be included as a condition for Draft Approval:

1. That the MVCA be circulated a copy of the Site Servicing and Grading Plan approved by the County of Wellington or the Town of Minto to verify the plans are as approved by MVCA's Permit No. DEV38/2018.

MVCA Fees

We have not received payment for our review of this application. The fee for MVCA review is \$650.00. 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.