



250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
 Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

April 8, 2020

File PLOPA2020000218

Justin Miller, Planner
 Haldimand County Planning & economic Development Department
 1 Main Street,
 Hagersville, Ontario N0A 1H0

BY E-MAIL ONLY

Dear Mr. Miller,

**Subject: Application for Official Plan Amendment and Zoning Bylaw Amendment
 County Files: PLOP-HA-2020-037 & PLZ-HA-2020-036
 IBI Group (Agent) on behalf of LJM Developments (Owner)
 63 Pyle Road, Haldimand County**

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted applications and supplementary information including the Scoped Environmental Impact Study: 63 Pyle Road, prepared by Colville Consulting, dated December 2019, Functional Servicing and Stormwater Management Report: 63 Pyle Road, Lowbanks, ON prepared by IBI Group, dated January 9th, 2020, Geotechnical Investigation: 63 Pyle Road prepared by LandTek Limited dated December 20th, 2019, Planning Justification Report: 63 Pyle Road prepared by IBI Group, dated January 14th, 2020 and offers the following comments:

Applications have been made for Zoning Bylaw Amendment and Official Plan Amendment for the purpose of allowing the development of a rough 173 unit, seasonal condominium on private services (communal septic). The subject lands are located along the Lake Erie Shoreline and as such are impacted by multiple NPCA Regulated features associated with the Lake, including the Flood Hazard, Wave Uprush Hazard, Stable Slope Allowance and Erosion Hazard.

Engineering Comments:

- a) The Niagara Peninsula Conservation Authority (NPCA) has reviewed the 'Slope Stability Assessment, Proposed Resort Residential Development – 63 Pyle Road, Dunnville' (dated December 17, 2019) by Landtek Limited. Based on our review, the NPCA offers the following comments:
 1. The NPCA notes that the Landtek report recommends a 30m setback due to the proximity of Lake Erie adjacent to the bottom of the lakeshore bluff. The NPCA further notes that the 'Haldimand County Lake Erie Hazard Mapping and Risk Assessment' (March 2020) by Baird has determined an Average Annual Recession Rate of 0.51m for this area. As such, a 100 year recession buffer of 51m shall be utilized when calculating the location of the Stable Top of Slope'. Please revise accordingly.
- b) The NPCA has reviewed the 'Functional Servicing and Stormwater Management Report – 63 Pyle Road, Lowbanks' (dated January 9, 2020) by the IBI Group. Based on our review, the NPCA offers the following comments:
 1. It is unclear how a communal wastewater and drinking water system will be owned, operated, and maintained. Please clarify.

2. The NPCA will require that the revised location of the Stable Top of Slope be indicated on the drawings (as per comment above).
3. The NPCA notes that the lakeshore bluffs in the vicinity of the subject site are prone to severe erosion (a calculated recession rate of 0.51m per year). The NPCA has witnessed the destructive results of this erosion on the residences along Villella Road and Derner Drive immediately to the east of the subject site. As the unprotected shoreline can be expected to continually erode eventually impacting this development in the future, the NPCA will require that adequate shoreline protection (designed by a qualified Coastal Engineer) be installed in order to mitigate this shoreline erosion. Please provide some indication regarding the ownership of the shore protection and how it is proposed to be inspected and maintained.
4. With respect to stormwater management, the NPCA will require:
 - a. All stormwater runoff be treated to an Enhanced standard prior to discharge from the site.
 - b. Due to the location of the site, the NPCA will not require that stormwater quantity controls be installed.
 - c. Stormwater runoff from all developed areas be prevented from discharging over the top of the existing bluff.
 - d. The lakeshore bluffs in the vicinity of the subject site are prone to severe erosion. As such, the area around all storm sewer outfalls shall be protected from shoreline erosion.
5. Prior to construction, detailed grading, storm servicing, stormwater management, and construction sediment control drawings shall be circulated to this office for review and approval.

Ecological Comments:

The NPCA is satisfied that the proposed setback from the top of bank is sufficient to adequately protect the ecological features associated with Lake Erie. As noted above, the NPCA will require that adequate shoreline protection (designed by a qualified Coastal Engineer) be installed in order to mitigate this shoreline erosion. As such, the Environmental Impact Study should be updated to address the ecological impacts of this work. Prior to construction, detailed grading, storm servicing, stormwater management, and construction sediment control drawings shall be circulated to this office for review and approval.

Conclusion:

The NPCA requires the submission be updated to address the concerns raised above.

I trust this information will be of assistance to you. Should you have any further questions or require additional information, please do not hesitate to contact me.

Yours truly,



Cara Lampman
Watershed Planner
Niagara Peninsula Conservation Authority
905 788-3135 ext. 272