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PLAN REVIEW REPORT TO: **Haldimand County**  
**Justin Miller, Planner**

DATE: April 6<sup>th</sup>, 2020

YOUR FILE: PLOP-HA-2020-037 and PLZ-HA-2020-036

RE: **Application for Official Plan Amendment and Zoning Bylaw Amendment**  
Owner: LJM Developments  
Applicant: IBI Group  
Location 63 Pyle Road, Haldimand County

#### **GRCA COMMENT:**

GRCA recommends a decision on the application be deferred at this time.

#### **Items Reviewed:**

- 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 9<sup>th</sup>, 2020
- Geotechnical Investigation: 63 Pyle Road prepared by LandTek Limited dated December 20<sup>th</sup>, 2019
- Planning Justification Report: 63 Pyle Road prepared by IBI Group, dated January 14<sup>th</sup>, 2020

#### **Overview**

The proposed works are for a +-173 unit seasonal condominium development located on the shores of Lake Erie in Haldimand County. The condominium will consist of private services (communal septic and water). The portion of land adjacent to Lake Erie consists of both Erosion and Slope Hazard along with associated allowances.

#### **Detailed Comments:**

#### **Engineering**

- The slope assessment report referred to in the IBI Report was not provided or may have been missing or miss referenced. (Please see section 10.1.3) in the Planning Justification Report. Therefore the information appears to rely on the GRCA Regulation

limit for the shoreline hazard. Please clarify what was used to identify the shoreline hazard setback.

- The Geotechnical report provided by LandTek appears to focus on structural and septic design. We would defer structural and septic review to the County. If there is a slope stability report please provide.
- The Stormwater Management report appears to direct a portion of water to the east and west, will these outlets be considered legal/acceptable? We note that there may be the potential for existing erosion to be exacerbated if uncontrolled.

## **Ecology/Natural Heritage**

- EIS Section 5.3 Shoreline Erosion Hazard, this should be assessed and interpreted by a qualified geotechnical engineer to identify appropriate development setbacks and treatments. We note that the Engineering report proposes some works to accommodate stormwater pipes. Therefore this section should be addressed/amended in the EIS to provide a general area for the works to occur or ensure they can occur.
- EIS Section 7.2 Indirect Impacts, development site grading has the potential to influence and alter surface drainage patterns. Site grading and post development drainage patterns should be identified and interpreted to ensure they do not have a negative impact on the bluff slopes and habitat.

## **Advisory**

## **Engineering**

- While the GRCA is open to the plan provided, more details on the discharge to the lake would be required prior to acceptance of the Stormwater Management plan. Additional protection and comments may be required from a Coastal Engineer and Geotechnical Engineer at the time of design to ensure that the pipe location does not erode or is impacted by slope failure.

## **Ecology/Natural Heritage**

- Section 5.1.1 Significant Habitat of Endangered and Threatened Species, the observation of bank swallow habitat should be confirmed with the Ontario Ministry of Environment Conservation and Parks. The propose development should be reviewed by MECP for compliance with the Endangered Species Act. The bluffs and adjacent areas have the potential to be classified as Category 1,2,3 habitat under the ESA. This could influence the development setback and buffer dimensions.

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2237.

Yours truly,



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Nathan Garland  
Resource Planner  
Grand River Conservation Authority  
519-621-2763 EXT. 2237

LJM Developments c/o Mr. Liaquat Mian (via email)  
IBI Group c/o John Ariens (via email)

*\*These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*