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PLAN REVIEW REPORT TO: **Haldimand County Committee of Adjustment
Ashley Taylor, Planner**

DATE: January 28th, 2021 YOUR FILE: PLZ-HA-2020-174

RE: **Application for Zoning Amendment- PLZ-HA-2020-174**
Tonino DiFranco
39 Front Street South, York

GRCA COMMENT:

GRCA has no objection to the proposed amendment.

BACKGROUND:

1. Resource Issues:

A portion of the property is located within the floodplain of the Grand River and contains a regulatory allowance associated with floodplain.

A small drainage or flow path also appears on the property which is located within the floodplain area.

2. Legislative/Policy Requirements and Implications:

The proposal is to amend the Community Institutional Zone to Hamlet Residential. The zone change would then allow for the introduction of a Bed and Breakfast where by the Hamlet Residential Zone permits upto 5 bed and breakfast units.

Parking and an additional entrance are also proposed which would access both Front Street South and King Ave. Please note that filling and grading within the floodplain would require a permit from the GRCA. Additionally, local drainage should be maintained for the area when considering the installation of servicing infrastructure.

Please note that any future development including the addition of a residential units or other alteration within regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06

3. Additional Information/Suggestions provided in an advisory capacity:

We would like to acknowledge the submission of the GRCA review fee.

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,



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

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