



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

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<b>PLAN REVIEW REPORT:</b>	<b>Ashley Taylor Haldimand County</b>
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**DATE:** January 4, 2022      **FILE:** Zoning – 4935 Highway 3

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**RE:**                    **Zoning Bylaw Amendment Application PLZ-HA-2021-211**  
                              **4935 Highway 3**  
                              **NAL Properties**

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**GRCA COMMENT\*:**

The Grand River Conservation Authority (GRCA) has no concerns with this application.

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**BACKGROUND:**

**1. Resource Issues:**

Information currently available at our office indicates that the subject lands contain the Grand River floodplain.

**2. Legislative/Policy Requirements and Implications:**

Due to the presence of the floodplain, the GRCA regulates a portion of the property under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development within the regulated area (as shown in yellow on the attached map) will require a permit from the GRCA pursuant to Ontario Regulation 150/06.

The regulatory floodplain elevation (RFE) for the property is 180.9 metres (CGVD 2013). The proposed storage building would be within the floodplain. GRCA policy would permit the storage building if the portion within the floodplain is less than or equal to 100 square metres (1,076 square feet) and it is floodproofed to the RFE.

We expect the proposed building as shown on the applicant's sketch will be able to satisfy these requirements.

### 3. Review Fees:

We acknowledge receipt of our fee for reviewing this application. A separate fee will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or [theywood@grandriver.ca](mailto:theywood@grandriver.ca).

Sincerely,



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Trevor Heywood  
Resource Planner  
Grand River Conservation Authority

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

Attachment

c.c. Jordan Chang