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April 27, 2022

Ashley Crosbie
Planner
Haldimand County
53 Thorburn Street South
Cayuga ON N0A 1E0
acrosbie@haldimandcounty.on.ca

**Re: Official Plan Amendment PLOP-HA-2021-117
Zoning Bylaw Amendment PLZ-HA-2021-118
192-222 Argyle Street, Haldimand County
Narinder Mann**

Dear Ms. Crosbie,

The Grand River Conservation Authority (GRCA) staff has received the above-noted re-submission for 9 multi-tenant commercial buildings.

Recommendation

We have no objection to the applications. We recommend approval of the official plan / zoning bylaw amendment (OPA/ZBA) applications conditional on site plan approval.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Functional Servicing Report (Pearson Engineering, February 2022)
- First Submission Responses (Pearson Engineering, revised February 4, 2022)

This follows our comments on the first submission dated August 9, 2021.

GRCA Comments

The GRCA has reviewed this application as per our Provincial delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario Regulation 150/06, GRCA's Board approved policies, and our MOU with Haldimand County.

Information currently available at our office indicates that the subject lands contain a tributary of Seneca Creek and its associated floodplain.

The proposal will involve filling in a portion of the floodplain, and compensating by excavating elsewhere on the site (i.e. a "cut/fill balance"). The proposal is acceptable. The proposed stormwater management (SWM) for the site is not satisfactory at this time, but we do not object to OPA/ZBA approval as we anticipate there is sufficient land for a revised SWM strategy.

The post-development floodplain should be designated as open space in the OPA/ZBA.

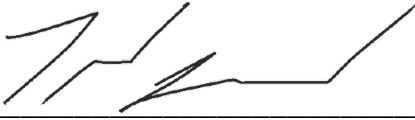
We will request the following comments are addressed as part of a site plan application:

1. Cut/fill calculations must be submitted, and balanced in 0.5 meter elevation increments.
2. A standalone oil-grit separator (OGS) is not acceptable for providing normal or enhanced quality control. The GRCA typically credits standalone OGS units with no more than 50% total suspended solids removal. We request that the SWM strategy is revised as part of a site plan application, and recommend a treatment train approach involving a wet pond, or an OGS with a jellyfish filter unit.
 - a. The dry pond provides quantity control as well as infiltration. If the dry pond becomes a wet pond, infiltration will need to be provided elsewhere.
3. The GRCA requests detailed site, servicing, grading / drainage and landscaping plans in support of a complete application.

We have received payment for our review of this application. Additional fees will be required for our review of the site plan, and 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Heywood', written over a horizontal line.

Trevor Heywood
Resource Planner
Grand River Conservation Authority

cc: Brian Goodreid, Goodreid Planning Group