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June 14, 2022

via email

PLZ-HA-066 – 432 & 434 Broad Street

Ashley Crosbie, Senior Planner
Haldimand County Planning & Development Division
53 Thorburn Street South
Cayuga ON, N0A 1E0

Dear Ashley,

**Re: Zoning By-law Amendment PLZ-HA-066
432 & 434 Broad Street, Haldimand County (Dunnville)
Haldimand War Memorial Hospital c/o Hugh Hanly**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted zoning by-law amendment application.

Recommendation

GRCA has no objection to the proposed zoning by-law amendment.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application, received by GRCA on June 10, 2022 from the County of Haldimand:

- Completed Application for Zoning By-law Amendment (dated April 25, 2022);
- Site survey (Rasch & Hyde Ontario Land Surveyors, dated April 16, 2020);
- Site and demolition plans (SRM Architects, dated November 18, 2019); and
- Public Consultation Strategy (dated May 26, 2022).

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding (MOU) with Haldimand County and as a public body under the Planning Act as per our CA Board-approved policies.

Information currently available at this office indicates the subject lands are located within the Dunnville Special Policy Area (Area 1) as identified in Haldimand County's Official Plan.

The applicant is proposing to rezone 432 and 434 Broad Street from Urban Residential Type 2 to Community Institutional in order to expand the Edgewater Long-Term Care facility within Haldimand War Memorial Hospital. Current floodplain mapping for this part of the Special Policy Area (SPA) indicates that both lots are located outside the floodplain and the associated regulated allowance. Therefore, regulatory flood elevation requirements as outlined in the Dunnville SPA Official Plan policies for Area 1 do not apply to the expanded facility to be located on the subject lands. "Dry access" as defined in and required by policy for long-term care facilities to be located in the SPA is also achieved at this location, both at the site in question

and in terms of road access. No permit from the GRCA is required to undertake these works. GRCA resource mapping is attached for your reference.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a "minor" zoning by-law amendment. The applicant will be invoiced in the amount of \$445.00 for the GRCA's review.

Should you have any questions, please contact Will Towns, Resource Planner at wtowns@grandriver.ca or 519-621-2763 ext. 2232.

Sincerely,



Melissa Larion, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority

*ML/wt

Encl. GRCA Resource Mapping (2)

CC: Hugh Hanly, Applicant/Agent