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August 19, 2022

via email

Shannon Van Dalen
Manager, Planning & Development
Haldimand County
53 Thorburn Street
Cayuga ON N0A 1E0
acrosbie@haldimandcounty.on.ca

**Re: Haldimand County Official Plan Update, Phase 2
Draft By-law XXXX-HC/22, schedules, and technical reports**

Dear Shannon,

GRCA Recommendation

The Grand River Conservation Authority (GRCA) has reviewed the above-noted draft amending by-law to the Haldimand County Official Plan (OPA No. 69) and its supporting studies and reports. Specifically, we have received and reviewed the following:

- Draft By-law XXXX-HC/22, enacting Haldimand County Official Plan Amendment No. 69, including maps and schedules (August 29, 2022);
- Agricultural Impact Analysis Final Report (Matt Reniers & Associates, July 2021);
- Housing Master Plan (SHS Consulting, July 2021).
- Report on Hazard Land Policies (Matt Reniers & Associates, January 2022);
- Rural Development Report (Matt Reniers & Associates, December 2021);
- Natural Heritage System Study Final Report (NRSI, July 2022);
- Frank Marshall Business Park Floodplain Analysis & Scoped Master Servicing Plan Study Workplan 1A – Floodplain Modelling Update (J.L. Richards & Associates, June 1, 2022);
- Frank Marshall Business Park Floodplain Analysis & Scoped Master Servicing Plan Study Workplan 2A – Floodplain Analysis (J.L. Richards & Associates, June 2022); and
- Frank Marshall Business Park Floodplain Analysis & Scoped Master Servicing Plan Study Workplan 3A – Policy Analysis & Recommendations (J.L. Richards & Associates, May 31, 2022).

GRCA has no objection to the approval of this Official Plan Amendment. The following comments are provided for consideration.

GRCA Comments

The following sections provide feedback to policy recommendations outlined in supporting studies and draft official plan policies. Note that no GRCA comments were deemed necessary on the Agricultural Impact Analysis and Housing Master Plan.

Report on Hazard Land Policies

In general, GRCA supports the recommendations and directions outlined in this report. We acknowledge improved hazard-land policies and efforts to standardize mapping. Major areas of agreement and suggestions for adjustment are outlined below.

Page	Section	GRCA comment
17-19	2.C.1) 2	GRCA agrees with the recommendation to clarify how Riverine Hazard Lands are symbolized, and which policies are applied in relation to the designation. The addition of policy C.2.3 in XXXX-HC/22 clearly establishes categories for riverine hazards and links to the mapping. The mapping (listed as Schedule “G” Flood Plain Hazard Lands in the draft by-law), however, has not been provided for review in the OPA schedule package.
19	2.C.1) 2	The Report recommends that riverine hazards and Natural Environment Areas (NEAs) be unlinked and managed through separate policies. GRCA does not disagree; however, wetlands within NEAs may also meet hazard criteria in some instances (e.g. they may feature a high water table and/or organic soils). There are site-specific cases in which NEAs and hazard lands overlap, and both policy sets should apply.
19-20	2.C.1) 3	GRCA agrees that schedules should be clear about one-zone vs. two-zone areas. We recommend that all floodplain areas be designated as riverine hazard lands, with floodway and flood fringe limits shown only in areas where the two-zone concept is applied. In absence of the finalized Schedule “G”, we are unsure how the County has chosen to proceed and would recommend additional discussion.
20	2.C.1) 4	GRCA agrees with the recommendation to remove fringe and floodway symbols from schedules in areas without completed two-zone technical studies. The County may consider identifying candidate two-zone areas on Schedule “G” as referenced in the draft by-law (Section C.2.5), provided these are clearly differentiated from areas in which a two-zone study has been completed (i.e. the Frank Marshall Business Park).

Page	Section	GRCA comment
21-22	2.C.1) 7	GRCA agrees that safe access/egress from the site should be included in fringe criteria. Policy C.2.13 in the draft by-law is appropriate. Consider clarifying that additional dwelling units can be created on existing lots of record in the flood fringe, as per the PPS.
22-23	2.C.1) 8	Suggestions for clarifying prohibited uses are appropriate, and the following could be added to C.2.16 as justification for grading restrictions in hazard areas: "The regulation of fill placement by Conservation Authorities is intended to avoid adverse impacts to other properties and the loss of overall flood storage caused by fill movement."
36, 42, 44	Riverine Hazards #14, Lakeshore Hazards #8, Other Hazards #2	Text following the list of development criteria in each of these policies suggest CA approval of various studies is required. To clarify responsibilities, we would recommend replacing text in these sections with the following: "The County shall consult with the applicable conservation authority and other agencies before considering approval."

Rural Development Report

GRCA has no concerns with the findings and recommendations of this report. The following table provides comments on properties regulated by the GRCA which are discussed in the Rural Development Report (RDR) and/or the draft by-law.

Property	RDR Section	OP Section	GRCA comment
2807 Lakeshore Road	8.1	N/A	This property is regulated by the GRCA, and we have provided comments on a zoning by-law amendment application, indicating no objection provided safe access can be demonstrated at the site plan stage. However, the property does not need to be reclassified to satisfy this requirement, and we have no concerns with the decision to leave it out of the RRN.
Johnson Road and Green's Line additions	8.2	N/A	GRCA has no concerns with this proposed redesignation. Both existing and proposed lands

Property	RDR Section	OP Section	GRCA comment
			drain into regulated watercourses (headwater features) of a similar profile, and neither has hazard concerns.
Rock Point Residential Node expansion	8.4	N/A	GRCA agrees with the recommendation to exclude these lands from the RRN. Alternative B poses particular risks in light of significant shoreline erosion and the loss of agricultural land, which has accelerated over the last five years. A recent site visit suggests that shoreline protection and remediation on the south and east shores of Rock Point will be challenging given steep and unstable slopes.
63 Pyle Road	8.5	N/A	This property is jointly regulated by the GRCA and NPCA. GRCA agrees with the recommendation to exclude the property from the RRN in light of the erosion hazard and potential impacts to groundwater features.
Vacant parcel, Weatherburn Line ARN 281002100300255	N/A	OPA Map Amendments, 26	This property is not discussed within the RDR, but is a listed addition to the RRN in the amending by-law. This property is regulated by the GRCA, but has sufficient space outside the regulated area for new development. GRCA does not object to its inclusion in an RRN.

Frank Marshall Business Park Floodplain Study

Floodplain Modelling and Analysis (Work package 1A and 2A)

GRCA has reviewed these reports and identified no items of concern with the modelling and analysis results.

Floodplain Policy Analysis and Recommendations (Work package 3A)

In general, the policy recommendations included in this section are appropriate and accord with two-zone policies in other watershed municipalities and provincial guidance. One comment is provided below for the County's consideration, which should be addressed in Work Package 4.

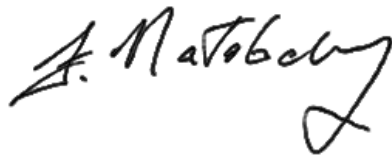
Page	Section	GRCA comment
11-14	3.2 (Figure 3-2)	This section provides an overview of the hazard associated with Maple Creek and fringe alternative #6. However, there is no discussion about other flooding hazards in the Frank Marshall Business Park. The Lake Erie flood hazard (mapped at 176.2m CVGD2013 for this reach) covers the majority of the study area, and the Grand River's one-zone floodplain is also present. Figure 3-2 should be updated to show the extents of all three flood hazards. While both additional floodlines are likely lower than the Maple Creek flood hazard, a discussion of concurrent hazards and policy applications in certain portions of the study area should be provided.

Natural Heritage System Study

GRCA Natural Heritage staff sat on the Technical Advisory Committee for this study and contributed to prior drafts. GRCA has no concerns with the final report or draft policies.

We trust this information is of assistance. If you have any questions or require additional information, please contact Will Towns, Resource Planner at wtowns@grandriver.ca or 519-621-2763 ext. 2232.

Sincerely,



Fred Natolochny MCIP RPP
Supervisor, Resource Planning
Grand River Conservation Authority