



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

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July 6, 2022

via email

Pre-consultation for 405, 411, 432 & 434 Broad Street (Edgewater Gardens LTC)

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

Dear Ashley,

**Re: Pre-consultation, Edgewater Gardens LTC expansion  
405, 411, 432 & 434 Broad Street, Haldimand County (Dunnville)  
Edgewater Gardens LTC & Haldimand War Memorial Hospital c/o Hugh Hanly**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted pre-consultation application.

#### **Documents Reviewed by Staff**

Staff have reviewed the following documents submitted with this application and PLZ-HA-2022-066, received by GRCA on June 3, 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 staff participated in a pre-consultation meeting with municipal staff and the applicant on July 6, 2022. The comments outlined in this letter were communicated during that meeting.

#### **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, adding long-term care beds and capacity on-site. The proponent is also looking to improve an existing parking lot located at 405 and 411 Broad Street. Current floodplain mapping for this part of the Special Policy Area (SPA) indicates that all affected lots are located outside of the floodplain and the associated regulated allowance, with the exception of 405 Broad Street. On this parcel, the regulated allowance associated of

the floodplain encroaches onto the property. However, the works proposed are minor in nature and do not require permission from the GRCA under Ontario Regulation 150/06.

In light of the above, regulatory flood elevation requirements as outlined in the Dunnville SPA Official Plan policies for Area 1 do not apply to any of the lands associated with the expanded facility. GRCA's resource mapping is attached for your reference.

Consistent with GRCA's 2022 approved fee schedule, we are in receipt of a "minor" zoning by-law amendment fee associated with our review of PLZ-HA-2022-022. No permits or further GRCA involvement is required on this file.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'ML', with a horizontal line extending to the right.

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

\*ML/wt

Encl. GRCA resource mapping

CC: Hugh Hanly, Applicant/Agent