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January 8, 2021

Archie Merigold
1333 Hwy 3 East
Dunnville, ON N1A 2WT

Dear Mr. Merigold

RE: GRCA Permit Application 945/20 – Part Lot 2, Lot 3 and Part Lot 4, George Street Dunnville (the corner of George and Cross Street)

The GRCA has approved the above noted permit application **Conditional upon Final Plans**. An outline of the information submitted in support of the permit application is listed below as well as the consideration for supporting the clearance and issuance of the final permit.

The GRCA has reviewed the following information in support of the development on the subject property.

- Environmental Impact Study completed by Beacon Environmental (October 2020) and November 26th, 2020
- Existing Drainage Conditions completed by Sco-Terra dated September 2020
- Overview of Existing Drainage Conditions and Anthropogenic Impacts completed by Sco-Terra dated September 2020
- Considerations of LID Letter completed by Sco-Terra dated November 2020

GRCA staff have reviewed onsite and flagged the wetlands with Beacon staff in the fall of 2020. The site contains two wetland areas:

- The western wetland which measures in size of approximately 0.40-0.45ha
- The eastern wetland which measures in size of approximately 0.8 ha

Review of the information provided by Sco-Terra as part of the report indicates that the western wetland outlets towards the north and the eastern wetland outlets towards the

south-east. Drainage in and around the site has been altered over time and the reports and supporting information submitted indicate that the site has been anthropogenically influenced through on-site and surrounding adjacent areas modifications to both topography and land use.

The permit issued by the GRCA addresses the site to remove the wetland on the western portion of the property. Upon review of the supporting information and drainage details it is the opinion of the GRCA that the eastern wetland is not considered a “regulated wetland” by the GRCA as defined under the *Conservation Authorities Act* and based on supporting information by both Beacon and Sco-Terra. The GRCA would still request that as part of satisfying the permit condition for Final Plans and the final issuance of the permit that the non-regulated wetland area be included as part of water budgets, onsite water management, LID considerations as noted below.

Therefore the following items should be included as part of the Final Plans:

- Final details on Stormwater Management.
 - o This would include providing detailed design of the stormwater management along with infiltration and onsite management as outlined in the Sco-Terra Report.
- Ecological Function for Amphibian Breeding – The provided material identifies the potential function for amphibian breeding. Details should be provided on how this function will be maintained or enhanced. Additionally if detailed Anuran Surveys were to demonstrate there is no significant habitat present then this condition would be satisfied.
 - o While the GRCA’s permit application limits the consideration for offsite management/evaluation, the GRCA would be satisfied if the proponent and County were in support of offsite consideration of the maintenance and enhancement of this ecological function elsewhere in the subwatershed/planning area.

Due to the above noted comments as it relates to the Stormwater Management function of wetland; the GRCA would request that our office remains in circulation of any planning files for the above noted property.

Should you have any additional questions comment please feel free to contact me.

Yours truly,

A black rectangular redaction box covering the signature of Nathan Garland.

Nathan Garland
Resource Planner
Grand River Conservation Authority

cc. Haldimand County Planning Staff