



**PLAN REVIEW REPORT: County of Brant
Mr. Dan Namisniak,**

DATE: January 30, 2019

YOUR FILE: ZBA1-19-DN

**RE: Application for Zoning By-Law Amendment
Peter and Jamie McMahon – Owners
CON 2 SUB PT LOT 3 EGR R 2R7437
PART 2 IRREG, geographic Former Township of South Dumfries
186 East River Road, County of Brant**

GRCA COMMENT: *

Grand River Conservation Authority (GRCA) staff recommends deferral of the proposed zoning amendment.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the property contains a watercourse and is primarily treed.

2. Legislative/Policy Requirements and Implications:

Portions of the subject lands are identified in the County of Brant Official Plan (2012) Schedule A as Natural Heritage System.

Please note that the portion of the subject lands containing the natural feature is subject to the Grand River Conservation Authority Regulation of Development, Interference with Wetland and Alterations to Shorelines and Watercourses, Ontario Regulation 150/06. The regulated area is associated with a wetland and its allowance. Any future development proposed within the regulated area will require prior written permission (a permit) from the GRCA.

3. Additional Information/Suggestions Provided in an Advisory Capacity:

A minor consent application review fee of \$410.00 is required for our review of this application. With a copy of this correspondence, the owner will be invoiced in the amount of \$410.00.

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Garland', with a stylized, flowing script.

Nathan Garland
Resource Planner
Grand River Conservation Authority

cc: Peter and Jamie McMahon, 186 East River Road, St. George, ON N0E 1N0
Civic Planning Solutions Inc. 599 Larch St. Delhi, ON N4B 3A7



186 East River Road, Brant

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRFP)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/sources-and-citations.pdf>

0 25 50 100 150
Meters
N
Scale: 4,175
NAD 1983 UTM Zone 17N



