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

**DATE:** January 30, 2019

**YOUR FILE:** ZBA2-19-DN

**RE:** Application for Zoning By-Law Amendment  
Warren and Crystal Hayhoe – Owners  
CON 2 PT SUB LOT 3  
EGR RP 2R6434 PART 1 RP 2R2784 PART 2 IRREG, geographic Former  
Township of South Dumfries  
187 East River Road, County of Brant

**GRCA COMMENT: \***

Grand River Conservation Authority (GRCA) staff has no objection to the proposed zoning amendment.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that a portion of the property contains a slope adjacent the Grand River.

**2. Legislative/Policy Requirements and Implications:**

A portion of the severed lands contain a natural heritage feature as identified by the Provincial Policy Statement (PPS, 2014) and the County of Brant Official Plan. Additionally, portions of the subject lands are identified in the County of Brant Official Plan (2012) Schedule A as Natural Heritage System.

Based on the information provided only the lands outside (away) from the slope and hazard features are to be considered for a RR zone and the NH Zone will remain. Please note that there may be a slight discrepancy between the NH zoning map and the GRCA Hazard mapping. A copy of the GRCA hazard and regulation mapping has been included with the letter.


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,



Nathan Garland  
Resource Planner  
Grand River Conservation Authority

cc: Warren and Crystal Hayhoe, 187 East River Road, St. George, ON N0E 1N0  
Civic Planning Solutions Inc. 599 Larch St. Delhi, ON N4B 3A7





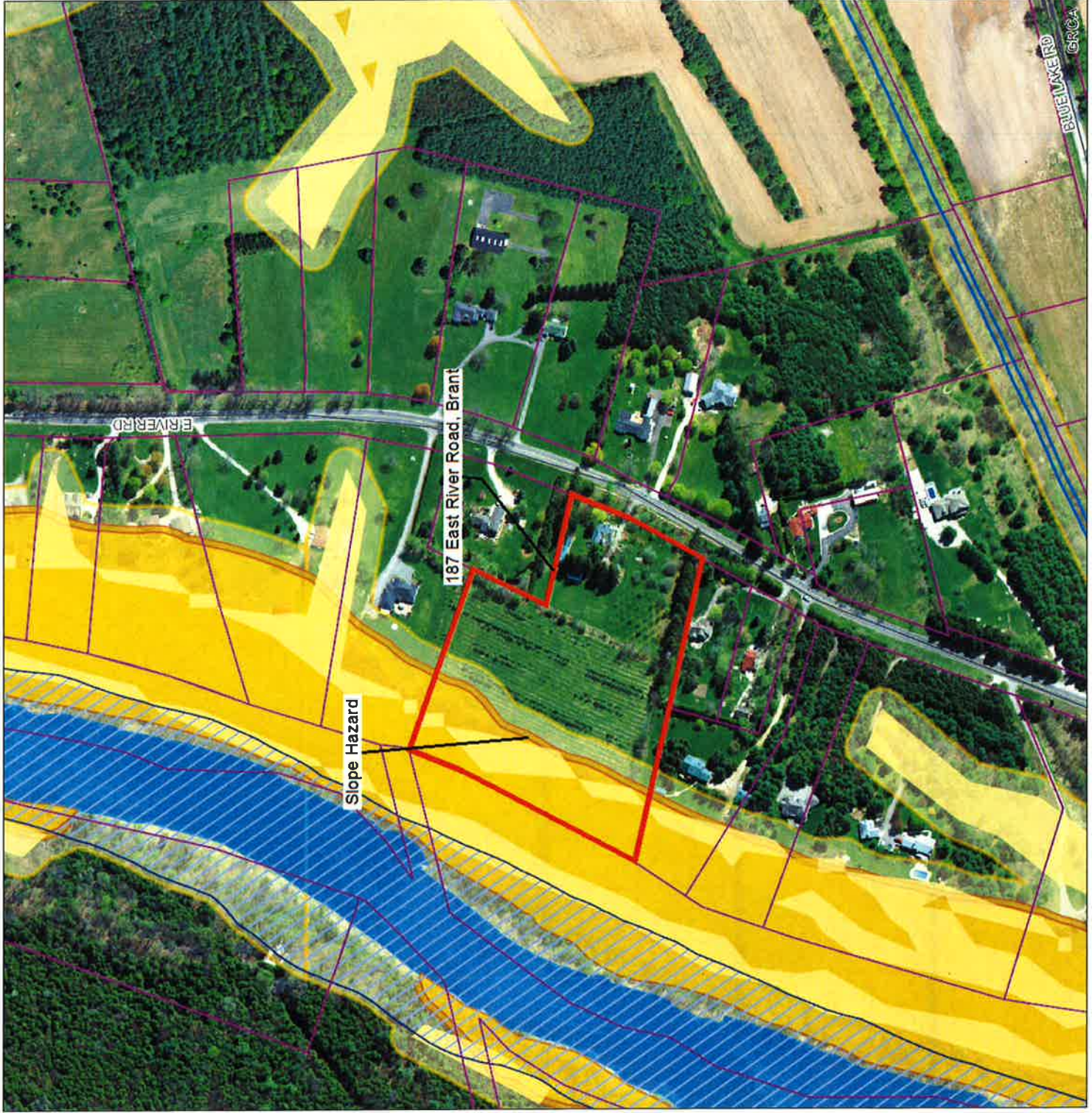
187 East River Road, Brant

### 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



This map is not to be used for navigation [2015 Ortho (ON)]  
Map Centre (UTM NAD83 z17): 553 036.27 4,786,240.58

