



March 19, 2019

Dan Namisniak
Planner
County of Brant
66 Grand River Street North
Paris, ON N3L 2M2

Dear Mr. Namisniak,

**Re: Concession 1, Lot 6, Oakland
Zoning Bylaw Amendment (ZBA5-19)
Draft Plan of Subdivision (PS1-19)**

The GRCA has had the opportunity to review the following documents.

Documents

- Draft Plan of Subdivision (Development Engineering Ltd. – Rev 6)
- Planning Justification Report (GSP Group dated December 2018)
- Environmental Impact Study (NRSI dated November 2018)
- Hydrogeological Assessment (LDS dated October 26th, 2018)
- Functional Servicing and Design Report (Development Engineering Ltd. Dated December 2018)
- Geotechnical Investigation (LDS dated October 2018)
- Conceptual Stormwater Management Report (Development Engineering Ltd. Dated December 2018)

Comments

Based on the documents provided and proposed works the GRCA has no objections to the proposed Zoning Bylaw amendment, nor would our office have any objections to the proposed Draft Plan of Subdivision receiving draft plan approval.

Consequently, the GRCA recommends the following conditions to be included in the Draft Plan Approval:

1. Prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority.
 - a) A detailed Stormwater Management Report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual" and in keeping with the Conceptual Stormwater Management Report (Development Engineering Ltd. Dated December 2018)
 - b) Detailed Lot Grading and Drainage Plans showing existing and proposed grades.

- c) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
- d) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading within the regulated area.

Please note that the applicant will be invoiced the GRCA review and comment fee of \$11,860 which is based on the GRCA 2019 fee guidelines. (8.258 ha developable land @ \$1,165/ha plus \$2,240 base fee)

If you should have any questions, please contact the undersigned at 519-621-2763 ext. 2237.

Yours truly,



Nathan Garland
Resource Planner
Grand River Conservation Authority

c.c. Stonehenge Acres Ltd – 257 Jenkins Road, RR#4, Scotland, ON N0E 1R0
959261 Ontario Inc – 336 Concession 2, RR#1, Scotland, ON N0E 1R0
GSP Group c/o Eric Saulesleja – 201-72 Victoria Street South, Kitchener, ON N2G 4Y9



PS1-19 and ZBA5-19

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/MNRF)

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.

Copyright Grand River Conservation Authority, 2019.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
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 50 100 200 300 Metres
NAD 1983 UTM Zone 17N Scale: 8,350

