GRAND RIVER CONSERVATION AUTHORITY
Resource Management Division

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PLAN REVIEW REPORT TO: City of Hamilton
Clerk - Kevin C. Christenson

DATE: November 30, 2007

GRCA FILE: Hamilton/OPA

YOUR FILE: OPA-07-019 and ZAC-07-076

RE: Official Plan Amendment - OPA-07-019
Zoning By-Law Amendment - ZAC-07-076
Part of Lot 31, Concession 1, Ancaster
1031 Highway 52, City of Hamilton

GRCA COMMENT:

The Grand River Conservation Authority (GRCA) requests deferral of the Official Plan Amendment and the Zoning By-Law Amendment until an Environmental Impact Study has been received and reviewed by this office.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that portions of a wetland feature are located on the subject site (please refer to the attached map). Small wetlands have also been identified within the Copetown Ball Park Woodlot, an Environmentally Significant Area (ESA), which is located adjacent to the site. As a result of the wetland features, portions of the subject property are regulated under the GRCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06).

2. Legislative/Policy Requirements and Implications:

The Grand River Conservation Authority’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, prohibits development in or on the following areas:

a) wetlands; or

b) other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 metres of all provincially significant wetlands and wetlands greater than or equal to 2.0 hectares in size, and areas within 30 metres of wetlands less
than 2.0 hectares in size, but not including those where development has been approved pursuant to an application made under the Planning Act or other public planning or regulatory process;

And prohibits alteration to:

c) straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or change or interfere in any way with a wetland prior to receiving written consent of the Grand River Conservation Authority.

Therefore, development on the subject property will require a permit from the Conservation Authority.

In the absence of an Environmental Impact Study (EIS) the GRCA requests deferral of Official Plan and Zoning By-law Amendment applications. The GRCA recommends the future submission clearly demonstrate the portion of the property proposed for Residential Multiple (RM3) and the portion of the property that will be maintained as Open Space (OS). Setbacks are required from the wetland and ESA features, which should be identified in the EIS and demonstrated on the proposed site plan.

The GRCA did review the studies submitted and requests the following be addressed in future submissions:

• Groundwater flow direction/discharge/recharge areas need to be addressed in the hydrogeological investigation.
• The high water table elevations need to be identified.
• The GRCA would like confirmation that the basement elevations are located above the highwater table and pond elevations.
• The GRCA recommends the City obtain confirmation that the proposed stormwater outlet constitutes legal outlet.

3. Additional Information/Suggestions provided in an advisory capacity:

A plan review fee of $1,700 was received by this office for the provision of plan review comments. It is our understanding that the complete fee will be submitted at the site plan stage of the proposal.

We trust these comments are of assistance. Should you have any questions please contact the undersigned.

Yours truly,

Suzanne Young
Resource Planner
Grand River Conservation Authority
Attch. (1)

c.c. Edward John, Development Planning – West Section, City of Hamilton
     Ed Fothergill, Fothergill Planning and Development Inc. 62 Daffodil Cres., Ancaster, ON, L9K 1E1
     John Morgante, Development Engineering Planning and Economic Development Department, City of
     Hamilton

These comments are respectfully submitted as advice and reflect resource concerns within the scope
and mandate of the Grand River Conservation Authority.