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September 13, 2022
Via email

Holly Malynyk, Administrative and Legislative Assistant
Township of Southgate
185667 Grey County Road 9
Dundalk, ON, N0C 1B0

Dear Ms. Malynyk,

Re: File No. SP17-22 – Application for Site Plan Approval
Part Lot 235 and 236, Concession 2 West of Toronto and Sydenham Road
Paul Lisanti and Brad Wilson

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for Site Plan Approval to construct a 9,300 m² industrial facility, two (2) 1,113.6 m² rental unit buildings with associated parking areas, internal roadway and a Stormwater Management facility.

Recommendation

The GRCA request the application be deferred to allow the applicant an opportunity to address GRCA comments below.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application on August 18, 2022:

- Functional Servicing Report (Cobide Engineering Inc., June 2022)
- Site Plan Drawings (Cobide Engineering, January 2022)

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our MOU with the Township of Southgate and as a public body under the Planning Act as per our CA Board approved policies.

Portions of the subject property contain a wetland, floodplain and the regulated allowance to these features. Due to the presence of these features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (see attached regulatory mapping). Development within the regulated area will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

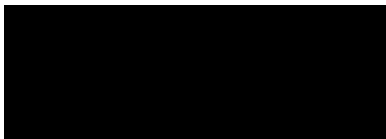
The GRCA offers the following comments on the site plan and reports provided:

1. A scoped Environmental Impact Study (EIS) is required, completed by a qualified environmental consultant to the satisfaction of the GRCA. The EIS shall include a wetland delineation, completed by an Ontario Wetland Evaluation System (OWES) certified professional and subsequently verified by the GRCA.
2. A Terms of Reference (TOR) for the proposed EIS should be circulated to the GRCA for comment and approval prior to undertaking the study. The EIS should refer to GRCA's 'Environmental Impact Study Guidelines and Submission Standards for Wetlands' (GRCA 2005).
3. The existing drainage conditions on the property appear to discharge to the wetland to the north, the watercourse to the east and to the wetland to the southeast, in addition to the Eco Parkway roadside ditch. The property also has a high groundwater recharge function, particularly in the vicinity of the wetland. In post-development conditions, it appears that all drainage will be collected in the new Stormwater Management facility and discharged to the Eco Parkway roadside ditch. A water balance study is required to evaluate potential post-development impacts to wetlands resulting from changes to site perviousness and drainage.
4. In addition to the wetland delineation, please delineate the floodplain on the property, and include the associated regulated allowance to these features. Please ensure all development is proposed outside of the regulated features.
5. Please provide pre- and post-development drainage plans.
6. A wet pond has been proposed with a 1m permanent pool, but with no forebay. We assume the intent is to provide some level of quality control, however quality control is not addressed in the report and needs to be included, complete with target criteria and supporting calculations

Consistent with GRCA's 2022 approved fee schedule, this application is considered a major Site Plan Approval application and the applicant will be invoiced in the amount of \$3,380 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2236 or clorenz@grandriver.ca.

Sincerely,



Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Encl. GRCA Resource Mapping

Copy: County of Grey (via email)
Brad Wilson (via email)



Part Lot 235 & 236, Proton



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.

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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>

