



February 23, 2024

via email

GRCA File: FL-A-24-18 – 2018 Highway 5 West

Jamila Sheffield
City of Hamilton
City Hall, 5th floor
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

Re: Application for Minor Variance FL/A-24:18
2018 Highway 5 West, Flamborough, City of Hamilton
Owners: Ralph Meile and Lois Hunt
Applicant: Park Eight Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application.

Recommendation

The GRCA has no objection to the proposed minor variance application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains watercourses, floodplain, valley slopes, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the subject property are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed minor variance application requests permission to allow an accessory building with a maximum height of 6.5 metres and a maximum gross floor area of 293 square metres. The requested variances will facilitate the construction of a new horse barn that is located outside of the natural hazards and GRCA regulation limit noted above. As such, the GRCA has no objection to the minor variance application.

The new horse barn proposed in the circulated Site Development Plan will not require a GRCA permit under Ontario Regulation 150/06.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for GRCA's review of this application.

For Municipal Consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

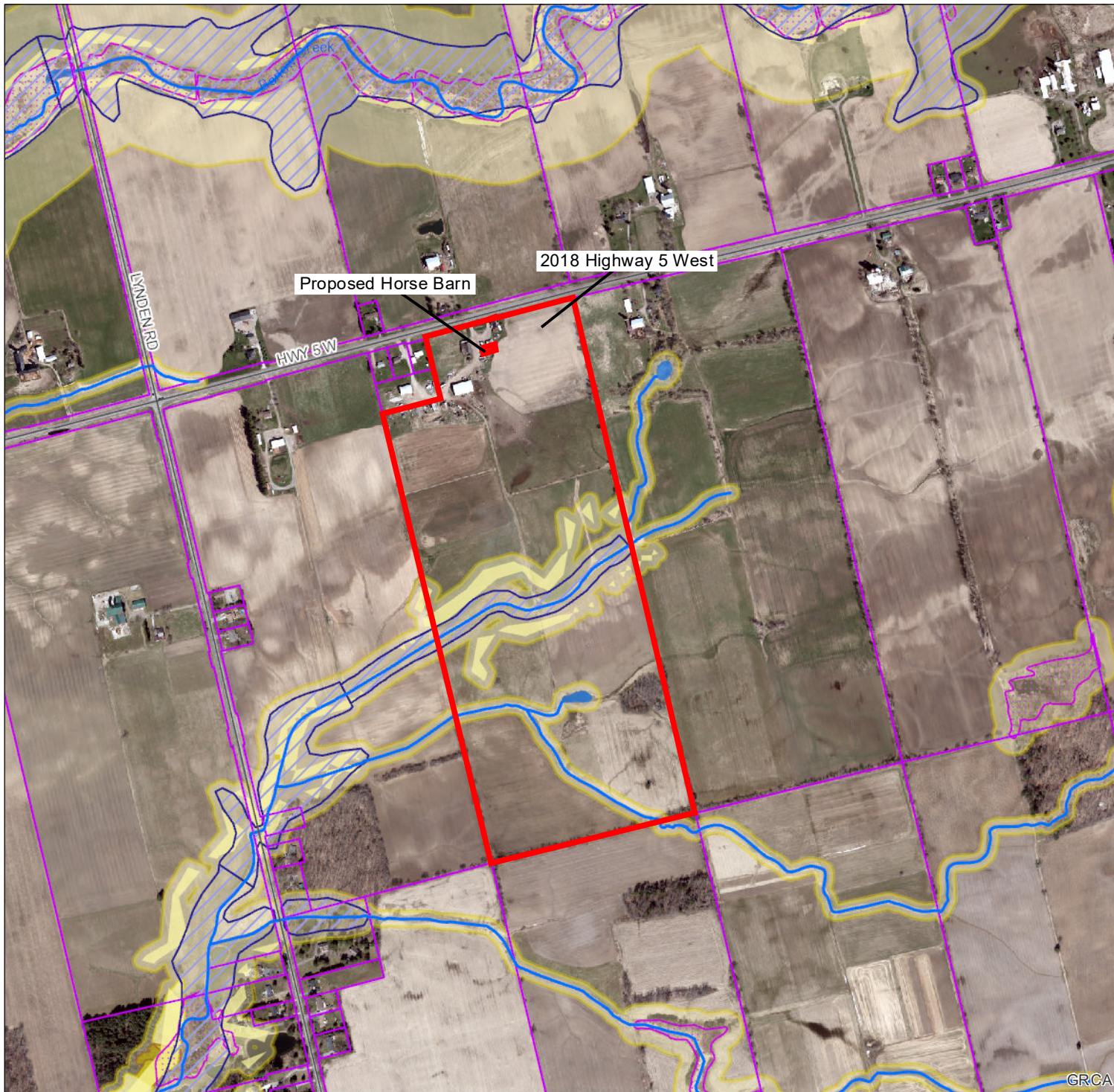
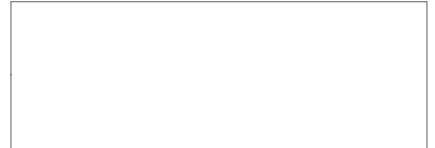
Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Ralph Meile & Lois Hunt (via email)
Pete VandenArend, Park Eight Inc. (via email)



FL/A-24:18 - 2018 Highway 5 West

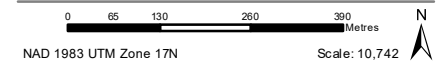


Legend

- 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, 2024. 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>



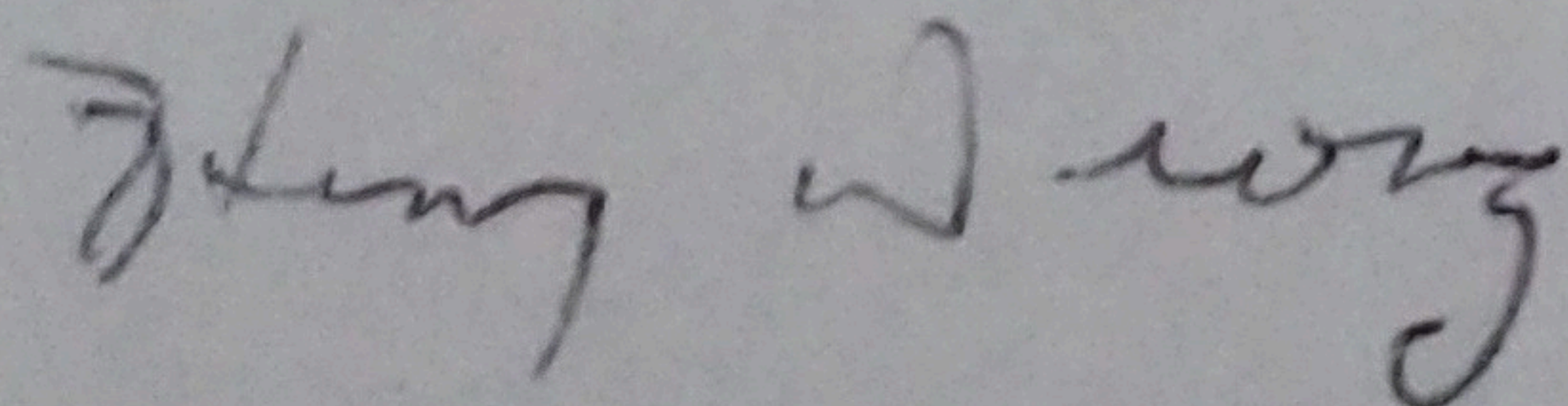
Letter of Intent
In Support of the proposed Minor Variance Application
at 2018 Hwy 5 West Troy, ON

To Whom it may concern,

We HENRY DRONG names 1988 Hwy #5w address
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

signature



date

FEB. 16, 2024

Letter of Intent
In Support of the proposed Minor Variance Application
at 2018 Hwy 5 West Troy, ON

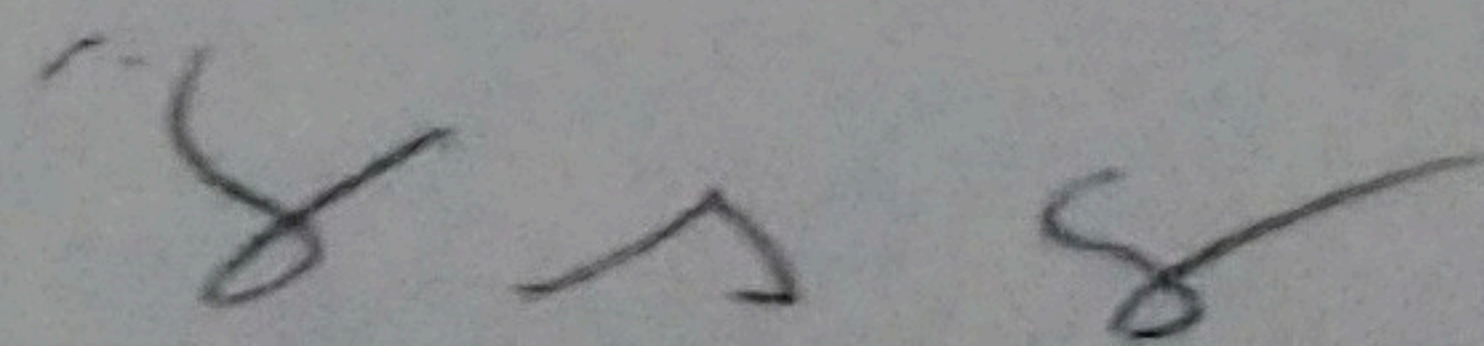
To Whom it may concern,

HANCOCK RRF1 TROY

We DAVID & SANDRA names 2062 HWY #5 address LOR-2130
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

signature



date FEB 16 2024

Letter of Intent
In Support of the proposed Minor Variance Application
at 2018 Hwy 5 West Troy, ON

To Whom it may concern,

We Jim & Lois Hunt names 2034 Hwy #5 Troy address
are sending this letter in support of the proposed request for variance at the above noted
address.

We have seen the proposal and drawings for Minor Variance. We have no objections to our
neighbors plans and give full support for them to move forward with their proposal.

signature

Lois A Hunt

date

Feb 16 2024