

June 11, 2024 - CoA - HCA Comments for HM/A-23:261 for 1865 Rymal Road East, Stoney Creek

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To:Committee of adjustment <cofa@hamilton.ca>

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Good afternoon,

The Hamilton Conservation Authority (HCA) has reviewed the Committee of Adjustment Agenda for June 11, 2024 in accordance with HCA's responsibilities under the *Conservation Authorities Act* relating to provincial interests for natural hazards and offer the following comments for HM/A-23:261 for 1865 Rymal Road East, Stoney Creek.

HM/A-23:261 – 1865 Rymal Road East, Stoney Creek

The subject property is approximately 0.35 ha (0.87 ac) in size and located within the Upper Davis Creek sub-watershed and Red Hill Creek watershed. The subject site is adjacent to the Eramosa Karst Conservation Area and partially within the feeder area of the Eramosa Karst Area of Natural and Scientific Interest. As such, the site may be subject to karst features, which are classified as unstable bedrock under the *Conservation Authorities Act* and Provincial Policy Statement (PPS). The subject property is regulated by HCA due to the potential presence of karst hazards.

HCA has been involved in reviewing the proposed development through Site Plan application DA-21-017, Minor Variance files SC/A-21:257 and HM/A-22:131, and HCA's permitting process. As part of the site plan application, a Karst Assessment was completed for the property which identified a karst feature (grike) in the northwest portion of the site. Through the assessment, it was determined that the grike would be remediated (closed out) to eliminate the hazard. In December 2021, HCA issued a Permit (#2021-97) for the remediation of the grike to facilitate the future development. As the work to remediate the grike had not been completed during the two-year validity period, the Permit was re-issued in November 2023 (#2023-86) at the request of the applicant. In April 2024, HCA received an application for the construction of the mixed-use building containing a total of 195 dwelling units and ground floor commercial which is the subject of the minor variances request in HM/A-23:261. The permit application is currently under review by HCA staff.

The applicant is requesting 11 minor variances to facilitate the construction of a mixed-use building containing a total of 195 dwelling units and ground floor commercial. Based on a review of the submitted materials, HCA has no comments regarding the requested minor variances as they are not anticipated to impact HCA's regulatory requirements or Section 3.1 of the PPS. HCA staff have no objections to the granting of the requested minor variances.

HCA will address any remaining concerns through the Site Plan application and HCA Permit.

Please contact the undersigned if there are any questions regarding the provided comments.

There will be no fee for HCA's review of this minor variance application.

Regards,

Jeff Tweedle

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