



November 24, 2023

via email

GRCA File: A2023-113 – 9 Siebert Avenue

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Dear Marilyn Mills,

Re: Application for Minor Variance A2023-113
9 Siebert Avenue, City of Kitchener
Robert Westbury

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application to allow an Additional Dwelling Unit (ADU) partially within the exterior side yard.

Recommendation

Based on our review of an updated sketch that shows that the adjacent floodplain does not extend onto the subject property, the GRCA's previous comments have been addressed. We have no objection to the approval of this minor variance application. Please see our detailed comments below.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted to the GRCA:

- Sketch showing elevations, prepared by Van Harten, dated November 17, 2023, received by GRCA November 21, 2023.

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 a portion of the subject property is within the regulated allowance adjacent to the floodplain associated with Montgomery Creek. Due to the presence of the features noted above, a portion of the property is 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 GRCA has reviewed the sketch of the property, which identifies that the floodplain does not extend onto the subject property. Therefore, the GRCA's previous comments have been addressed satisfactorily and we have no further objection to approval of this minor variance application.

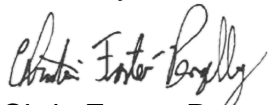
The GRCA acknowledges receipt of payment in the amount of \$300 for our review of this application.

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 the undersigned at 519-621-2763 ext. 2319 or cfosterpengelly@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Foster-Pengelly", written in a cursive style.

Chris Foster-Pengelly, M.Sc.
Assistant Supervisor of Resource Planning
Grand River Conservation Authority

Copy: Robert Westbury (via email)