



June 25, 2024

Committee of Adjustment  
City of Kitchener  
200 King Street West  
Kitchener ON N2G 4V6  
[CofA@kitchener.ca](mailto:CofA@kitchener.ca)

**Re: Minor Variance Application A2024-057**  
**Consent Application B2024-016**  
**176 Woolwich St, Kitchener**  
**Hector Lopez**

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Grand River Conservation Authority (GRCA) staff have reviewed the above-noted applications to sever the lot and construct a new dwelling.

### **Recommendation**

The GRCA has no objection to the applications. A GRCA permit is required prior to construction.

### **Documents Reviewed by Staff**

Staff have reviewed the grading plan (JPE Engineering, revised February 23, 2023) submitted with this application. Staff have also reviewed an environmental impact study (NRSI, April 2024) submitted as part of the related pre-consultation application.

### **GRCA Comments**

The GRCA has reviewed this application under Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, as well as in accordance with Ontario Regulation 41/24 and GRCA's Board approved policies.

Information currently available at our office indicates that the subject lands contain or are adjacent to wetlands. The applicant has submitted an environmental impact study (EIS) which demonstrates that the wetland unit closest to the proposed dwelling qualifies for removal under GRCA policy. In lieu of removal, the EIS has proposed maintaining a small buffer and completing edge plantings and infiltration measures that will maintain and enhance the wetland.

The lot severance creates lot lines outside of the wetland and a recommended buffer.

As such, the GRCA has no objections to the applications. A GRCA permit is required prior to construction.

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This is considered a minor consent application. Consistent with GRCA's 2024 approved fee schedule, we will invoice the applicant \$465 for our review. A separate standard development category fee (\$675) will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2761 ext. 2292 or [theywood@grandriver.ca](mailto:theywood@grandriver.ca).

Sincerely,



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Trevor Heywood  
Resource Planner  
Grand River Conservation Authority

Encl. Resource Mapping





Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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Scale 1:982

NAD83 UTM zone 17 (EPSG:26917)

