



August 30, 2024

via email

GRCA File: A2024-070 – 47 Hugo Crescent

Marilyn Mills  
City of Kitchener  
200 King Street West  
Kitchener, ON N2G 4O7

Dear Marilyn Mills,

**Re: Application for Minor Variance A2024-070**  
47 Hugo Crescent, City of Kitchener  
Danny Bray, Benjamin Bray, & Jordan Taylor

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 41/24, 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 Shoemaker Creek, floodplain, and valley slopes. A copy of GRCA's resource mapping is attached.

Due to the presence of the above-noted features, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits 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 41/24.

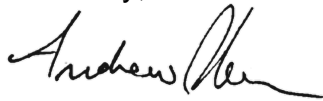
It is understood that the minor variance application is requesting permission to allow a reduced number of parking spaces to facilitate the creation of an additional dwelling unit within the existing building. The existing building and proposed dwelling unit are located outside of the regulated area noted above. As such, the GRCA has no objection to the approval of the minor variance.

The internal renovations proposed in the circulated plans will not require a GRCA permit under Ontario Regulation 41/24.

We wish to acknowledge receipt of the applicable plan review fee associated with the related application SP24-046-H-TS. As such, an additional plan review fee is not required for our review of this application.

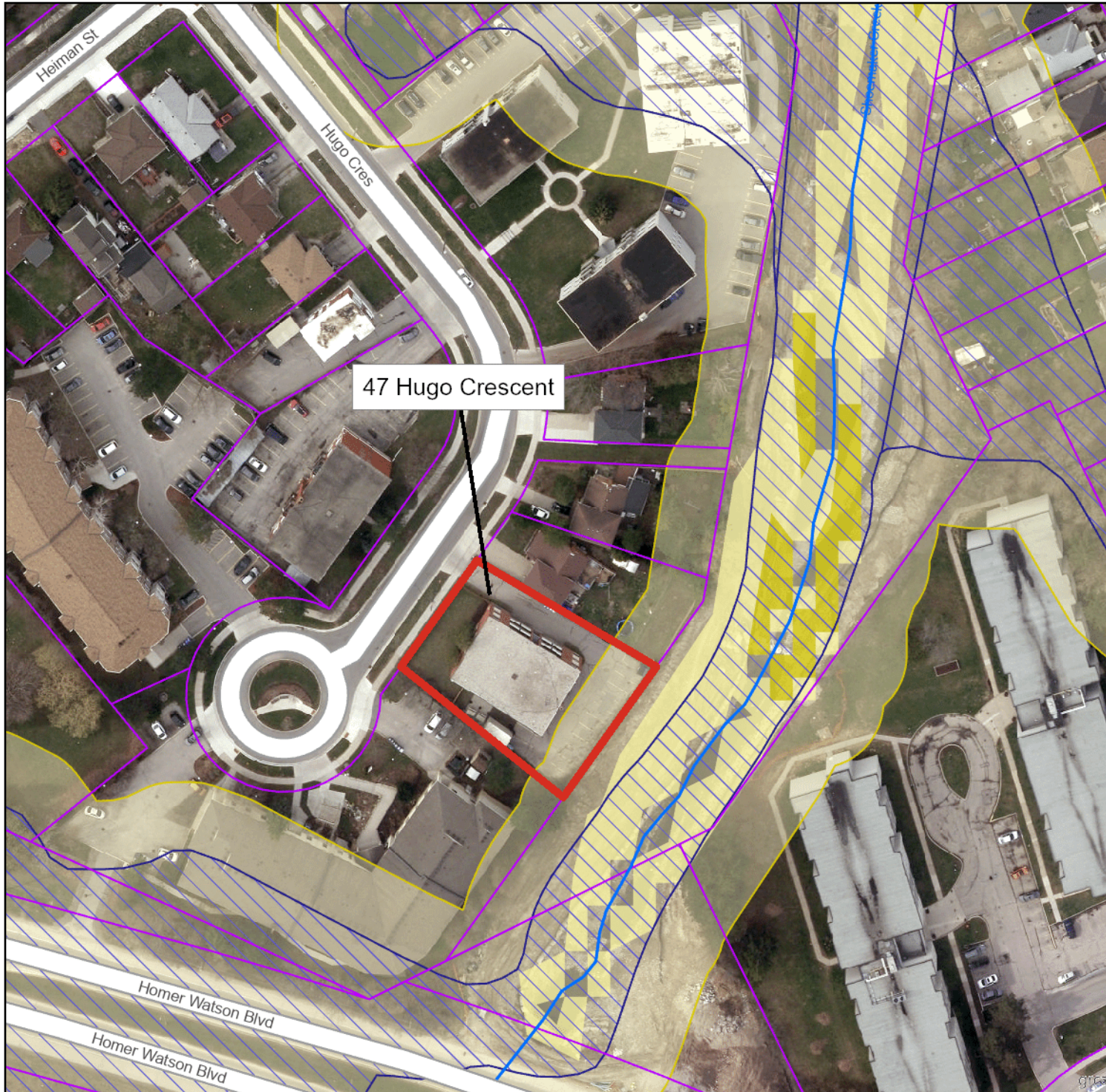
Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Copy: Danny Bray, Benjamin Bray, & Jordan Taylor (via email)  
Victoria Suen (via email)



47 Hugo Crescent

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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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. See Sources and Citations for details.

