



November 1, 2024

via email

GRCA File: A2024-099 – 165 Courtland Avenue East

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

Dear Marilyn Mills,

**Re: Application for Minor Variance A 2024-099**  
165 Courtland Avenue East, City of Kitchener  
Daniel Boyer

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 5.2 of the Provincial Planning Statement (PPS, 2024), 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 floodplain and regulated allowance adjacent to the floodplain. This reach of floodplain is within a Two-Zone Floodplain Policy Area identified in the City of Kitchener Official Plan. 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. Any development within the regulated area on the subject lands must also conform to the GRCA and City of Kitchener Two-Zone Floodplain Policies.

The proposed minor variance application requests relief from multiple provisions of the Zoning By-law to facilitate development of a multiple residential building on the property. GRCA recently issued Permit #473-23 for the proposed development and the plans circulated with this application are consistent with the plans approved under the GRCA

permit noted above. As such, the GRCA has no objection to the approval of this minor variance application.

The applicant is advised that GRCA Permit #473-23 expires on July 11, 2025. A new GRCA permit will be required if the development is not complete prior to July 11, 2025.

We wish to acknowledge receipt of the applicable plan review fee associated with B2023-001. As such, an additional plan review fee for this application is not required.

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: Daniel Boyer, 165 Courtland Ltd. (via email)  
Marc Villemaire, SRM Architects Inc. (via email)



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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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