



March 31, 2025

via email

GRCA File: A2025-028 – 250 Riverbend Drive

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

Dear Marilyn Mills,

Re: Application for Minor Variance A 2025-028
250 Riverbend Drive, City of Kitchener
The Humane Society of Kitchener Waterloo & Stratford Perth

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application requesting reduced parking requirements.

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 the subject property contains the Grand River, its associated floodplain and erosion hazard, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

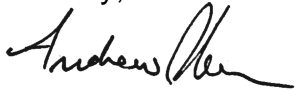
Due to the presence of the above-noted features, most of the subject property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the proposed minor variance application requests reduced parking requirements to facilitate a new building on the property. GRCA staff previously reviewed the proposed development through the site plan approval process and the development is outside of the regulated area noted above. As such, the GRCA has no objection to the approval of this minor variance application.

We wish to acknowledge receipt of the applicable plan review fee associated with the review of SP/24/066/R/SH. As such, a 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.

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

Enclosed: GRCA Mapping

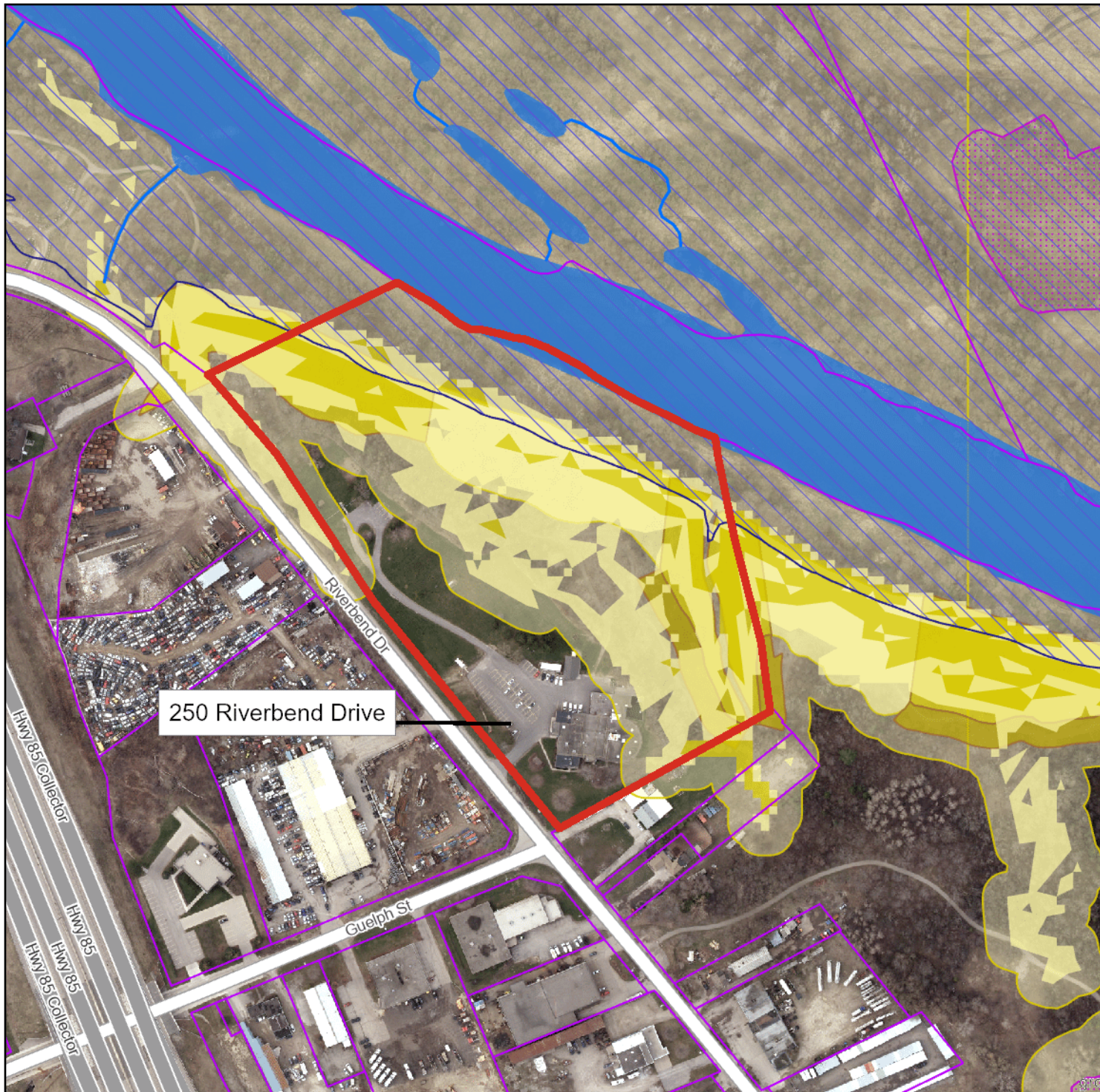
Copy: The Humane Society of Kitchener Waterloo & Stratford Perth (via email)
DC & F Corp. (via email)



A 2025-028 - 250 Riverbend Drive

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.

Scale 1:3,418

NAD83 UTM zone 17 (EPSG:26917)

