



August 1, 2025

via email

GRCA File: A2025-076 – 221 Sydney Street South

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

Dear Marilyn Mills,

Re: Application for Minor Variance A 2025-076
221 Sydney Street South, City of Kitchener
Rachel Thiessen

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application requesting a reduced rear yard setback.

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 is within the regulated allowance adjacent to the floodplain associated with Schneider Creek. 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 a reduced rear yard setback to facilitate the creation of an additional dwelling unit within the existing garage. The GRCA has no objection to the proposed minor variance application but we note that additional information will be required as part of a complete permit application for the proposed renovations. Pre-consultation with GRCA staff is recommended to determine submission requirements for a complete GRCA permit application.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherremman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Rachel Thiessen (via email)
King Street Construction (via email)



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 1:443

NAD83 UTM zone 17 (EPSG:26917)

