



December 31, 2025

Committee of Adjustment
City of Kitchener
200 King Street West
Kitchener ON N2G 4V6
CofA@kitchener.ca

**Re: Minor Variance Application A2026-004
37 Heiman Street, Kitchener
Shanaya Ventures**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for variances to facilitate a six-unit multiple dwelling.

Recommendation

The GRCA recommends that the application is approved subject to the following condition:

- Prior to any grading or construction on the site, the owners or their agents submit the following to the satisfaction of the Grand River Conservation Authority.
 - a. A topographic survey by an Ontario Licensed Surveyor;
 - b. A detailed grading plan;
 - c. Building plans and cross-sections;
 - d. The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit from the Grand River Conservation Authority.

Documents Reviewed by Staff

Staff have reviewed the site and building plans (Khalsa Design, dated December 11, 2025) submitted with this application. This follows our August 3, 2021 pre-consultation comments.

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 5.2 of the Provincial Planning Statement (PPS, 2024), 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 the Shoemaker Creek floodplain. This portion of the floodplain is a Two-Zone Policy Area. The regulatory floodplain elevation (RFE) for the property is 321.8 metres (CGVD28).

The proposed building elevations indicate the top of the ground floor will be 425.75 metres, which seems implausible, but no vertical datum is cited. The site plan also appears to show all development will be outside of the floodway portion of the floodplain, but GRCA staff cannot be certain without grading details and a higher resolution drawing that does not blur the measurement text. These issues will need to be corrected in the final drawings.

The proposed building and associated grading must be above the RFE, and all development activity is outside of the floodway, in accordance with City of Kitchener Official Plan Policies 6.C.2.5(c)(i) and 6.C.2.7(b), as well as GRCA Policies 8.1.30 and 8.1.31. In order to demonstrate meeting these policies, the GRCA will require the following plans, all of which must note the horizontal and vertical datums (e.g. NAD83 UTM Zone 17, CGVD28):

1. A topographic survey, completed by an Ontario Licensed Surveyor, showing the extent of the RFE as per the surveyor's measurements.
2. A grading plan, showing:
 - a. The floodway/flood fringe boundary as derived directly from our floodplain layer, which can be downloaded from the Grand River Information Network at <https://data.grandriver.ca/>.
 - b. The post-development extent of the RFE, sufficiently floodproofing the building and driveway / parking.
3. Building plans and cross-sections (i.e. a revised version of building plan A-300), showing corrected geodetic floor elevations, and with all floor space above the RFE.

The GRCA has confidence that the applicant can revise their plans accordingly to demonstrate the above. As such, the GRCA recommends approving the application

conditional on providing these plans to the GRCA's satisfaction, as well as obtaining a GRCA permit.

This is considered a 'minor' minor variance application. Consistent with GRCA's 2023-2025 approved fee schedule, we will invoice the applicant \$300 for our review. A separate fee 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.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping

cc: Sharath Samudrala
Amritpal Bansal, Khalsa Design



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.

