

From:
To: [Committee of Adjustment \(SM\)](#)
Subject: Application for variance A2026-546
Date: Thursday, January 15, 2026 2:19:29 PM
Attachments: [flood plain map.png](#)

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To the Committee of Adjustment,

I am the owner of the neighbouring property at _____, and I am writing with respect to Minor Variance Applications A 2026-001 and A 2026-002 for 532 and 546 Courtland Avenue East.

City mapping shows that portions of 546 Courtland Avenue East and my property at _____ are within the Grand River Conservation Authority regulated floodplain. The proposed variances increase building depth and hard surface coverage, which raises concerns regarding flood storage, drainage, and potential adverse impacts on adjacent properties.

I am also concerned about the proposed reduced drive aisle width and the potential need for vehicles to reverse onto Courtland Avenue East, which is a busy roadway located on a curve. These design constraints raise issues related to emergency vehicle access, site safety, and traffic conflicts.

In my view, these impacts cannot be considered minor without clear, written confirmation from the Grand River Conservation Authority and the City that floodplain function, emergency access, and traffic safety concerns have been fully addressed. I respectfully request that the Committee consider deferring or refusing the requested variances until these matters are resolved.

Thank you for your consideration.

Sincerely,
Ryan Grant



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