



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

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September 1, 2022

via email

GRCA File: A 2022-115 - 224 Jeffrey Place

Sarah Goldrup
Committee Administrator
Planning Division
City of Kitchener
200 King Street West, 6th Floor
Kitchener, ON, N2G 4G7

Dear Sarah Goldrup,

**Re: Minor Variance Application A 2022-115
224 Jeffrey Place, City of Kitchener
The Ironstone Building Company**

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

Recommendation

GRCA has no objection to the above-noted minor variance application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application, received on August 26, 2022 from the City of Kitchener:

- Application for Minor Variance (City of Kitchener, July 12 2022)
- Plan of Subdivision (Van Harten Surveying Inc., 2020)
- Sketch for Building Permit Application (Van Harten Surveying Inc., April 25 2022)
- Elevation Drawing (Orchard Design Studio Inc., June 2022)
- Main Floor Plan (Orchard Design Studio Inc., May 2022)

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our MOU with the Region of Waterloo 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 part of the regulated allowance to floodplain located just south of the property. A copy of our resource mapping is attached.

Due to the presence of the floodplain, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development within the regulated area on the subject property will require the prior issuance of a permit pursuant to Ontario Regulation 150/06.

We understand that the subject property is currently a vacant residential lot, proposed for the construction of a new single detached dwelling. As such, the applicant is seeking relief from zoning by-law regulations pertaining to the attached garage and front porch depth. Based on the circulated sketch, the proposed development will be located outside of GRCA's regulated area. GRCA has no objection to this minor variance application and a GRCA permit is not required.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$290 for the GRCA's review of this application.

Should you have any questions, please contact me at jconroy@grandriver.ca or 519-621-2763 ext. 2230.

Sincerely,



Jessica Conroy, MES PI.
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Resource Map

Copy: The Ironstone Building Company – Owner (via email)



Grand River Conservation Authority

Date: Aug 29, 2022

Author: AG

224 Jeffrey Place, Kitchener



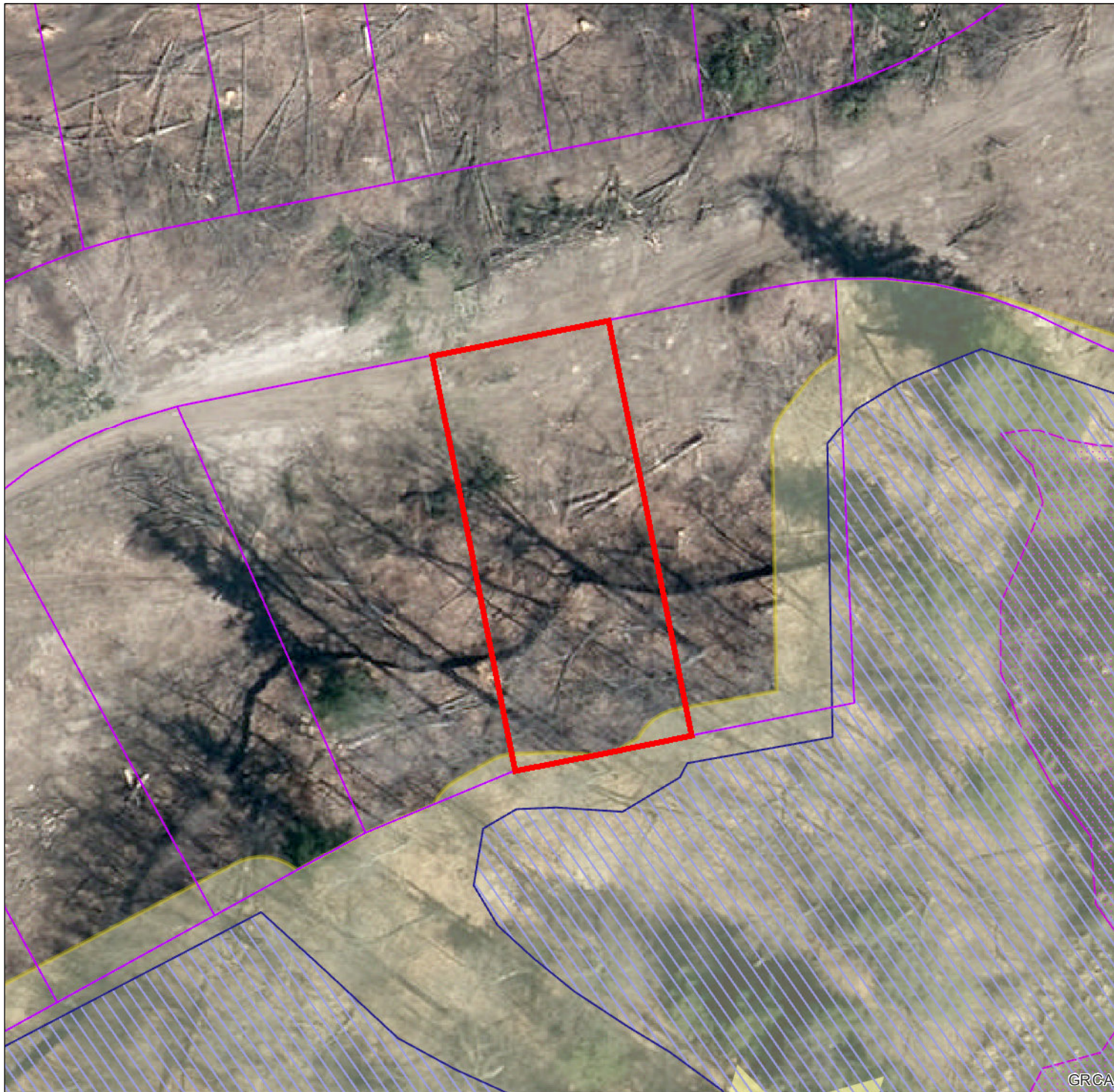
Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 3 6 12 18 Metres
NAD 1983 UTM Zone 17N Scale: 511



Map Centre (UTM NAD83 z17): 543,738.57 4,807,050.33

This map is not to be used for navigation | 2020 Ortho (ON)