



September 23, 2022

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

**Re: Minor Variance Applications A 2022-127 and -128
Consent Application B 2022-056
192 Woolwich Street, Kitchener
Emil Burca**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted applications to sever a new lot for a residential dwelling.

Recommendation

The GRCA has no objections to the applications. A GRCA permit will be required.

Documents Reviewed by Staff

Staff have reviewed the environmental impact study (NRSI, September 2022) submitted with this application.

This follows our pre-consultation comments dated February 23, 2022, and we referenced the grading plan (BSR&D, revised November 29, 2021) submitted with that proposal.

GRCA Comments

The GRCA has reviewed this application as per our Provincial delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario

Regulation 150/06, GRCA's Board approved policies, and our MOU with the Region of Waterloo.

Information currently available at our office indicates that the subject lands contain or are adjacent to wetlands. The environmental impact study has demonstrated that development can occur outside of the on-site wetland and any applicable wetland buffers.

A GRCA permit will be required prior to construction.

This is considered a 'minor' minor variance / consent. Consistent with GRCA's 2022 approved fee schedule, we will invoice the applicant \$445 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 519-621-2763 ext. 2292 or theywood@grandriver.ca.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping
February 23, 2022 Comments for Pre-consultation

cc: Emil Burca
Kristin Barisdale, GSP Group



Grand River Conservation Authority

Date: Sep 23, 2022

Author: AG

192 Woolwich Street, Kitchener



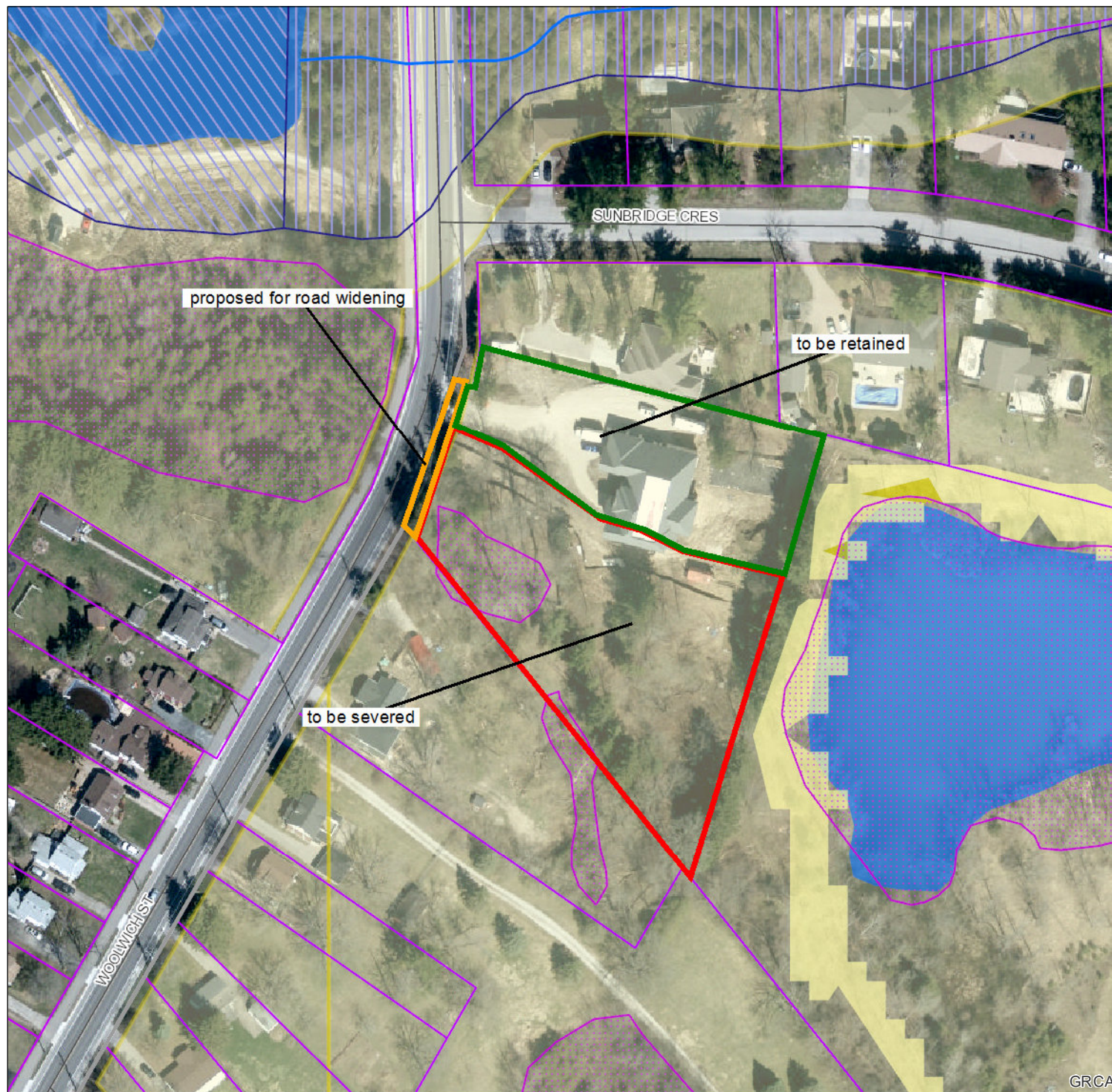
Legend

- 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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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. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 5 10 20 30 Metres
NAD 1983 UTM Zone 17N
Scale: 1,470



Map Centre (UTM NAD83 z17): 542,004.11 4,815,269.85

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

GRCA



February 23, 2022

Andrew Pinnell
City of Kitchener
200 King Street West
Kitchener ON N2G 4V6
andrew.pinnell@kitchener.ca

**Re: Pre-consultation for Zoning By-law Amendment and Severance
192 Woolwich Street, Kitchener
Emil Burca**

Dear Mr. Pinnell,

The Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application to create two single detached residential lots.

Recommendation

The GRCA recommends clearer plans and possible site revisions as part of a formal application. A GRCA permit will be required.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Cover letter (GSP Group, revised December 21, 2021)
- Grading Plan (BSR&D, revised November 29, 2021)
- Environmental Impact Study (NRSI, December 2021)

GRCA Comments

The GRCA has reviewed this application as per our Provincial delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario

Regulation 150/06, GRCA's Board approved policies, and our MOU with the Region of Waterloo.

Information currently available at our office indicates that the subject lands contain or are adjacent to wetlands. The environmental impact study (EIS) has demonstrated that development can occur outside of the on-site wetland and any applicable wetland buffers.

That stated, the proposal in the EIS (Map 3) appears to leave little space for a functional yard or any accessory structures. There also appears to be discrepancies between EIS Map 3 and the grading plan. The grading plan shows a pool and cabana, but does not show the 30 metre setback from the off-site Provincially Significant Wetland (PSW).

As part of a formal application, the GRCA requests an updated site plan that shows the extent of grading, as well as wetlands and applicable buffers. We also recommend consideration is given to functional yard space and accessory structures. Any accessory structures or functional yard space should be outside of the PSW setback, or the EIS should confirm it will not impact the PSW.

We recommend that the wetland and applicable buffers are zoned Natural Heritage Conservation (NHC) if a zone change is pursued.

A GRCA permit will be required prior to construction.

This is considered a minor zoning bylaw amendment and consent. Consistent with GRCA's 2022 approved fee schedule, we will invoice the applicant \$445 for our review upon receipt of a formal zoning bylaw amendment application. 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 519-621-2763 ext. 2292 or theywood@grandriver.ca.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Attachment

cc: Emil Burca
Kristin Barisdale, GSP Group