



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

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November 23, 2022

via email

GRCA File: A 2022-134 - 192 Kent Avenue

Sarah Goldrup  
Committee Administrator  
Planning Division  
City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor  
Kitchener, ON, N2G 4G7  
[CofA@Kitchener.ca](mailto:CofA@Kitchener.ca)

Dear Sarah Goldrup,

**Re: Minor Variance Application A 2022-134  
192 Kent Avenue, City of Kitchener  
Gregory Lewis/Fine Line Drafting & Design Inc.**

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 by GRCA staff on November 17, 2022 from the City of Kitchener:

- Application for Minor Variance (City of Kitchener, October 14 2022); and
- Site Plan (Fine Line Drafting & Design, October 14 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 the regulated allowance to floodplain associated with Shoemaker Creek. 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.

The current and proposed use of the subject property is residential. We understand the purpose of this application is to permit a multiple dwelling containing three dwelling units and two parking spaces on the subject property. We understand the applicant is requesting relief from zoning by-law requirements pertaining to minimum lot area, minimum lot width, minimum side yard abutting a street, number of parking spaces, and landscape space. The GRCA does not anticipate negative natural hazard impacts as a result of this minor variance application and we have no objection.

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](mailto:jconroy@grandriver.ca) or 519-621-2763 ext. 2230.

Sincerely,



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

Enclosed: GRCA Resource Map

Copy: Gregory Lewis – Owner (via email)  
Rodney Friesen, Fine Line Drafting & Design Inc. – Agent (via email)



# Grand River Conservation Authority

Date: Nov 22, 2022

Author: JC

192 Kent Avenue, Kitchener

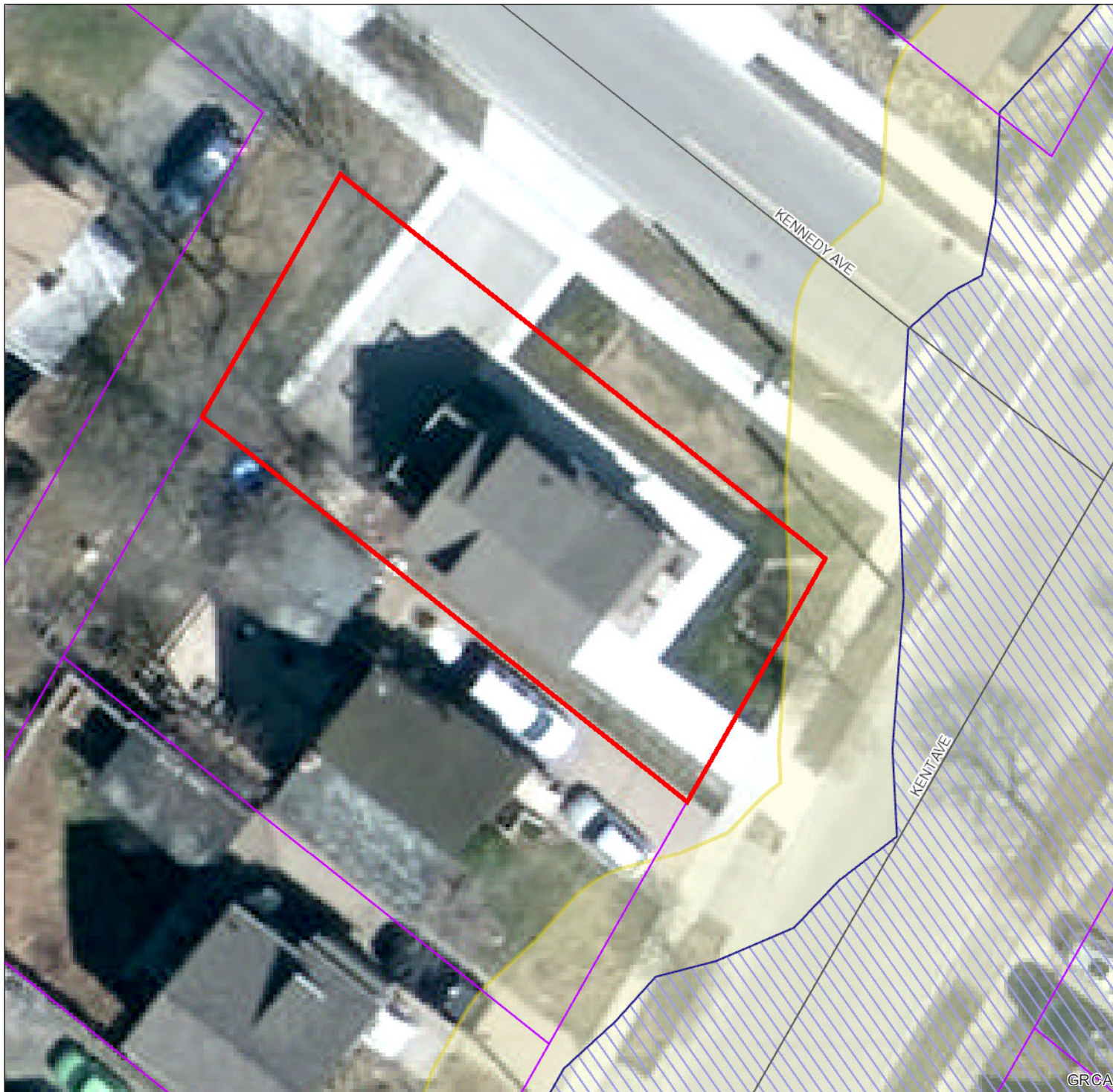
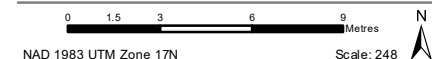


## Legend

- 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>



Map Centre (UTM NAD83 z17): 542,045.27 4,809,769.95

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