



November 25, 2022

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

Re: Minor Variance Application A2022-143
10 Pattandon Avenue, Kitchener
Adam Basaralea

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for a garage.

Recommendation

The GRCA does not have concerns with the requested variance, but will request that floodproofing and structure measures are included in the design. A GRCA permit is required prior to construction.

Documents Reviewed by Staff

Staff have reviewed the site plans (AFJ Building Design, revised October 24, 2022) submitted with this application.

GRCA Regulatory 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 the Shoemaker Creek floodplain. This floodplain is a Two-Zone Policy Area, and the portion of the floodplain affecting the property is designated as a floodway. The floodway is the inner portion of the floodplain where the deepest and fastest flows occur, and consequently where development is significantly restricted.

Minor additions or passive non-structural uses are generally permitted in the floodway if they do not affect flood flows. We have no concerns with the garage in this respect.

A GRCA permit is required prior to construction. As part of the application, we will request design details demonstrating that the garage is floodproofed appropriately, securely anchored to grade, and constructed to withstand hydrostatic pressures from flood flows.

Advisory Comment

This property does not meet GRCA's residential safe access standards for floodplain ingress/egress. We will not permit any additional dwelling units on the property.

This is considered a 'minor' minor variance application. Consistent with GRCA's 2022 approved fee schedule, we will invoice the applicant \$290 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

cc: Alex Josic, AFJ Building Design