



PLAN REVIEW REPORT:	Holly Dyson City of Kitchener
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DATE: January 26, 2021 **FILE:** Severance B2021-004/005 – 138/150 Victoria Street South

RE: **Consent Application B2021-004
Consent Application B2021-005
100 Park Street, 138 Victoria Street South, and
150-154 Victoria Street South
Innovation Developments Kitchener**

GRCA COMMENT*:

The Grand River Conservation Authority (GRCA) has no concerns with the application.

BACKGROUND:

1. Resource Issues:

Information currently available at our office indicates that the subject lands contain the Schneider Creek floodplain.

2. Legislative/Policy Requirements and Implications:

Due to the presence of the floodplain, the GRCA regulates a portion of the property under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development within the regulated area (as shown in yellow on the attached map) will require a permit from the GRCA pursuant to Ontario Regulation 150/06.

The subject lands are located within the flood fringe section of a Two Zone Floodplain Policy Area, where depths and velocities are lower. As per GRCA and City of Kitchener Official Plan policies, development is permitted in the flood fringe as long as the development is floodproofed, and safe access is available.

We have no concerns with the consent applications. We expect GRCA requirements can be addressed through appropriate design of a development proposal for the subject lands, and will comment further through future Planning Act applications.

3. Review Fees:

This application is considered a minor consent application, and in accordance with the GRCA's 2021 Plan Review Fee Schedule, the applicable fee is \$430. We will send an invoice to the applicant. Additional fees may apply for future Planning Act applications, and 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

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority***

c.c. Steven Ruse, Innovation Developments Kitchener
Kevin Muir, GSP Group