



March 6, 2023

via email

GRCA File: B2023-008 & B2023-009 – 241-243 Victoria Street South

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

Dear Marilyn Mills,

Re: Applications for Consent B 2023-008 & B 2023-009
241-243 Victoria Street South, Kitchener
Willowside Housing Co-operative Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent applications.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed consent applications.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that a portion of 241-243 Victoria Street South contains the floodplain associated with Westmount Creek and Schneider Creek. The subject lands also contain the regulated allowance adjacent to the floodplain. This reach of floodplain is within a Two-Zone Floodplain Policy Area identified in the City of Kitchener Official Plan.

Due to the presence of the features noted above, 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 or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06. Any development within the regulated area on the retained lands must also conform to the GRCA and City of Kitchener Two-Zone Floodplain Policies.

The consent applications propose to sever a parcel of land from 241-243 Victoria Street South and merge the land with 239 Victoria Street South. An access easement in favour of the lands at 239 Victoria Street South is also proposed. The lands to be merged with 239 Victoria Street South and the lands subject to the easement are located outside of the floodplain and GRCA regulation limit. As such, GRCA has no objection to the proposed consent applications.

Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor consent application and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

For Municipal Consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Herreman', with a stylized flourish at the end.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Willowside Housing Co-operative Inc. (via email)
Scott Patterson, Patterson Planning Consultants Inc. (via email)
Husarzy Properties Inc. (via email)



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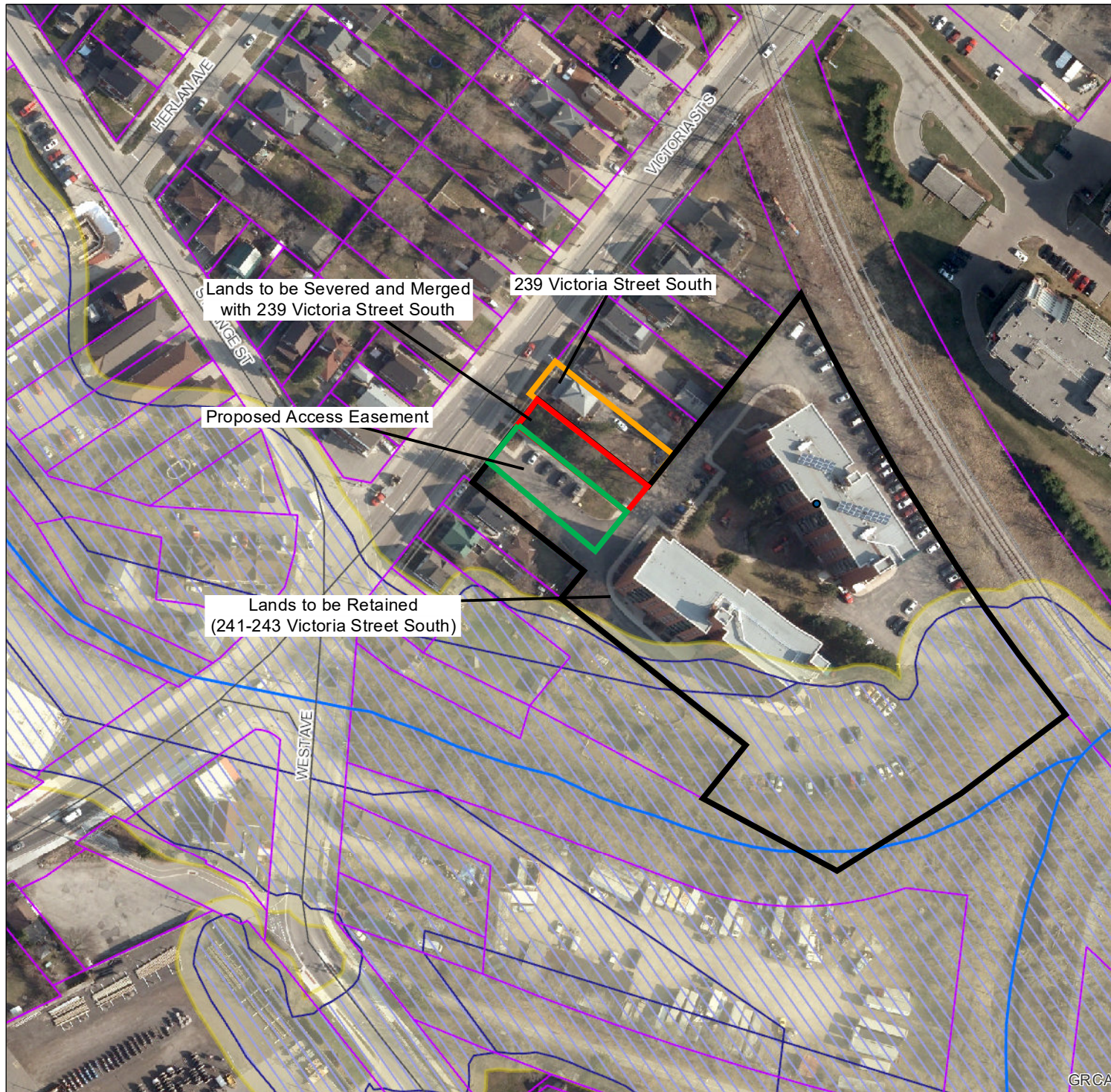
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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



NAD 1983 UTM Zone 17N

Scale: 1,653



Map Centre (UTM NAD83 z17): 540,070.46 4,810,425.98

This map is not to be used for navigation | 2021 Ortho (KWCG)