



April 3, 2023

via email

GRCA File: A2023-043 – 300 Countrystone Crescent

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

Dear Marilyn Mills,

**Re: Application for Minor Variance A2023-043**  
300 Countrystone Crescent, City of Kitchener  
Dharmarajan Peruman

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application.

**Recommendation**

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance application.

**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 the subject property contains the regulated allowance adjacent to a watercourse. A copy of our resource mapping is attached.

Due to the presence of the watercourse allowance, a portion of the 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.

The proposed minor variance application requests permission to allow an Additional Dwelling Unit on a lot with an area of 383.6 square metres rather than 395 square metres, a lot width of 10.9 metres rather than 13.1 metres frontage; and to permit two parking spaces rather than the required three parking spaces. GRCA has no objection

to the requested variances but we note that a GRCA permit under Ontario Regulation 150/06 will be required for the proposed Additional Dwelling Unit.

The applicant can submit a GRCA permit application online here:

<https://apps.grandriver.ca/Permits>.

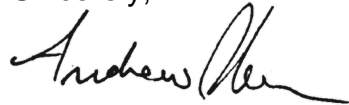
Consistent with GRCA's 2023 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application.

**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](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Dharmarajan Peruman (via email)

Rodney Friesen, Fine Line Drafting & Design Inc. (via email)





# Grand River Conservation Authority

Date: Mar 31, 2023

Author: ah

## A2023-043 - 300 Countrystone Crescent

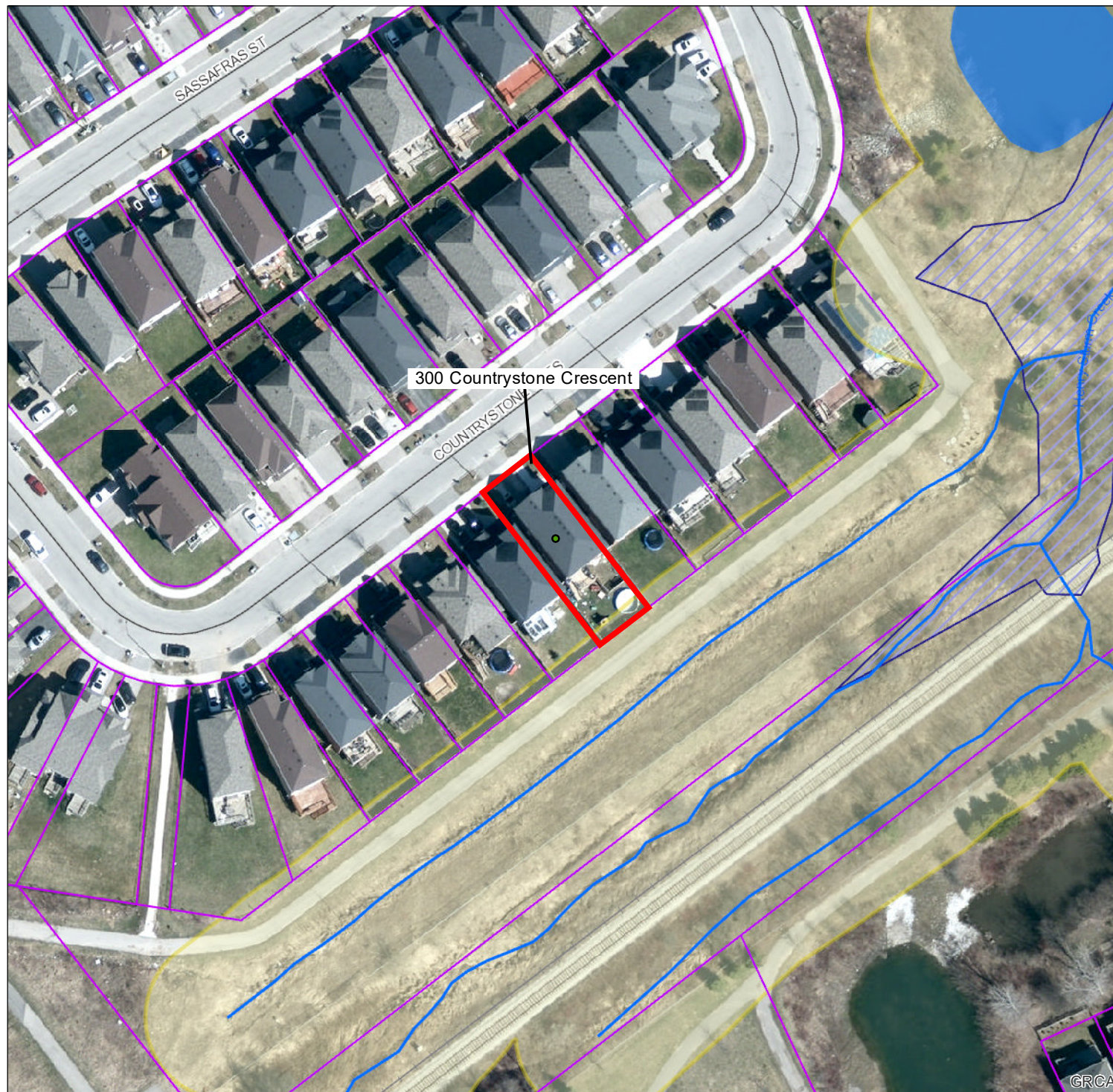
### Legend

- 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>

0 5 10 20 30 Metres  
NAD 1983 UTM Zone 17N Scale: 1,020



Map Centre (UTM NAD83 z17): 536,074.56 4,809,089.82

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