



PLAN REVIEW REPORT: City of Guelph, Committee of Adjustment Trista Di Lullo, Secretary-Treasurer
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DATE: February 18, 2021

YOUR FILE: A-18/21

RE: **Application for Minor Variance A-56/20**
86 Arthur Street North, City of Guelph

GRCA COMMENT*:

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property is adjacent to the Speed River and contains floodplain and the regulated allowance adjacent to the floodplain. This reach of floodplain is identified as a Two-Zone Floodplain Policy Area and the building on this property is within the flood fringe.

2. Legislative/Policy Requirements and Implications:

The minor variance application relates to the side yard setback in the flood fringe where development is permitted subject to restrictions. The GRCA has reviewed and approved a proposed residential addition through GRCA Permit #842/20. The permit as approved does not have the garage identified but the proposed attached garage would be in the flood fringe area and would meet the floodplain policy applied to this area. As such, GRCA staff do not anticipate any negative impacts to the natural hazard features as a result of this application

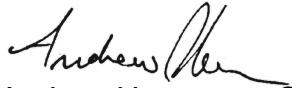
If the minor variance is approved, additional review of the garage and a revised or new GRCA permit application will be required for the attached garage.

3. Additional Information/Suggestions provided in an advisory capacity:

A "minor" minor variance application review fee is required for our review of this application. The applicant will be invoiced in the amount of \$280.00 with a copy of this correspondence.

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2228.

Yours truly,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Encl. (1)

c.c. Robert Bell (via email only)
Kelly Wilson, Volumes of Space (via email only)

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



Grand River Conservation Authority

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Author: ah

A18/21 - 86 Arthur Street North, Guelph

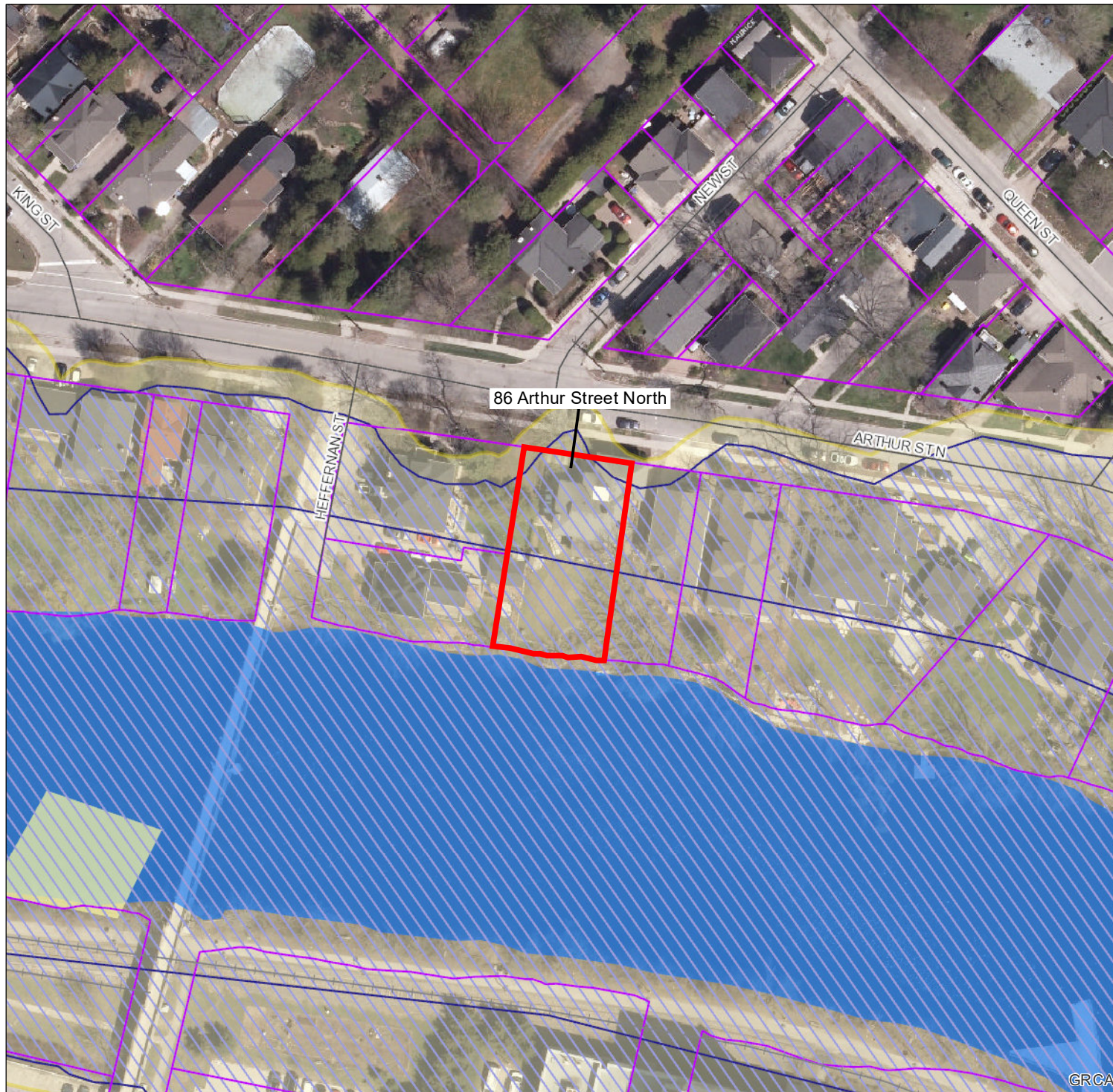
Legend

- 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: 1,023



Map Centre (UTM NAD83 z17): 560,849.93 4,822,044.21

This map is not to be used for navigation | 2015 Ortho (ON) | 2019 Ortho (KWCG)

NAD 1983 UTM Zone 17N

Scale: 1,023