



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

DATE: May 4, 2021

YOUR FILE: A-26/21

RE: Application for Minor Variance A-26/21
60 Ontario Street, 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 within the floodplain of the Speed River. This reach of floodplain is within Floodplain Special Policy Area. Please see attached map for reference.

2. Legislative/Policy Requirements and Implications:

The proposed minor variances will not impact the provisions of the floodplain policies. The GRCA has no objection to passing of the minor variance.

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 development on the property will require prior approval for the GRCA in the form of a permit. Please be advised that any future development on this property must conform to the GRCA Special Policy Area floodplain policies and the Special Policy Area Floodplain Policies outlined in the City of Guelph Official Plan and Zoning By-law.

Based on the detailed plans provided by Fryett Turner Architects Inc. dated February 1, 2021 it appears that the building is to remain commercial and all work will be internal renovations. As such, a permit from the GRCA is not required.

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.

We trust the above information is of assistance. Should you have any further questions, please contact me at arye@grandriver.ca or 519-621-2763 extension 2238.

Sincerely,

A handwritten signature in black ink that reads "Ashley Rye". The signature is written in a cursive, flowing style.

Ashley Rye
Resource Planner
Grand River Conservation Authority

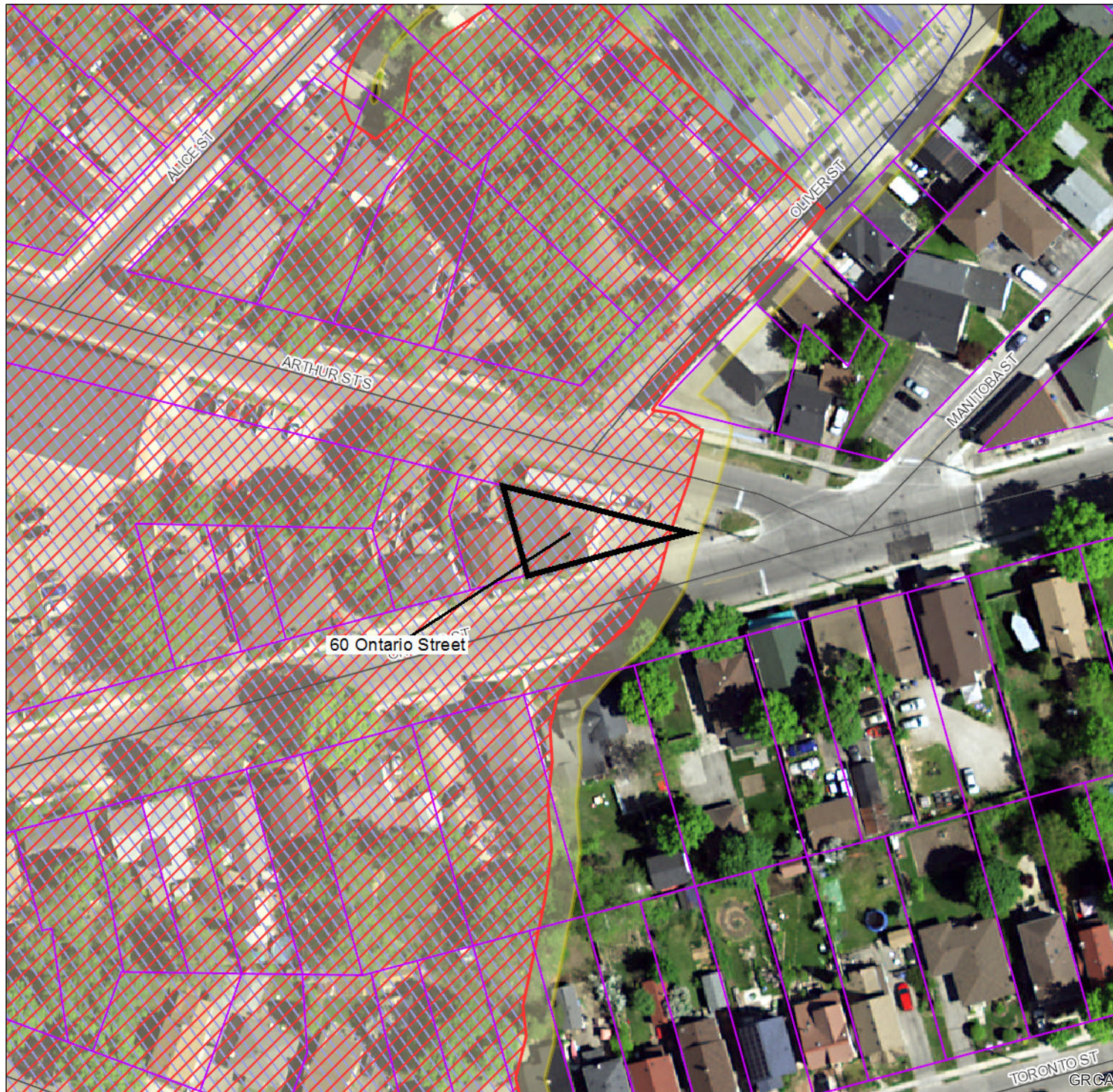
Encl (1)

Cc: Watir Holdings Corp. 2009 Gordon Street, Guelph Ontario via email
mwatt3213@gmail.com
Astrid J. Clos Planning via email astrid.clos@ajcplanning.ca

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



60 Ontario Street



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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