400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

PLAN REVIEW REPORT: City of Guelph, Committee of Adjustment
Juan da Silva, Secretary-Treasurer

DATE: June 30, 2021 **YOUR FILE:** A-39/21

RE: **Application for Minor Variance A-39/21**
110 Stevenson Street South, City of Guelph
Jimsgate Inc.

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 contains floodplain (fringe) and areas adjacent this feature. This reach of floodplain is within a Two-Zone Floodplain Policy Area.

2. **Legislative/Policy Requirements and Implications:**

   It is our understanding that the purpose of this minor variance application is to add a storage facility to the permitted uses for the property. GRCA staff have reviewed the submitted site plan and it appears that the conceptual storage facility will be located partially within the flood fringe portion of the Two-Zone Floodplain. Although we do not object to the addition of the storage facility use to this property, further technical details will be needed to demonstrate conformance with the applicable GRCA Two-Zone Floodplain policies and the Two-Zone Floodplain policies outlined in the City of Guelph Official Plan and Zoning By-law. Early pre-consultation with GRCA staff is encouraged to ensure that any future submissions to this office contain the required technical information.

   Due to the feature noted above, a portion of 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 within the regulated area will require prior approval for the GRCA in the form of a permit. Please be advised that any development within the flood fringe on this property must conform to the GRCA Two-Zone Floodplain Policies and the Two-Zone Floodplain Policies outlined in the City of Guelph Official Plan and Zoning By-law.

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 under separate cover.

We trust the above information is of assistance. Should you have any further questions, please contact our office.

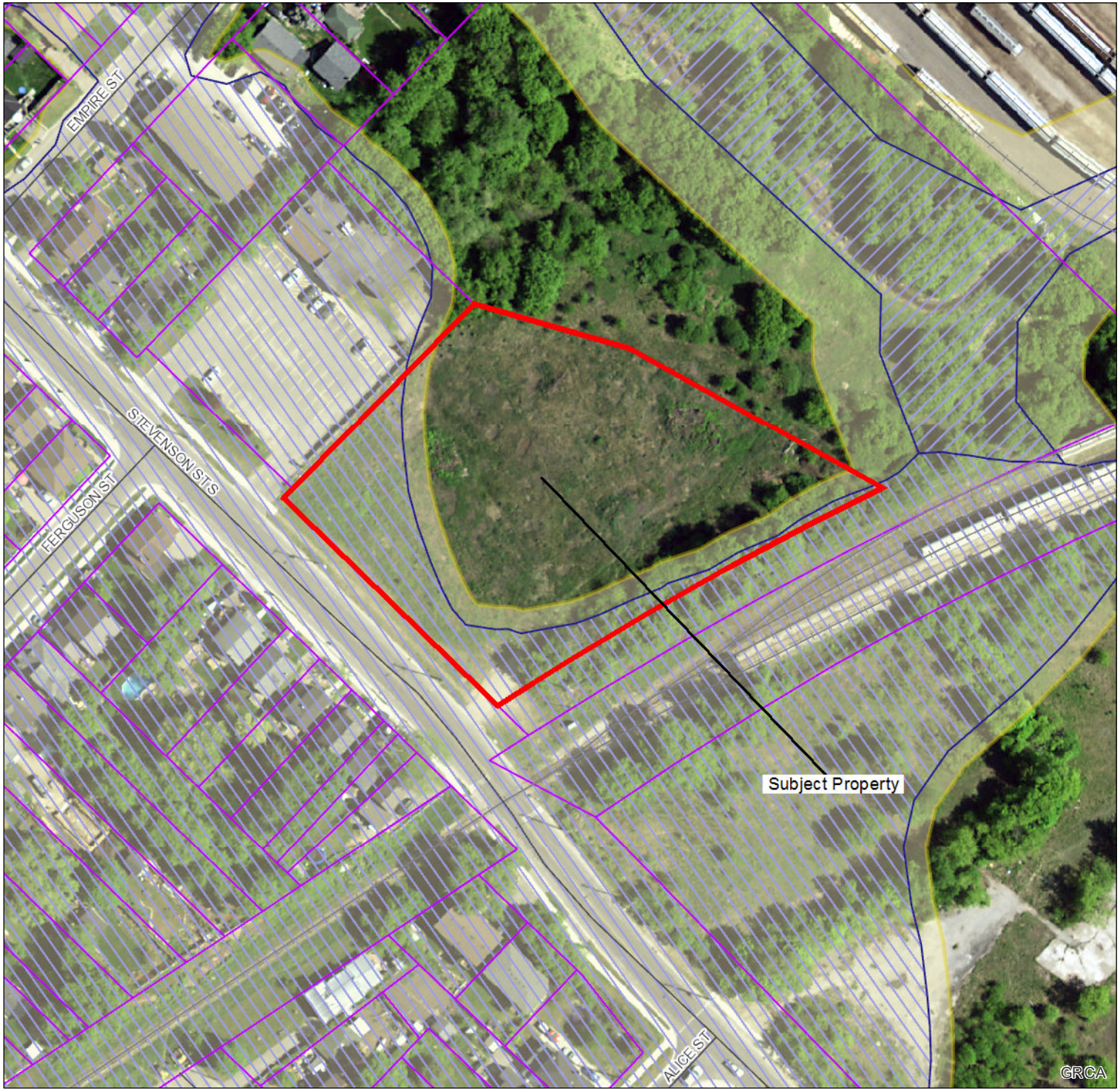
Yours truly,

Ashley Rye
Resource Planner
Grand River Conservation Authority
*AR/ah

Encl (1)

c.c Jimsgate Inc. (via email)
Hugh Handy, GSP Group Inc. (via email)

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

Date: Jun 23, 2021
Author: CF

110 Stevenson Street South

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.

0 5 10 20 30 Metres

N

Map Centre (UTM NAD83 z17): 562,026.01 4,822,384.63

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

NAD 1983 UTM Zone 17N

Scale: 1,253