



June 1, 2023

via email

GRCA File: A-35-23 – 92 Huron Street

Trista Di Lullo  
Secretary-Treasurer, Committee of Adjustment  
City of Guelph  
City Hall, 1 Carden Street  
Guelph, ON N1H 3A1

Dear Ms. Di Lullo,

**Re: Minor Variance Application A-35/23**  
92 Huron Street, City of Guelph  
Anne-Marie McGeragle

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 to permit a reduced side yard setback. Although the GRCA does not object to the requested variance, this does not imply support for the proposed additional residential unit. The applicant will need to demonstrate that applicable GRCA and City of Guelph Two Zone Floodplain Policies can be satisfied in order to obtain a GRCA permit for the proposed development. Please see additional comments below.

### **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 is within the floodplain associated with the Speed River. This reach of floodplain is within a Two Zone Floodplain Policy Area and the floodplain on this property is within the flood fringe. A copy of our resource mapping is attached.

Due to the presence of the floodplain, 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 future development

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.

The minor variance application requests a reduced side yard setback to permit the replacement of an addition at the rear of the dwelling. The GRCA does not object to the requested variance, but we note that the applicant will need to demonstrate that the proposed development can satisfy the GRCA and City of Guelph Two Zone Floodplain Policies noted above. Early pre-consultation with GRCA staff is recommended to go over the policy requirements and GRCA permit application submission requirements.

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,



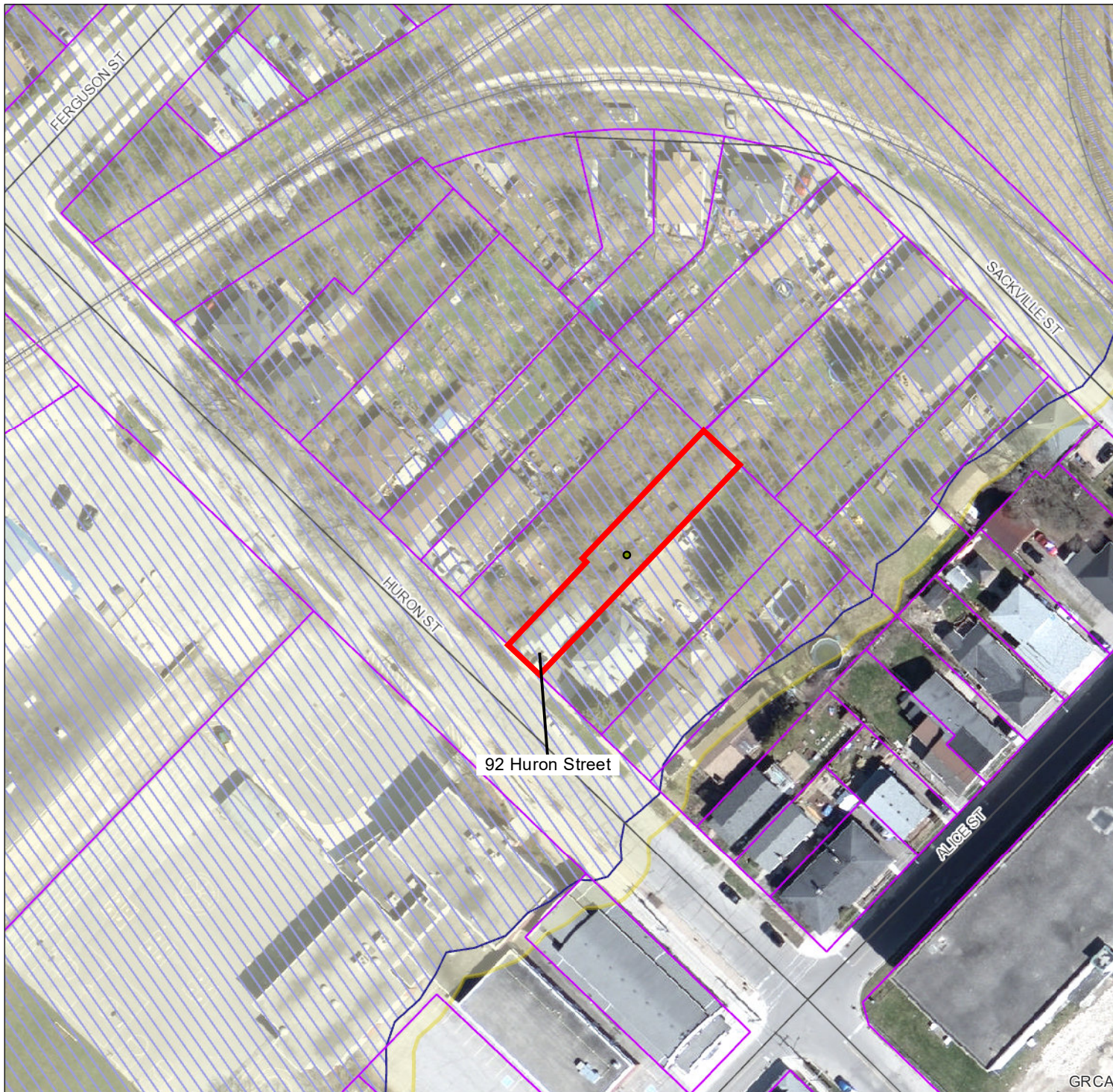
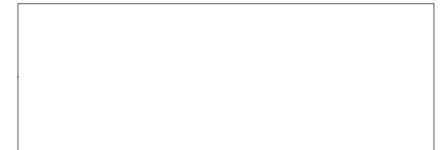
Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Anne-Marie McGeragle (via email)  
Michael Teppo (via email)



A-35/23 - 92 Huron 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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