



May 31, 2023

via email

GRCA File: A-36-23 - 384 Crawley Road

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-36/23
384 Crawley Road, City of Guelph
Industrial Equities Guelph Corporation/Evan Sugden

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application to provide site specific relief from provisions of the zoning by-law relating to maximum building height, garbage storage location, minimum parking isle width, loading spaces, outdoor storage for snow storage, maximum front yard setback, and principle entrance location.

We understand the applicant is proposing to develop the lands for a cold storage and manufacturing facility within six phases. The final proposed development of the site will include five large manufacturing and warehousing buildings proposed to have a maximum height of 46 metres, along with loading areas, parking lots, and office space.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance application. A GRCA permit will be required prior to any development or site alteration within the regulated areas on the subject property. We recommend consultation with GRCA staff as soon as possible so GRCA can complete a full technical review prior to the permitting stage.

Documents Reviewed by Staff

At this time, GRCA staff have reviewed the following documents submitted with this application, received on May 23, 2023:

- Committee of Adjustment Notice of Public Hearing (City of Guelph, May 23 2023);
- Application for Minor Variance (City of Guelph, May 9, 2023);
- Cover Letter (Boudfields Inc, May 9 2023);
- Minor Variance Rationale (Bousfields Inc., May 9 2023); and
- Site Sketches (AECOM, April 28 2023).

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 wetlands, including wetlands within the provincially significant Mill Creek Puslinch Wetland Complex and the associated regulated allowances. A copy of our resource mapping is attached.

Due to the presence of the wetlands, portions of the property are 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.

GRCA does not anticipate negative natural hazard impacts as a result of the proposed variances. As such, GRCA has no objection to the minor variance application.

Please note that a GRCA permit will be required. We suggest that the applicants contact GRCA as soon as possible regarding the proposed development so that we can conduct a more detailed review of the applicable plans and technical reports.

In accordance with GRCA's 2023 Fee Schedule, this application is considered a 'minor' minor variance application. The applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application. Please note that a separate fee will be required for future GRCA permit applications.

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 Jessica Conroy, Resource Planner, at 519-621-2763 ext. 2230 or jconroy@grandriver.ca.

Sincerely,



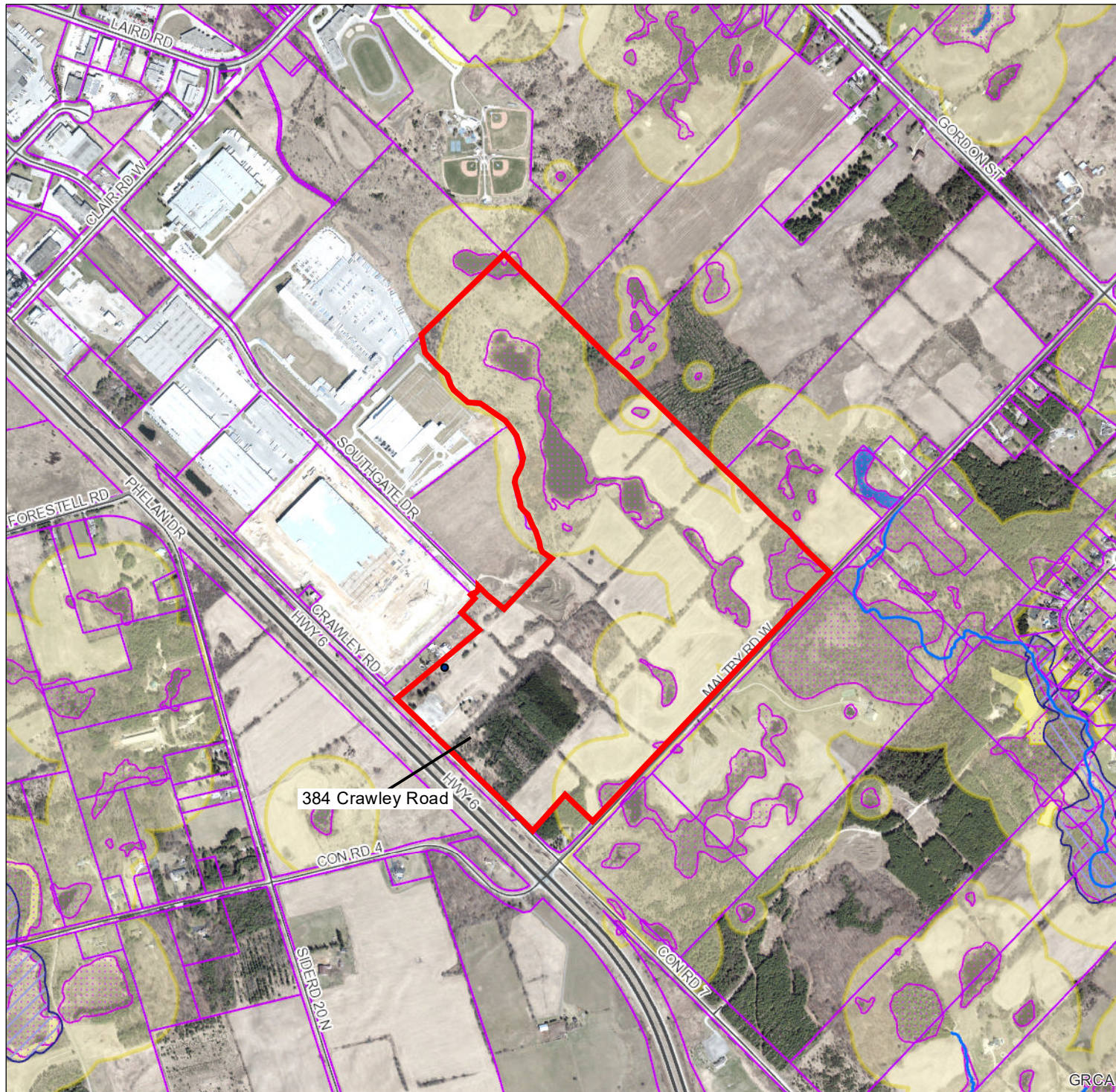
Laura Warner
Assistant Supervisor of Resource Planning
Grand River Conservation Authority
LW*jc

Enclosed: GRCA Mapping

Copy: Industrial Equities Guelph Corporation – Owner (via email)
Bousfields Inc. c/o Evan Sugden – Agent (via email)



A-36-23 - GRCA Map



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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