



July 28, 2023

via email

GRCA File: A-53-23 – 277 Arthur Street North

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-53/23
277 Arthur Street North, City of Guelph
Cynthia Waldow and Michael Bonneveld

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.

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 a portion of the subject property is within the regulated allowance adjacent to an erosion hazard associated with the Speed River. A copy of GRCA's resource mapping is attached.

Due to the presence of the erosion hazard, a portion of the 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.

The minor variance application requests a reduced side yard setback to permit the construction of an attached garage on the side of the existing dwelling. The proposed garage is on the edge of the GRCA's regulation limit and impacts on the erosion hazard are not anticipated as a result of the proposed development. As such, the GRCA has no objection to the approval of the proposed minor variance application.

Based on our review of the circulated Site Plan (dated July 11, 2023, prepared by John Bartlett Architect Inc.), the proposed garage will not require a GRCA permit under Ontario Regulation 150/06.

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.

Sincerely,



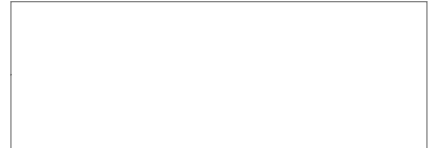
Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Cynthia Waldow & Michael Bonneveld (via email)
Joel Bartlett Architect Inc. (via email)



A-53/23 - 277 Arthur Street
North



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>

