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November 1, 2023

via email

GRCA File: B-20-23 - 25 Alice 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: Consent Application B-20/23
25 Alice Street, City of Guelph
Mario Cotroneo and Anthony Cotroneo/Claudio Balbinot

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application to sever part of the subject property to create one new residential lot and one retained residential lot. We understand the applicant is proposing to demolish the existing single detached dwelling and detached garage on the property and construct a new semi-detached residential dwelling on the subject property.

Recommendation

The GRCA has no objection to the proposed consent application. Please note a GRCA permit will be required, including detailed plans demonstrating that the proposed development meets GRCA and City of Guelph Special Policy Area floodplain policies. See detailed comments below.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application:

- Notice of Public Hearing (City of Guelph, October 20 2023);
- Application for Consent (City of Guelph, September 26 2023);
- Cover Letter (Agora Research Group, September 20 2023); and
- Site Sketch (Van Harten, March 23 2023).

GRCA staff have previously provided comments on pre-consultation application PRE22-008D (November 2, 2022) and had no objection to Zoning By-law Amendment application OZS23-004. We have also had discussion and provided feedback to the agent via email regarding design requirements for this proposed development.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 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 floodplain of the Speed River. A copy of our resource mapping is attached.

Due to the presence of the floodplain, a portion of 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 site alteration within the regulated area on the subject property will require a GRCA permit.

The subject property is also partially designated as Special Policy Area floodplain within the City of Guelph Official Plan. Any development or site alteration within this area must meet GRCA and City of Guelph Special Policy Area floodplain policies.

GRCA has no objection to the proposed consent application. A GRCA permit will be required, and it must be demonstrated through detailed plans that the proposed development will meet the applicable SPA floodplain policies of the City of Guelph and the GRCA, including the following requirements:

- All buildings or structures are floodproofed to an elevation no lower than one metre below the regulatory flood level (RFE). The RFE for this property is 315.1 metres (CGVD28).
- The habitable floor space is constructed to an elevation no lower than one metre below the regulatory flood level;
- Mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level;
- Basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; and
- Access is available to the site at an elevation no lower than one metre below the safe access level.

As noted in discussions with the agent, GRCA requests the following towards a complete GRCA permit application:

- Site Plan drawings showing:
 - Existing and proposed buildings and structures;
 - Existing and proposed grades;
- Cover letter from a Qualified Professional Structural Engineer identifying:
 - Proposed floodproofing measures;
 - Confirmation that the design will address the hydrodynamic and hydrostatic loads during the regulatory flood; and
 - Supporting calculations.

- Foundation plans showing the proposed floodproofing measures stamped and signed by a structural engineer; and
- Architectural drawings showing the floodproofing measures. These drawings should also be signed and sealed by the structural engineer.
- The floodproofing letter should reference the drawings that the letter is commenting on (i.e., including drawing name and revision date).
- The structural engineer should reference the Technical Guide for River & Stream Systems: Flood Hazard Limit (MNR, 2002).
- Please clearly indicate the RFE and identify the vertical datum used (i.e., CGVD28) on all drawings.

We wish to acknowledge receipt of payment in the amount of \$465.00 for the Zoning By-law Amendment application associated with this development proposal. As such, no plan review fee is required at this time for our review of this consent application. A separate fee will be required for the GRCA permit 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 jconroy@grandriver.ca or 519-621-2763 extension 2230.

Sincerely,



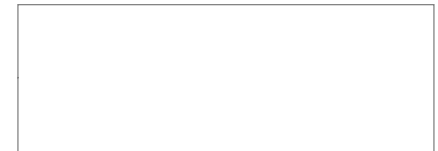
Jessica Conroy
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy: Claudio Balbinot, Agora Research Group Inc. – Agent (via email)
Mario Cotroneo, Mar-Cot Developments – Owner (via email)



25 Alice Street, Guelph



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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