



December 8, 2023

via email

GRCA File: A-83-23 - 108 Ferguson 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-83/23**  
108 Ferguson Street, City of Guelph  
Patrice, Sydney and Steven Scicluna/Masri O Inc. Architects

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application to construct a one-storey addition from the existing detached dwelling to the existing accessory building and use the existing accessory building as an additional residential dwelling unit (ARDU).

We understand the applicant is seeking relief from the zoning by-law to permit a minimum interior side yard setback of 0.66 metres for the proposed residential addition and attached residential dwelling unit.

### **Recommendation**

The Grand River Conservation Authority (GRCA) has no objection to the requested variances. A GRCA permit (Permit #897/22) has already been issued in relation to the proposed works.

### **Documents Reviewed by Staff**

GRCA staff have reviewed the following documents submitted with this application, received on November 24, 2023:

- Committee of Adjustment Notice of Public Hearing and Key Map (City of Guelph, November 24 2023);
- Application for Minor Variance (City of Guelph, November 2 2023);
- Site Sketch (Masri O Inc. Architects, last revised November 2 2023);
- Site Survey (Van Harten Surveying, August 3 2023);
- Cover Letter (Masri O Architects, November 2 2023);
- Elevation Sketch (Masri O Inc. Architects, last revised November 2 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 is entirely within the floodplain of the Speed River. A copy of our resource mapping is attached.

Additionally, the subject property is identified as Two Zone Fringe floodplain in the City of Guelph Official Plan. Any development or site alteration must meet the Two Zone policies of the GRCA and City of Guelph Official Plan.

Due to the presence of the floodplain, the entire 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.

GRCA does not have any objection to the proposed variances in relation to the existing accessory building. We also have no objection to the proposed new addition connecting the existing house to the accessory building. In addition, GRCA staff has previously issued a permit (Permit 897/22) to “to undertake internal renovations to create a dwelling unit”. As such, GRCA has no objection to the minor variance application.

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.

### **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. 2230 or [jconroy@grandriver.ca](mailto:jconroy@grandriver.ca).

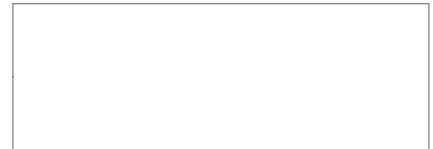
Sincerely,












Jessica Conroy  
Resource Planner  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Patrice, Sydney and Steven Scicluna – Owner (via email)  
Reema Masri, Masri O Inc. Architects – Agent (via email)



**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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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
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>

