



January 2, 2024

via email

GRCA File: A-1-24 – 51 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: Minor Variance Application A-1/24
51 Alice Street, City of Guelph
Ralph and Charlene Downey

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application.

Recommendation

The GRCA has no objection to the proposed minor variance application to permit reduced front yard and side yard setbacks. Although the GRCA does not object to the requested variances, this does not imply support for the addition as currently proposed in the circulated plans. 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 reduced front yard and side yard setbacks to permit the construction of additions to the existing dwelling. It is our understanding that no additional dwelling units are proposed. The GRCA does not object to the approval of the minor variance application, 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.

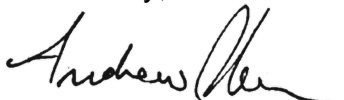
Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application.

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: Ralph & Charlene Downey (via email)



A-1/24 - 51 Alice 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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