



**PLAN REVIEW REPORT:** City of Guelph, Committee of Adjustment  
Trista Di Lullo, Secretary-Treasurer

**DATE:** December 3, 2020

**YOUR FILE:** A-56/20

**RE:** **Application for Minor Variance A-56/20**  
192 Arthur Street North, City of Guelph

**GRCA COMMENT:**

The Grand River Conservation Authority (GRCA) has no objection to the minor variance application.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property is adjacent to the Speed River and contains valley slopes, floodplain and the regulated allowance adjacent to these features. This reach of floodplain is within a Two-Zone Floodplain Policy Area and the floodplain on this property is within the floodway.

**2. Legislative/Policy Requirements and Implications:**

The minor variance application requests an extension of the legal non-conforming use to an addition that is proposed on the side of the semi-detached dwelling. The GRCA has reviewed and approved the proposed addition through GRCA Permit #720/20. As such, GRCA staff do not anticipate any negative impacts to the natural hazard features as a result of this application.

Due to the features noted above, a majority 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 development within the regulated area will require prior approval for the GRCA in the form of a permit. Please be advised that any future development within the floodplain 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.

**3. Additional Information/Suggestions provided in an advisory capacity:**

A "minor" minor variance application review fee is required for our review of this application. The applicant will be invoiced in the amount of \$275.00 with a copy of this correspondence.

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2228.

Yours truly,

A handwritten signature in black ink, appearing to read "Andrew Herreman". The signature is fluid and cursive, written over a white background.

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Encl. (1)

c.c. Evelyn Thompson (via email only)

***\* These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.***



192 Arthur Street North, City of 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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