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February 6, 2025

via email

GRCA File: B-4-25, B-5-25, B-6-25 - 8 Mitchell Street

Trista Di Lullo
Secretary-Treasurer, Committee of Adjustment
City of Guelph
City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Dear Trista Di Lullo,

**Re: Consent Applications B-4/25, B-5/25, and B-6/25
8 Mitchell Street, City of Guelph**
Owner: 8 Mitchell St Inc. c/o Zachary Fischer
Agent: Van Harten Surveying Inc. c/o Jeff Buisman

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted applications for consent to create three new residential lots with one retained residential lot. We understand the subject property currently contains a church which is proposed to be removed. New semi-detached dwellings are proposed to be constructed on the proposed severed and retained lands. Easements are proposed to permit access, parking, snow storage and shared walkway for the supplemental parking area off Mitchell Street.

Recommendation

The GRCA has no objection to the proposed consent applications. A GRCA permit, including detailed plans demonstrating that the Two Zone Fringe floodplain policies are met, will be required prior to any development or site alteration within the GRCA's regulated area.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application, received on January 29, 2025 from the City of Guelph:

- Notice of Public Hearing (City of Guelph, dated January 29, 2025).
- Committee of Adjustment Applications for Consent (B-4/25, B-5/25, and B-6/25) (City of Guelph, dated January 9, 2025).
- Cover Letter (Prepared by Van Harten, dated January 9, 2025).
- Sketch (Prepared by Van Harten, dated January 9, 2025).
- Existing Conditions and Removals Plan; Site Grading & Servicing Plan; Erosion & Sediment Control Plan; and Notes & Details Plan (Prepared by GEI Consultants, last revised January 15, 2025).

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 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 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 lands is within the floodplain of the Speed River. A copy of our resource mapping is attached.

Due to the presence of the floodplain, the subject lands are partially regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation). Any development or site alteration in the regulated area requires a GRCA permit.

Regulations for Residential Construction in the Two-Zone Fringe Floodplain:

This floodplain is identified as Two Zone Flood Fringe within the City of Guelph Official Plan and Zoning By-law. Any development or site alteration within the Two Zone Fringe must meet GRCA and City of Guelph Two Zone floodplain policies. The applicable policies/criteria include:

- Dry passive floodproofing shall be required for the building to the regulatory flood level.
- The habitable floor space elevation of new dwelling units shall not be permitted below the regulatory flood level.
- Windows, doors and other building openings shall not be permitted below the regulatory flood level.
- Mechanical, electrical, and heating equipment shall not be located below the regulatory flood level.
- No basement is proposed, or where the building contains multiple units, the basement is floodproofed to the elevation of the regulatory flood to provide parking below grade or common amenities.
- Safe Access shall be provided for all dwelling units.

The **regulatory floodplain elevation (RFE)** for this location is 320.2m (CGVD 2013) or 320.58m (CGVD 28) and the velocity is 1.13 m/s.

Safe access is defined as: locations where during the Regulatory Flood, the flow velocity does not exceed 1.7 m/s, the product of depth and velocity does not exceed 0.4 m² /s, the depth of flooding along access routes to residential units does not exceed 0.8 metres, and the depth of flooding adjacent to residential units does not exceed 1.2 metres.

It was previously discussed that for the GRCA to support proposed new dwelling units or residential lots in the Two Zone Flood Fringe floodplain, we require that safe access is demonstrated. Since it was confirmed that safe access is not available on Arthur Street North, all residential units must be accessible from Mitchell Street to meet the safe access requirement.

We understand the development will include semi-detached dwellings fronting onto Arthur Street North, with the associated lots extending north to Mitchell Street. Since the proposed lots and dwelling units will all have access from Mitchell Street, which is outside of the floodplain boundary, safe access is available to the proposed new residential units. As such, GRCA has no objection to the proposed consent applications.

Requirements for GRCA Permit/Detailed Design:

For development within GRCA's regulated area, GRCA requires detailed plans demonstrating that the applicable Two Zone Fringe floodplain policies are met for a future GRCA permit application, such as but not limited to:

- Detailed engineered drawings including a site plan showing existing and proposed buildings/structures, and existing and proposed grades.
- Cover letter from a Qualified Professional Structural Engineer identifying:
 - a. The proposed passive dry floodproofing measures.
 - b. Confirmation of that the design will address the hydrodynamic and hydrostatic loads.

- c. Supporting calculations.
- Foundation plan stamped and signed by a qualified professional structural engineer showing the proposed floodproofing measures.
 - Architectural drawings of the proposed works which show the Regulatory Floodplain Elevation on the elevation and section drawings. All architectural drawings showing the floodproofing measures are to be signed and sealed by a Professional Structural Engineer.
 - The structural engineer should reference the Technical Guide for River & Stream Systems: Flood Hazard Limit (MNR, 2002).

Based on the Site Grading & Servicing Plan, the garage floor is shown at an elevation of 320.46m. Please revise the plans so that it will be at or above the RFE of 320.58m (CGVD 28) prior to permit submission.

Fees

Consistent with GRCA's approved fee schedule, these applications are 'minor' consent applications. GRCA previously reviewed and commented on the related zoning by-law amendment application (OZS24-011). One fee in the amount of \$465.00 is currently due for the GRCA's review of both the zoning by-law amendment and consent applications. Please note that additional fees may apply for GRCA's review of future Planning Act applications. A separate fee will also apply for a GRCA permit application.

Should you have any questions, please contact me at 519-621-2763 extension 2230 or

[REDACTED]

Sincerely,

[REDACTED]

Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Lands

Copy (via email): Jeff Buisman, Van Harten Surveying Inc. (Agent)
 Zachary Fischer, 8 Mitchell St Inc. (Owner)



Subject Properties

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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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. See Sources and Citations for details.

