



March 19, 2025

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph ON N1H 3A1
cofa@guelph.ca

**Re: Minor Variance Applications A-31-25 and A-32-25
25-27 Alice Street, Guelph
Anthony Cotroneo and Daniel Cotroneo**

To whom it may concern,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for a roofed front porch and rear uncovered porch (deck) and stairs, in support of a proposed semi-detached dwelling.

Recommendation

The GRCA has no objection to the applications.

Documents Reviewed by Staff

Staff have reviewed the topographic survey (Van Harten, revised August 5, 2022) as well as the site / building drawings (BJC, revised February 27, 2025) submitted with this application.

This follows our November 1, 2023 comments on Severance Application B-20/23.

GRCA Comments

The GRCA has reviewed this application under Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a public body under the Planning Act, as well as in accordance with Ontario Regulation 41/24 and GRCA's Board approved policies.

Information currently available at our office indicates that the subject lands contain the Speed River floodplain. This area of the floodplain is designated as part of the Guelph Special Policy Area, as well as a Two-Zone Flood Fringe. Porches and stairs generally do not require GRCA permits, and we have no concerns with the applications.

The GRCA approved Permit 357/24 on June 25, 2024 for construction of the semi-detached dwelling. This permit was revised on February 26, 2025.

We received payment for our review of a previous zoning by-law amendment application for this proposal, and as such, no additional fees are required.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at [REDACTED] or [REDACTED]

Sincerely,

[REDACTED]

Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping



25-27 Alice St, Guelph

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.

