



June 30, 2025

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

**Re: Consent Application B-53/25
47-87 Hyland Road, Guelph
Thresholds Homes and Supports**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for a proposed lot severance.

Recommendation

The GRCA recommends approval of the application.

Documents Reviewed by Staff

Staff have reviewed the severance sketch (Van Harten, dated June 9, 2025) submitted with this application. This follows our comments on Consent Application B-46/24.

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 a wetland.

The severed lot will be outside of the wetland and within the outer edge of a 30 metre buffer. There is no development activity proposed, as the application's intent is to facilitate transfer of the retained land to a land trust. As such, GRCA staff have no objection to the application and recommend approval.

This is considered a minor consent application. Consistent with GRCA's 2023-2025 approved fee schedule, we will invoice the applicant \$465 for our review.

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

cc: Karen Reis, City of Guelph



47-87 Hyland Rd, 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)
- 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.

Scale 1:1,947

NAD83 UTM zone 17 (EPSG:26917)

