



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

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July 31, 2024

via email

GRCA File: B-43-24 – 2162 Gordon 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: Application for Consent B-43/24
2162 Gordon Street, City of Guelph
Hall's Pond Co-Operative Development Corporation c/o Geoffry McGrath

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application to create a new lot.

Recommendation

The GRCA has no objection to the proposed consent application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application, received on July 23, 2024 from the City of Guelph:

- Notice of Public Hearing (City of Guelph, dated July 23, 2024);
- Application for Consent B-43/24 (City of Guelph, July 4, 2024);
- Cover Letter (MHBC, July 17 2024); and
- Plan for Consent (J.D. Barnes Ltd., dated June 21, 2024).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 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 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 severed parcel is within the regulated allowance of a wetland. The retained parcel contains ponds and wetlands that are part of the provincially significant Halls Pond Wetland Complex and the regulated allowances adjacent to the wetlands. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the subject lands are regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation). Any future development or site alteration on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The consent application proposes to sever a parcel of land to facilitate the purchase and sale of the new lot. It is understood that no changes to the current land uses are proposed on the severed or retained lands at this time. GRCA staff will participate in the review of any future development applications proposed within GRCA's area of interest on the subject lands. Impacts to the natural hazard features are not anticipated as a result of this application. As such, GRCA has no objection to the proposed consent application.

Consistent with GRCA's 2024 approved plan review fee schedule, this application is considered a minor consent application and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

Should you have any questions, please contact me at [REDACTED] or [REDACTED]

Sincerely,

[REDACTED]

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

Enclosed: GRCA Map of Subject Lands

Copy: Hall's Pond Co-Operative Development Corporation c/o Geoffrey McGrath –
Owner (via email)
Dana Anderson – Agent (via email)



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)

Lands to be Retained

Lands to be Severed

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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 1:8,071

NAD83 UTM zone 17 (EPSG:26917)

