



PLAN REVIEW REPORT TO:	City of Guelph, Committee of Adjustment Trista Di Lullo, Secretary- Treasurer
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DATE: July 30, 2020

YOUR FILE: B-7/20 & B-8/20

RE: **Applications for Consent**
73 and 93 Arthur Street South,
Guelph, Ontario

GRCA COMMENT:

The Grand River Conservation Authority (GRCA) has no objection to the proposed consents.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the proposed retained and severed lands are within the floodplain of the Speed River and are identified as Special Policy Area.

2. Legislative/Policy Requirements and Implications:

The property is subject to the policies for development within the Special Policy Area found in the City of Guelph's Official Plan and Zoning By-law that allow for the creation of a new lot in the floodplain, subject to meeting technical criteria. Based on our review, the lots will meet the access criteria for the creation of new lots in the SPA. We would ensure conformance with the remaining technical requirements at detailed design.

Due to the presence of the floodplain, the lands are regulated by the GRCA under *Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*. Development on the retained lands has been approved under Ontario Regulation 150/06. Any future development or alteration on the severed lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06. We note that the subject lands have an approved permit (546/19) to allow for development for multi-unit residential development.

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

A plan review fee is required for the processing of the consent applications. With a copy of this letter, the applicant will be invoiced in the amount of \$420.00.

Should you have any questions or require further information, please contact our office.



Yours truly,

A handwritten signature in black ink, which appears to read "Fred Natolochny".

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
FN/nm

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

cc. 2278560 Ontario Inc., 500 Hanlon Creek Blvd., Guelph ON, N1C 0A1
Charlotte Balluch, Fusion Homes, 500 Hanlon Creek Blvd., Guelph ON, N1C 0A1



Grand River Conservation Authority

Date: Jul 30, 2020

Author: Naomi Moore

73 and 93 Arthur Street,
Guelph

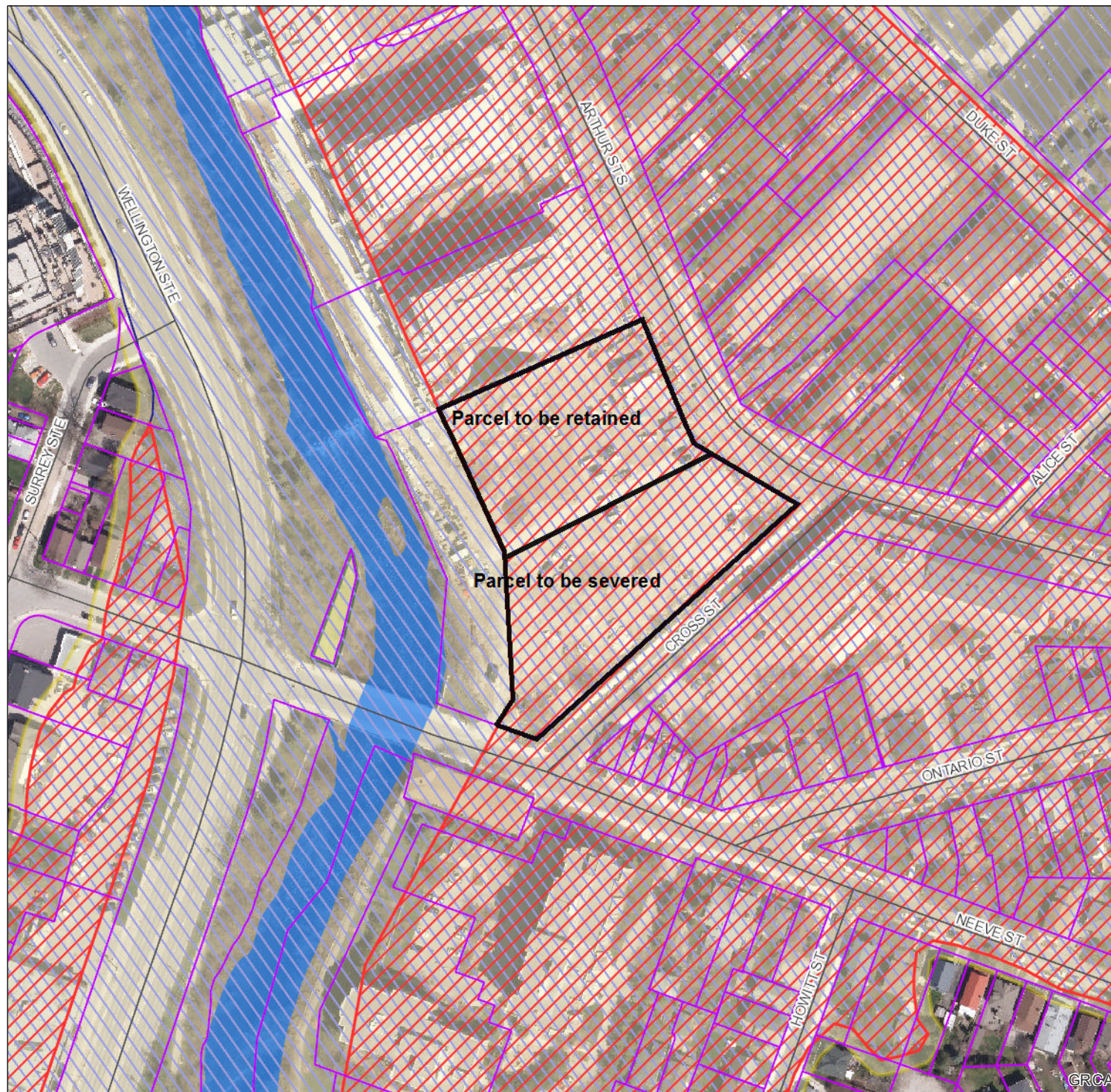
Legend

- 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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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 10 20 40 60 Metres
NAD 1983 UTM Zone 17N Scale: 1,909



Map Centre (UTM NAD83 z17): 561,289.32 4,821,620.23

This map is not to be used for navigation | 2015 Ortho (ON) | 2019 Ortho (KWCG)