



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

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March 18, 2025

Via email

Jennifer Maestre, Associate Planner, FOTENN
Township of East Garafraxa
065371 Dufferin County Road 3, Unit 2
East Garafraxa ON, L9W 7J8

Dear Jennifer Maestre,

Re: Minor Variance Application A2-25
Part Lot 10, Concession 14, East Garafraxa
Francesco Labricciosa (Homes in the Hills Inc.)/JL Cox Planning Consultants Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Minor Variance Application for a vacant lot in the Township of East Garafraxa.

Recommendation

The GRCA has no objection to the proposed minor variance application. The proposed driveway and a part of the retaining wall are within the GRCA regulated area. As such, a permit from the GRCA will be required.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Cover Letter (prepared by JL Cox Planning Consultants Inc., dated January 9, 2025)
- Site Plan - (prepared by Van Harten Land Surveyors and Engineers, dated September 25, 2024)

GRCA Comments

GRCA staff have 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 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 available at our office indicates that a portion of the property contains wetland and its associated regulated allowance. The wetland boundary was confirmed onsite in 2022 by GRCA staff as part of this application.

Based on our review of the materials, it appears that our pre-consultation comments have been addressed satisfactorily and the majority the proposed development is outside of the regulated area. Further, there is sufficient space outside of the regulated area within the subject property to accommodate the proposed use. However, the driveway portion of the proposed development falls into the GRCA regulated area. Therefore, [a permit](#) from GRCA will be required.

This application is considered a minor variance application. Consistent with the GRCA's approved 2024-2025 plan review fee schedule, the applicant will be invoiced in the amount of \$300 for the GRCA's review of this application. A separate fee will apply for the permit.

Should you have any questions, please contact Ismet Esgin Zorlu (Resource Planner) at 519-621-2761 extension 2231 or iezorlu@grandriver.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'ML', with a horizontal line extending to the right.

Melissa Larion, MCIP, RPP
Supervisor of Planning and Regulations
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Copy: Francesco Labricciosa (via email)

JL Cox Planning Consultants Inc. (via email)



Grand River Conservation
Authority

Date: Mar 11, 2025
Author: Ismet Esgin Zorlu

Part Lot 10, Concession 14,

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)

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Scale 1:1,628

NAD83 UTM zone 17 (EPSG:26917)



Map Centre (X,Y): 560853.37, 4856030.49 | [Map_Link](#)

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