STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Unit 301
London, ON N5X 4E8
P: 519-471-6667

KITCHENER LOCATION
132 Queen St. S. Unit 4
Kitchener, ON N2G 1V9
P: 519-725-8093

www.sbmltd.ca
sbm@sbmltd.ca

August 8, 2025 SBM-24-2350

Uniweber Property Inc.
130 Dearborn Place
Waterloo, ON N2J 4N5

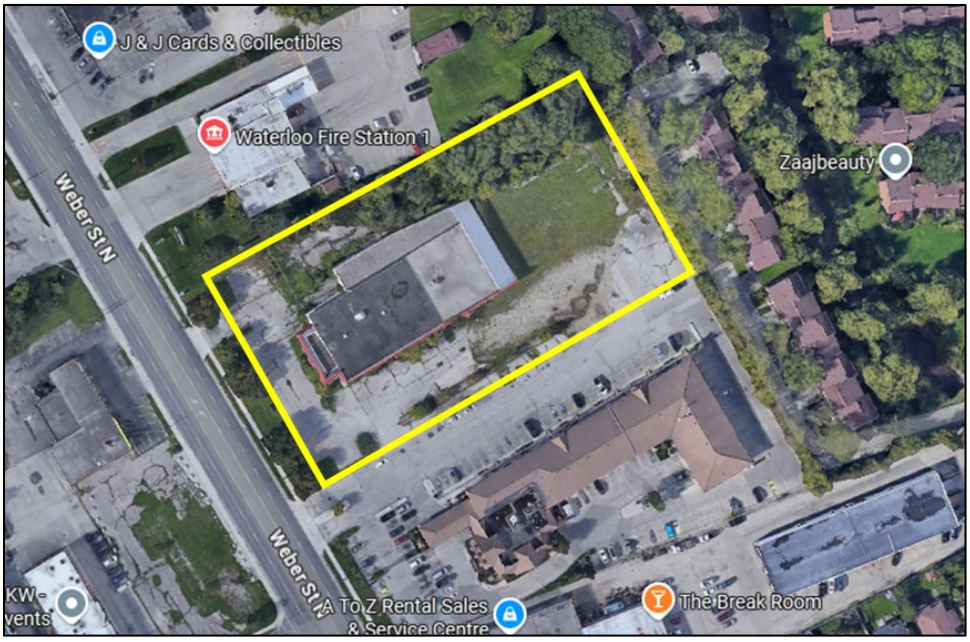
Attn: Meghan David
Brad Cotton

Re: Flood Risk Assessment Report - Revised
Proposed Commercial Building
200 Weber Street North, Waterloo, Ontario

1. INTRODUCTION

This Flood Risk Assessment (FRA) Report has been prepared by Strik, Baldinelli, Moniz Ltd. (SBM) for Uniweber Property Inc. in support of the proposed commercial development at 200 Weber Street North, Waterloo, Ontario, the "**Site**". The proposed development within the Site consists of a new commercial building with surface parking, replacing a commercial building, previously vacant for a number of years and since removed from the Site – **see Figure 1**.

Figure 1 – Historical Site Conditions Illustrating Previous Commercial Building



This FRA has been completed in support of applications for Official Plan and Zoning By-law Amendment (OPA/ZBA) being considered by the City of Waterloo. In addition to a new commercial building, the proponent is also seeking an adjustment in the currently acceptable land uses as identified within the City of Waterloo's Zoning Bylaw, i.e. add food store land use to the current list of acceptable commercial land uses.

The purpose of this Report is to characterize potential flood risks, assess mitigation strategies, and ensure compliance with regulatory requirements set by the City of Waterloo, the Grand River Conservation Authority (GRCA), the Ontario Ministry of Natural Resources and Forestry (MNRF), and the Ontario Ministry of Municipal Affairs and Housing (MMAH).

2. BACKGROUND

2.1 Site Description

The Site is approximately 1.12 ha in size and is located within the Laurel / Clair Special Policy Area (SPA) and the GRCA Regulatory Flood Plain and Floodway. The historical conditions of the Site included an existing commercial building and surface parking, as shown on Plan of Survey prepared by Callon Dietz dated September 30, 2005 – see **Enclosures**. The previous commercial building has since been removed for health and safety reasons. The Site is currently a greenfield site as shown on SBM Drawing C2 – Existing Conditions Plan – see **Enclosures**.

The Site is bordered by a House of Friendship Shelter Care building to the south, a Commercial building (TireCraft) to the west, a residential subdivision to the east, and an Emergency Services building (Waterloo Fire Rescue) to the north. Weber Street North is located to the west, and there is a Right-of-Way running along the south property line for a shared access with adjacent property. All of these features are within the SPA – see **Figure 2**.

There is also an existing easement running along the north property line to accommodate a storm water gravity sewer / open culvert running from Weber Street North to Laurel Creek. Laurel Creek is situated approximately 30m to the east of the property. At this location Laurel Creek is aligned within the middle of two (2) rows of townhomes that are on either side of the watercourse.

Figure 2 – The Laurel / Clair Special Policy Area (SPA)



Source: GRCA Flood Hazard Mapping – Site Location at Red Dot

2.2 Joint Ministerial Approval

The requested Planning Act related changes to the property trigger the need for a Joint Ministerial Approval from the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources and Forestry (MNRF). The submission requirements for this joint approval are outlined within the January 2009 Technical Guide – River and Stream Systems: Flooding Hazard Limit – Appendix 5: Special Policy Areas. The relevant information can be found in the section titled "Procedures for Approval: Modifications to Existing Special Policy Areas. The proposed development falls within the conditions noted under Part 3.0 Required Municipal Policy Changes, specifically **Section 3.2 Site-Specific Planning Applications**.

2.3 Pre-Submission Review Requirements

Prior to the submission and review of this OPA/ZBA application there are a number of preliminary requirements outlined in Section 3.2 that are to be considered. Typically, the Province requires a comprehensive review of the SPA as changes within a site may have far reaching flooding related consequences elsewhere, an undesirable outcome. As it happens in this application, there are no flood related consequences.

However, the Province may review a OPA/ZBA application in the absence of a comprehensive review in certain situations, if the following characteristics exist:

Characteristic 1: The proposal does not include new or intensified development.

There are two (2) perspectives to offer in response to this item, and the perspective chosen depends on the point of view of the reader.

Firstly, the Site development proposal involves the construction of a new structure, however, the footprint of the new structure is in keeping with historical Site conditions meaning no intensification of development. Therefor in part, this first characteristic is not met. In response, the MMHA has requested that our submission materials provide the necessary explanation of why there are no feasible opportunities for the proposed new development outside of the SPA area. This explanation is provided below within the Land Use Planning Report section.

However, while the Site development proposal involves the construction of a new structure, the building footprint of the new structure maintains a similar footprint as the historical commercial building that has since been demolished. With a similar footprint and reasonably similar site grading, significant impacts on flood storage or flooding elsewhere off-site is not anticipated. In other words, if your point of view is oriented towards impacts of flood risk represented as a flood elevation, there will be no increase in flood risk from those current flood risks either on-site or elsewhere within the watercourse.

While both of these perspectives have merit and add value to the joint ministerial review, the first perspective will be a priority for the planning content of this submission to address.

Characteristic 2: The existence of safe access/egress is demonstrated.

This particular re-zoning application is seeking the addition of food store as an accepted land use on the parcel. Food store is a commercial use. It is important to note that the planning policies that apply to the SPA within the City of Waterloo's Official Plan do not require safe access for commercial uses.

Notwithstanding, providing safe access/egress to this site is problematic due to the location of the Site, which amounts to being in the middle of the SPA area of flooding – **see Figure 2**. All surrounding public points of access – including Weber Street North – are subject to the same flooding conditions. The flood water depths are greater than the maximum allowable depth for safe access for pedestrians.

Safe access/egress remains the key item of interest to all, and will be managed through limiting land use to low-risk activities, and through non-structural methods such as advance flood warning systems, specific emergency management measures provided by the City of Waterloo and the Region of Waterloo, and other site-specific methods such as operational policies of the business and site signage – see **Section 4.4** below.

Characteristic 3: There is no impact on flood storage.

Post-development site conditions will remain mostly similar to the historical site conditions. We have determined there will be a small increase in flood elevations within the watercourse reach between Marshall Street to University Avenue. This increase is within GRCA's acceptable range of flood elevation changes.

While no relative change is anticipated, the current method of flood modelling applies certain assumptions that result in a conservative outcome, i.e. flood elevation higher that what might actually occur. The modelling and policies for the Laurel/Clair SPA use the principles of a floodway / flood fringe approach. The floodway is defined as the primary pathway for conveyance of the runoff. The current hydraulic modelling using HECRAS is modified to assume some areas outside the floodway are not available for conveyance. The implication of this assumption is to convey all runoff within the floodway. This restriction of flow area results in a higher flood elevation - a conservative outcome. In reality, there is flood conveyance through the flood fringe, and more importantly there are volumes of flood waters that are stored within these areas during inundation. Both of these outcomes reduce flood elevations at the site and further downstream. Currently this physical reality is not captured within the HECRAS modelling.

Characteristic 4: Floodproofing is in keeping with the official plan and provincial standards.

Floodproofing of the building is accommodated by the design. A slab-on-grade design is proposed with a finished-floor elevation to be above the Regulatory Flood elevation. The remainder of the site will maintain existing grades as much as feasible. The transition between existing site grades and the higher finished floor elevation will be managed by stairs and accessible ramps at the entrances of the building. An increase in ground elevations within the vicinity of the building structure is anticipated.

2.4 Pre-Submission Review Requirements

Section 3.2 of the Technical Guide also notes that the SPA information requirements for OPA/ZBA applications may be modified to reflect the individual situation and that MMAH should be contacted at an early stage. On April 8, 2025 MMAH was engaged through efforts by the City of Waterloo Planning staff. The meeting also included MNRF staff, the proponent, and their planning and engineering consultants. The direction provided by Ministry staff from that meeting was to follow the submission requirements outlined in **Section 3.2.1** (**see insert below**), and the submission process outlined in **Section 4.0** Approval Requirements.

Excerpt from Guidelines: Section 3.2.1 Submission Information Requirements

Technical (Flood Related)

(Any mapping should include digital files in geographical information system (GIS) format and be georeferenced)

- Flood Related Characteristics:
  - General information on flood susceptibility of the SPA
  - Flood depths and velocities, and any other pertinent information specific to the site
  - Site specific flood plain mapping (if available)
- Analysis of Flood Conditions:
  - Implication of proposal on loss of flood storage, increased velocities, depths, flow patterns etc.
  - Identification of the minimum acceptable level of flood protection identified in the SPA policies
- Flood Proofing Measures Proposed:
  - Detailed explanation of proposed measures
  - Any proposal involving “active” and/or “wet” floodproofing measures must be clearly explained and a detailed rationale provided as to why “dry”, “passive” measures are not technically feasible
- Safe Access/Egress:
  - Explanation of how “safe” access/egress has been provided for, including any arrangements and the details of such arrangements with any adjoining property owners
- Structural Integrity:
  - Confirmation on the structural integrity of the building/structure under flood conditions in general, including any situations where the building could be flooded, i.e. openings below the regulatory flood. This should be provided by a Professional Engineer stamped drawings and report(s)
- Municipal Emergency Management:
  - Written confirmation from the municipal emergency management program of:
    - Knowledge of the proposal and related details
    - Acceptability of the proposal related to emergency response to flood hazards
    - How generally or specifically the proposal will be incorporated into the municipal emergency management program;

Risk Analysis

- Risk assessment report
  - Whether the proposal creates an unacceptable increase risk to loss of life and property including infrastructure and the time and extent to which openings below the regulatory flood such as underground parking takes to fill;

Land Use Planning

- Background report:
  - Summation of existing SPA policies and schedules in the OP
  - An explanation of the proposed OPA policy changes to the SPA policies themselves and/or to the land use policies
  - Indication of what change is being requested to the OP or ZBA (including proposed densities, units, additional infrastructure requirements, etc.)
  - Demonstration of how the proposal is consistent with the PPS.

When an OPA/ZBA application has issues such as lack of safe access/egress, then the municipality is to provide justification as to why such a proposal needs to be reviewed in advance of a comprehensive review. The City of Waterloo initiated a review of the Laurel/Clair Special Policy Area in 2015. The review remains ongoing, and is occurring in two (2) phases. Phase 1 is focused on updating the floodplain mapping while Phase 2 will be focused on reviewing the policies, land use designations, and boundaries of the SPA. Phase 1 is still ongoing and it is anticipated Phase 2 will be a multi-year process still to follow. Given the ongoing nature of Phase 1 and the uncertainty in future timing of Phase 2, the only possible means of moving the proposed redevelopment forward in the SPA at this time is to seek approval of a OPA/ZBA application.

3. TECHNICAL (FLOOD RELATED)

3.1 Flood Related Characteristics

The Site is located within the Regulatory Floodplain of Laurel Creek as identified by the Grand River Conservation Authority (GRCA), with a Regulatory Flood elevation of 319.60m – see **Figure 2**. The floodway portion of the SPA impacts the east portion of the property, approximately 10 to 12.5m from the rear (east) property line. In keeping with GRCA policies no development is proposed within this floodway area.

The historic site conditions include impervious surfaces such as an existing commercial building and surface parking, with surface drainage generally directed towards Laurel Creek – see **Figure 1**. The post-development site conditions will be somewhat similar. A new commercial building is proposed with a slightly larger footprint. As noted below, the finished floor elevation of this new building will target 319.70m – 0.10m above the current Regulatory Flood elevation.

Flood depths for both historical Site conditions and post-development Site conditions were determined by subtracting Site ground elevations from the Regulatory Flood elevation of 319.60m. The results of this analysis are illustrated in **Figure 3** and **Figure 4**. In review of the historical results, the magnitude of the safe access/egress challenge becomes clear. Flood depths greater that 1.4m are the norm, with some flood depths approaching 1.8m. Flood velocities with the Site were determined using the HECRAS data files provided by GRCA. Those results identify an average flood fringe **velocity of 0.4 m/s**. These conditions within the development site extend west across Weber Street North – the only public thoroughfare adjacent to the Site.

In review of the post-development conditions graphic, portions of the Site within the vicinity of the new commercial building will increase in ground elevation. This increase is directly related to the need to target a finished floor elevation above the Regional Flood elevation. Accordingly, under the same Regional Flood elevation conditions the flood depths will be reduced to perhaps 1.3m as the norm. There was not noticeable change in average flood fringe velocity in post-development Site conditions.

GRCA data sources can provide site specific flood plain mapping – **see Enclosures**.

3.2 Analysis of Flood Conditions

The proposed Site adjustments, i.e. the increase in size of the building footprint and the related grading adjustments to accommodate the building floodproofing requirements, have a non-significant impact on flooding within the site and elsewhere within the watercourse. HECRAS modelling has demonstrated this outcome. Targeting a finished floor elevation of 319.7m with no building features below that elevation provided an acceptable level of flood protection. The primary concern for the Site remains safe access/egress.

Figure 3 – Historical Site Conditions Regulatory Flood Depths

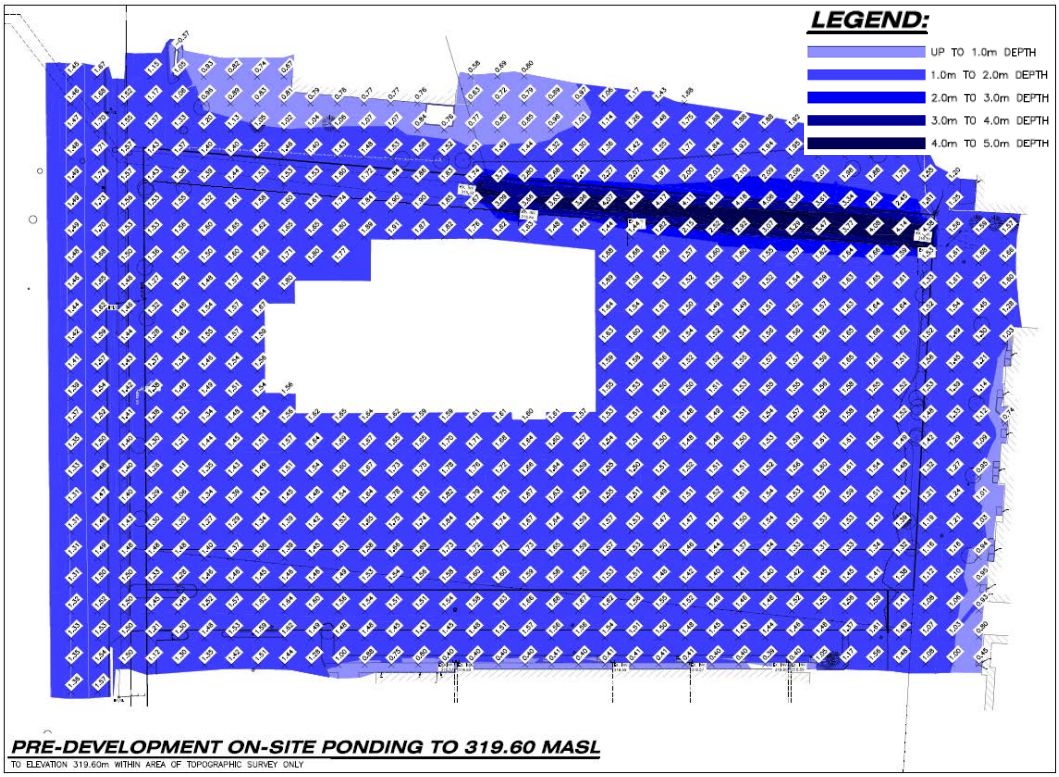
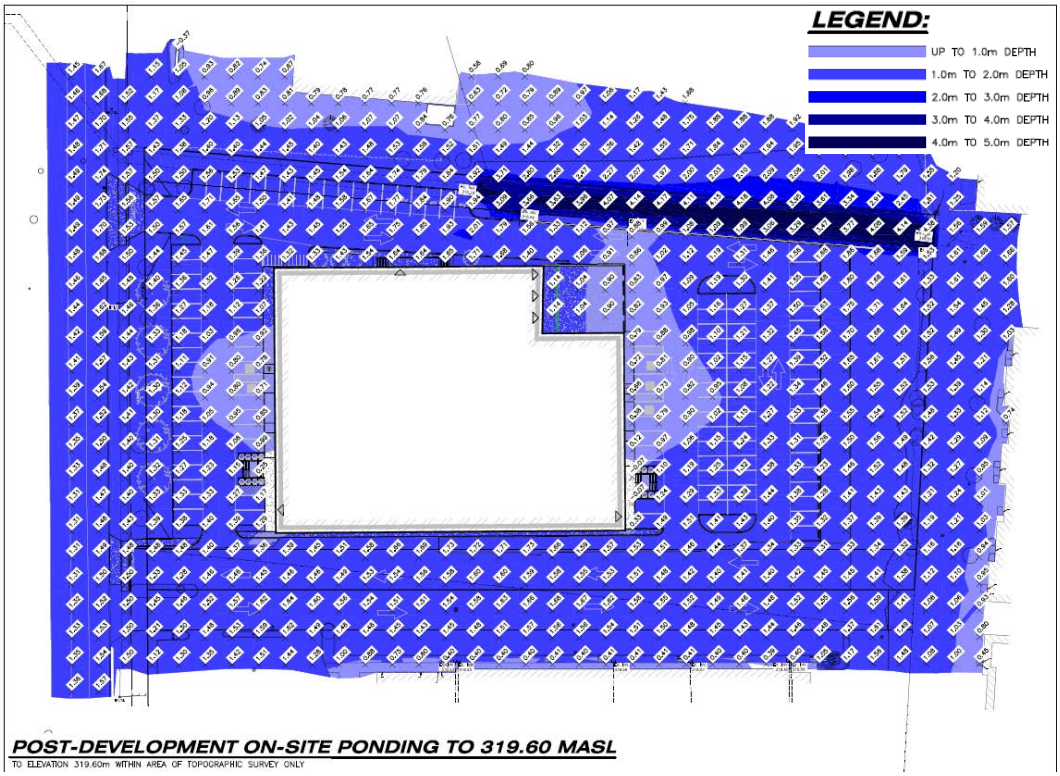


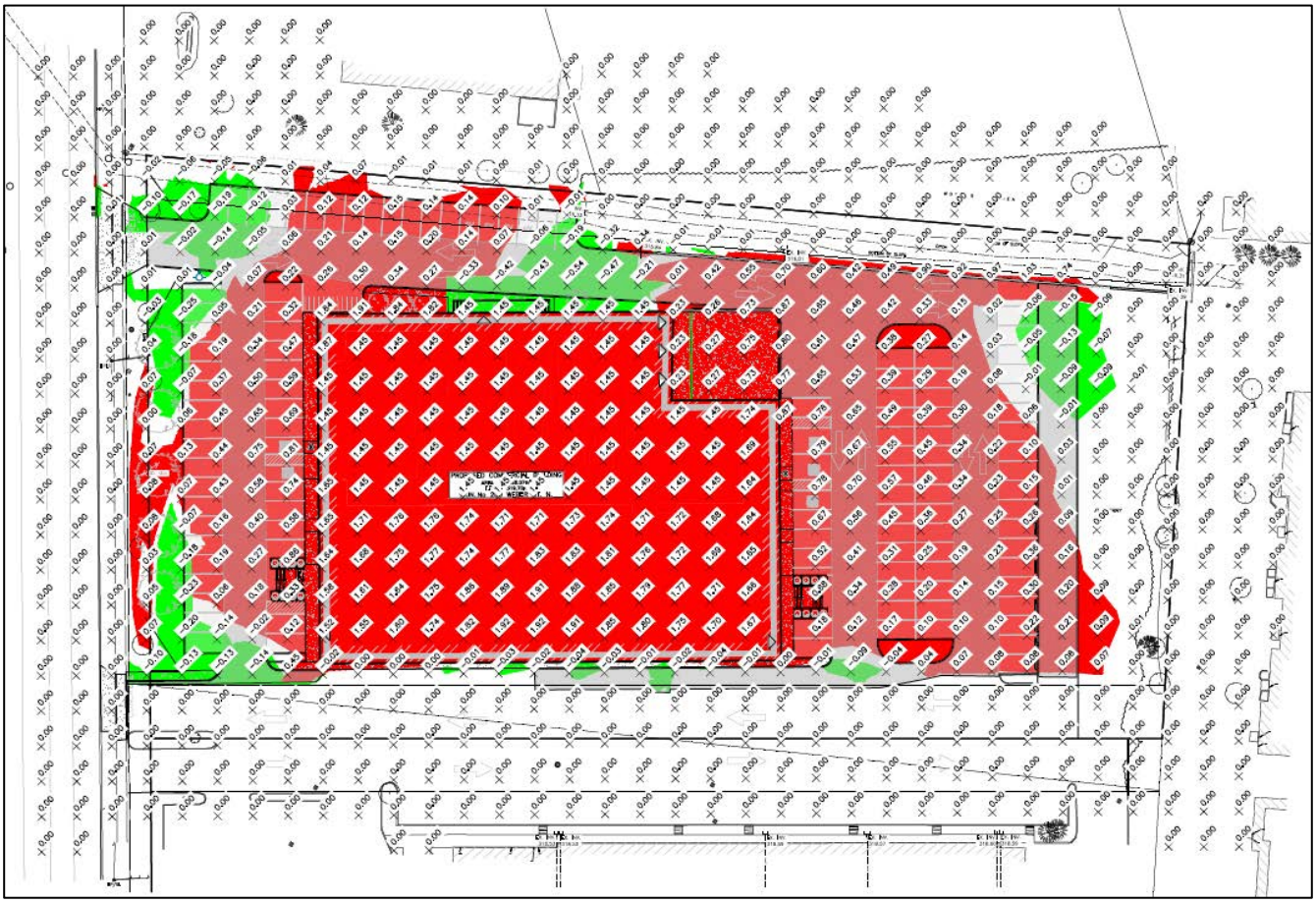
Figure 4 – Post-Development Site Conditions Regulatory Flood Depths



An adjustment to the post-development Site grading has been identified. The magnitude of the change can be determined by comparing the ground elevation of both the historical Site conditions and the post-development Site conditions. The resulting analysis resulted in the graphic shown as **Figure 5**. The cut-fill analysis identifies a potential reduction in flood fringe storage of 3,500 m^3. The historical flood fringe storage within the site was determined to be 27,000 m^3.

The GRCA HECRAS model of Laurel Creek was adjusted to accommodate this adjustment in grade and loss of flood fringe storage by creating a historical conditions model and a post-development conditions model. The results of that modelling indicate a 0.02m +/- change in flood elevations within the vicinity of the site. These changes remain local to the watercourse reach between Marshall Street on the upstream side and University Avenue on the downstream site. Further discussion and review of technical efforts with GRCA remains pending.

Figure 5 – Presentation of Cut (Green) / Fill (Red) Review Results



VOLUME SUMMARY			
PRE (Cu.M.)	POST (Cu.M.)	NET INCREASE (Cu.M.)	VOLUME CHANGE RATIO
26,978	23,463	−3,515	1:0.87

3.3 Flood Proofing Measures Proposed

Floodproofing of the building is accommodated by the design. The site must also be floodproofed above the regulatory flood plain elevation (319.60 metres, CGVD 28 / 319.20 metres, CGVD 2013). A slab-on-grade design is proposed with the slab's finished floor elevation to be above the Regulatory Flood elevation. There are no openings into the building structure proposed below the Regulatory Flood elevation.

The remainder of the site will maintain existing grades as much as feasible. The transition between existing site grades and the higher finished floor elevation will be managed by stairs and accessible ramps at the entrances of the building. A minor increase in ground elevations within the vicinity of the building structure is anticipated.

3.4 Safe Access/Egress

Safe access/egress for the Site is problematic due to the location of the site, which amounts to being in the middle of the SPA area of flooding – **see Figure 2**. All surrounding public points of access – including Weber Street North – are subject to the same flooding conditions. The flood water depths are greater than the maximum allowable depth for safe access for pedestrians, although this standard does not formally apply to commercial properties. Anticipated flood depths were noted above in Section 3.2, with results illustrated in **Figure 3** and **Figure 4**.

Safe access/egress remains the key item of interest to all, and will be managed through limiting land use to low-risk activities, and through non-structural methods such as advance flood warning systems, specific emergency management measures provided by the City of Waterloo and the Region of Waterloo, and other site-specific methods such as operational policies of the business and site signage – more on this topic is provided below within the Flood Mitigation Report section.

This particular re-zoning application is seeking the addition of food store as an accepted land use on the parcel. Food store is a commercial use. It is important to note that the planning policies that apply to the SPA within the City of Waterloo's Official Plan do not require safe access for commercial uses.

3.5 Structural Integrity

The intent of this section was to provide confirmation on the structural integrity of the building/structure under flood conditions in general, including any situations where the building could be flooded, i.e. openings below the regulatory flood. This should be provided by a Professional Engineer stamped drawings and report(s). As noted above, the proposed slab-on-grade design minimizes the need to review structural integrity.

3.6 Municipal Emergency Management

Municipal Emergency Management services are provided by a host of agencies within the City of Waterloo and Region of Waterloo. The City of Waterloo Planning Department has assumed responsibility for this component of the Risk Management Report for this specific planning related application. SBM understands that the City will provide the letter documentation identified in the submission requirements, assuming that the proposal is fully supported by the EMS entities, including: City Fire Rescue Services, the Region's Emergency Management Office, Parametric Services, and Police Services.

4. FLOOD RISK ANALYSIS

4.1 General

In this section of the Report we identify whether the proposed development concept and land use modification creates an unacceptable increase risk to loss of life and property, including infrastructure, and the time and extent to which openings below the regulatory flood such as underground parking takes to fill.

In characterizing risk, we compare the historical use of the property with the proposed development concept. We recognize two (2) key outcomes in this comparison, mainly:

1. The proposed development concept does not significantly impact the existing Regional Flood elevations within Laurel Creek when compared to the historical use; and
2. The proposed land use change – the additional of food store as an acceptable land use is in keeping with the previous retail related land use that was specifically a **White Rose Crafts and Nursery Sales** retail operation.

4.2 Loss of Life Risk

Safe access/egress was previously unavailable for the Site. No significant changes in safe access/egress are proposed. Accordingly, there is no **change** in Loss of Life risk for safe access/egress.

The previous land use on the Site was a retail outlet where the finished floor was not above the Regional Flood elevation. The proposed use on the Site is a food store outlet where the finished floor elevation is above the Regional Flood elevation. This is viewed as a **reduction** in Loss of Life risk.

Characterization of risk beyond this above is highly subjective. Does a food store outlet land use generate more traffic that the previous land use of retail? If the food store outlet was a destination food store like a Canadian Superstore operation with a typical footprint of 20,000 m^2, then perhaps. However, the proposed main floor area is only 3,055 m^2. When comparing Loss of Life risk between the historical retail use and the proposed food store use, both uses are susceptible to flood risk, but the nature of the operations and the type and visit timing of their clients lead to different types of losses and challenges during a flood.

4.3 Property Risk

The previous use on the Site was a retail outlet where the finished floor was not above the Regional Flood elevation. The proposed use on the Site is a food store outlet where the finished floor elevation is above the Regional Flood elevation. This is viewed as a **reduction** in Property risk

4.4 Risk Mitigation Measures

Flood risk abatement measures aim to reduce the impact of flooding on communities and infrastructure. These measures can be broadly categorized as **structural**, which involve physical changes to the environment, and **non-structural**, which focus on planning, policy, and individual actions.

Structural Measures typically include: dams and reservoirs, levees and floodwalls, channel improvements, floodgates and barriers, and/or ecosystem restoration. These measures are not applicable in this OPA/ZBA application, but are certainly applicable in the broader watershed context as addressed through planning policy by the City of Waterloo and hazard policy through GRCA.

Research identifies a number of non-structural measures, mainly:

- Land Use Planning and Zoning;
- Flood Forecasting and Warning Systems;
- Emergency Response Planning (ERP);
- Building Codes and Regulations;
- Individual Property Protection;
- Community Education and Awareness / Community Engagement;
- Insurance and Financial Assistance;
- Watershed Management; and
- Ecosystem Based Adaptations.

4.4.1 Land Use Planning and Zoning

This risk abatement measure involves restricting development in flood prone areas and encouraging development on higher ground elsewhere. For this specific location the City of Waterloo implemented SPA related policies a long time ago. There are already process requirements identified when a change in planning policy within this SPA area is considered.

4.4.2 Flood Forecasting and Warning Systems

This risk abatement measure provides timely information about impending floods to allow for timely evacuation and mitigation efforts for all those involved. GRCA is responsible to this system. Their flood forecasting and warning system capabilities are comprehensive. GRCA is proactive in providing updates to the local municipalities and other Emergency Management services.

4.4.3 Emergency Response Planning (ERP)

This risk abatement measure involves the development of comprehensive emergency response plans that outline procedures for evacuation, sheltering, and recovery. The City of Waterloo's Development Planning department have claimed responsibility for coordinating efforts with the Emergency Management resources.

4.4.4 Building Codes and Regulations

This risk abatement measure involves the implementation of stricter building codes for new construction in flood-prone areas to make structures more resistant to flood damage. The proposed slab-on-grade design of the new structure incorporates this measure.

4.4.5 Individual Property Protection

This risk abatement measure involves the implementation of certain construction measures such as raising electrical outlets, installing flood barriers, and elevating critical equipment. The proposed slab-on-grade design of the new structure negates the need for these measures.

4.4.6 Community Education and Awareness / Community Engagement

This risk abatement measure involves raising awareness about flood risks and promoting preparedness measures among those who will be impacted by the flood. This measure potentially offers the most impact for the limited effort to implement. Signage is one method of creating awareness. Signage within the parking area could include:

- No Overnight Parking
- Parking Lot Prone to Flooding During Significant Rainfall Event;
- Parking Lot Flood Level (that would include a line on the sign noting the 319.60m Regional Storm flood elevation.

Signage could also be located at the entrance to the building, or at the entrance to each unit. In addition to signage a brochure could be created and made available at the entrance for those patrons who are interested. A more direct method would be to request each business operation to prepare and keep current a emergency management operational plan for flood emergencies.

4.4.7 Insurance and Financial Assistance

This risk abatement measure involves providing financial assistance and flood insurance to help communities recover from flood events. The measure is not applicable in this case.

4.4.8 Watershed Management and Ecosystem Based Adaptation

These risk abatement measure involves implementing measures to manage water flow throughout an entire watershed, including upstream areas, to reduce flood risk downstream. Watershed Management is active within the Laurel Creek watershed. The ongoing Laurel Creek 2015 update is an example of this outcome. The outcome of Watershed Management efforts is often policy, and through this policy such measures are considered in all things planning application within Laurel Creek upstream (and downstream) of the subject site.

5. LAND USE PLANNING

5.1 General

In this section of the Report, we summarize the existing SPA policies and schedules in the Official Plan (OP), provide an explanation of the proposed OP policy changes to the SPA policies themselves and/or to the land use policies, provided an indication of what change is being requested to the OP or ZB, and we demonstrate how the proposal is consistent with the Provincial Planning Statement (PPS).

5.2 Provincial Planning Statement (2024)

The PPS provides policy direction on matters of provincial interest and guides growth and development in Ontario. The PPS supports land use planning that contributes to effective and efficient growth and development, long-term economic prosperity, and the well-being of residents.

The PPS is issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The following provides a summary of the key PPS policy considerations for the Site as related to the subject Flood Risk Assessment.

Policy 5.2.1 of the PPS states that planning authorities shall identify hazardous lands and hazardous sites and shall manage development of these areas in accordance with provincial guidelines.

Policy 5.2.5 further states that development and site alteration may be permitted in certain areas in those exceptional situations where a SPA has been approved and modifications and/or changes to the policies of the SPA have been approved by the Ministers of MMAH and MNRF.

5.2.1 Response to Provincial Policy Statement

As noted above, the Site is located within the SPA associated with Laurel and Clair Creek in the City of Waterloo Official Plan. The SPA defines land subject to flooding hazards and establishes a policy framework aimed at promoting the long-term protection of the regulatory flood elevations while preventing the loss of life and minimizing property damage. The SPA applies to a large portion of land located in central Waterloo and recognizes the need to assess and permit appropriate future development within flooding hazard areas in order to **ensure the continued economic and social viability of the community**.

The Site is currently designated and zoned to permit a range of commercial and retail uses; the existing planning policy and regulatory framework established for the Site within the Special Policy Area already recognizes the historical non-sensitive nature of the use of the property and the minimal potential risk for property damage and injury and/or loss of life. The intent of the proposed OPA is to introduce permission for only one additional commercial retail use (food store) on the Site, which is consistent with the range and type of commercial, retail, service and office uses already permitted; the proposed OP does not intend to introduce any sensitive uses on Site.

The Site was previously occupied by a former commercial retail building occupied by **White Rose Crafts and Nursery Sales**, which was only recently demolished and removed for health and safety purposes. The proposed development of the Site as a future food store is very similar in nature to the former commercial use and has been designed to incorporate current floodproofing and access standards. All entrances to the building have been proposed above the Regulatory Flood Elevation, to ensure that the proposed development remains floodproofed in a storm event. The future food store will generally be situated in a similar location to the previous commercial retail building and it will not be significantly enlarged in size by comparison to the former commercial use; it does not represent significant intensification of the previous commercial use. The proposed development of a food store on the Site will not create any additional or new hazards and will not create any new flooding hazards.

5.3 City of Waterloo Official Plan Policies

The City of Waterloo Official Plan ("Official Plan") was adopted with modifications by City Council in 2012. The OP identifies the City's vision for growth and change within the community and sets out principles, objectives and policies designed to direct the form, extent, nature and rate of growth and change within the City to 2031. The Official Plan includes changes to provincial policy since the previous consolidation, including the former PPS and "Places to Grow: Growth Plan for the Greater Golden Horseshoe".

The following provides a summary of the key policies of OP that apply to the proposed development of the Site as related to the subject Flood Risk Assessment.

5.3.1 Commercial

The Site is located within a **Minor Corridor** as identified on Schedule B – City Structure of the City of Waterloo Official Plan. Minor Corridors will be predominated by medium to medium-high density residential uses with limited commercial uses as identified through applicable land use designations. In accordance with Policy 3.6.5 (1) of the OP, mixed-use development is encouraged in nodes and corridors.

The Site is identified as **Medium High Density** with a maximum building height of 40 metres (approximately 12 storeys) on Schedule B1 – Height and Density in the Official Plan.

The Site is designated as **Commercial** on Schedule A – Land Use and Corridor Commercial on Schedule A1 – Commercial Land Uses in the OP. Permitted uses within the Corridor Commercial designation includes retail uses, wholesale uses, offices, medical clinics, accommodation uses, restaurants, entertainment uses, commercial recreation, banquet halls and funeral homes. In accordance with **Policy 10.2.2.9 (4)**, department stores, food stores and a drug store are not currently permitted within the Corridor Commercial designation. Lands designated as Corridor Commercial may be zoned to also permit community uses, institutional uses and a parking facility.

Policy 10.2.2.9 (7) states that development within the Corridor Commercial designation will only be permitted where adequate vehicular access and egress, off-street parking and municipal services were available.

Policy 10.2.2.9 (11) states that development within Corridor Commercial areas will not have unacceptable impacts on the Uptown Growth Centre, Conestoga Commercial Centre, West Side Mixed-Use Commercial Centre, Mixed-Use Community Commercial and Mixed-Use Neighbourhood Commercial areas, with proposals to significantly expand the range of retail uses contemplated on lands designated as Corridor Commercial requiring Official Plan and Zoning By-law Amendments.

Section 10.2.3 of the OP outlines requirements for technical assessment and analysis that are to be considered as part of commercial development proposals, which may include a planning assessment, servicing assessment, transportation assessment and retail impact analysis for development proposing retail commercial uses of 5,000 square metres of gross leasable area or greater.

5.3.2 Special Policy Area

The Site is located within a SPA as identified on Schedule A5 – Natural Hazards of the Official Plan, and outside of the Special Policy Area Floodway. Lands located within the SPA include hazardous lands and hazardous sites impacted by flooding hazards.

In accordance with **Policy 8.4.2 (4)** of the OP, development and site alteration may be permitted on hazardous lands/sites where a SPA has been approved by the Province, with the exception of sensitive institutional uses such as hospitals, nursing homes and schools, and essential emergency services such as fire, police and ambulance stations (8.4.2(5)).

Policy 8.2.4 (6) further states that development impacted by flooding hazards shall be floodproofed to the Regulatory Flood Elevation unless otherwise provided for by more specific policies.

In accordance with **Policy 8.4.2 (30)** of the OP, any changes and/or modifications to the site-specific policies or boundaries applying to the SPA must be approved by the Province. It is our understanding that this includes all minor changes to existing underlying designations, such as the Commercial Corridor designation that applies to the Site.

Policy 8.4.2 (31) states that the Official Plan designates "certain lands along the Laurel and Clair Creeks a Provincial Special Policy Area" and recognizes that the lands within the Special Policy Area are:

> *"part of the historic centre of Waterloo and special policies are required for the continued economical and social viability of the area".*

Policy 8.2.4 (31) outlines the original rationale for the SPA designation in 1990, including:

a) With specific reference to floodplains, the municipality has been utilizing design criteria for land use planning and stormwater management to control flooding up to the magnitude of the 1 in 100 Year storm event. However, the Provincial design standard is the Regulatory Storm which is in the magnitude of Hurricane Hazel. Using this more restrictive provincial standard, the GRCA has determined that a certain amount of development near specific watercourses in the City would be adversely affected by such a severe storm event.

b) Provincial Flood Plain Planning policies generally discourage development within the regulatory floodplain. The policies recognize that, in some cases, portions of the floodplain can be developed safely and protected to the Regulatory Flood elevation with no adverse impacts to existing development. In such cases, selective application of a Two Zone Concept (floodway-flood fringe) is permitted. Where adherence to these policies is not feasible, the concept of SPA is recognized as a possible option for flood prone communities or portions thereof which have historically developed in the floodplain. In these areas, social, economic and environmental factors may warrant assuming a higher degree of flood risk than would normally be acceptable.

c) In portions of Uptown Waterloo and areas adjacent to certain reaches of Laurel and Clair Creeks, development has historically taken place on lands within the regulatory floodplain defined by the GRCA. The City has demonstrated a strong commitment to the renewal and revitalization of Uptown Waterloo through various actions and policies. While the City recognizes that a higher degree of flood risk exists along these creeks than would normally be deemed acceptable, rehabilitation, development and replacement of buildings and structures in the area is considered necessary to the continued economic and social viability of this area and major relocations or complete acquisition by public authorities is not considered practical. Consequently, a SPA has been identified in this Plan which addresses planning and engineering criteria for developed and undeveloped lands along certain reaches of Laurel and Clair Creeks.

d) This Plan designates certain lands along Laurel and Clair Creeks as a SPA. This area is one in which the City, the GRCA, the Province and the public agree to accept a higher flood risk than would normally be acceptable and permit development in circumstances where it would normally be prohibited, subject to certain flood damage reduction measures.

e) A program of channelization/channel improvements is being undertaken within this area to reduce flooding up to the magnitude of the 1 in 100 Year storm event. Unusual flood effects occur in the SPA once water exceeds the 100 Year level. Flooding can occur to potentially significant depths over a short period of time leaving little time for public warning and/or evacuation. In certain locations within the

SPA depths and velocities of water during a Regulatory Flood event combine to create hazardous conditions.

f) Although the goal for the SPA is to promote protection to the regulatory level to prevent the loss of life and minimize property damage, requirements have been relaxed especially in relation to commercial development and related parking. The policies have been formulated to overcome or reduce flood hazards where feasible while recognizing the economic and social necessity of continued development in this area.

Policy 8.4.2 (43) states that commercial uses such as retail, office, service and personal services may be permitted within the SPA and must be floodproofed to the Regulatory Flood Elevation.

Policy 8.4.2 (45) permits surface parking in all areas of the SPA.

5.3.3 Response to Official Plan

The Site is located within a **Minor Corridor**, which are areas intended to be developed with a mix of medium and medium-high-density residential, commercial and retail uses. Minor Nodes are intended to include neighbourhood-servicing commercial centres to meet the day-to-day and weekly shopping needs of the surrounding neighbourhood, and where appropriate, "should be planned to accommodate small and medium-size food stores". The proposed OPA would facilitate the type and range of commercial development contemplated within a Minor Node by the existing OP policies. The Site provides an opportunity for redeveloping a vacant, commercial property within an existing commercial node as a future small-scale food store, which is consistent with the range and types of uses directed by the OP to Minor Nodes throughout the City.

A range of commercial retail and office uses are currently permitted on Site under the existing Commercial Corridor designation, including retail uses, wholesale uses, offices, medical clinics, accommodation uses, restaurants, entertainment uses, commercial recreation, banquet halls and funeral homes. The Proposed Development is not seeking opportunities for intensified commercial uses on the Site; rather, it is simply looking to add one additional commercial use to the list of retail and commercial uses already permitted.

The City of Waterloo recently adopted OPA No. 58 ("OPA 58"), which modified the Commercial Corridor designation to include food stores with a maximum size of 8,000 square metres and a drug store with a maximum size of 2,500 square metres. However, OPA 58 noted that all land within the existing SPA were deferred, meaning that any changes made by OPA 58 would not apply to any land within the SPA. While OPA 58 demonstrates the City's intent that the range of permitted use within the Commercial Corridor designation will be broadening to include permissions for a store as-of-right, it could not be applied to any properties located within the SPA.

While it is our understanding that the City of Waterloo has initiated a review of the SPA in 2015, the review is occurring in two phases, with Phase 1 focused on updating the floodplain mapping and Phase 2 focused on reviewing the policies, land use designations, and boundaries of the SPA. With Phase 1 still ongoing, the timing of concluding this review is unknown at this time. As such, the proposed development of the Site as a food store requires an application for OPA to specifically permit a food store in accordance with the requirements of the SPA.

The proposed OPA does not propose to introduce any sensitive uses on Site; it is simply looking to add a food store to the list of commercial and retail uses already permitted on the property.

Policy 8.4.2 (31)(f) of the OP states that states that although the goal for the SPA is to promote the protection of the flood plain, prevent the loss of life and minimize property damage, the SPA "requirements have been relaxed especially in relation to commercial development and related parking".

Policy 8.4.2 (43) further states that commercial uses such as retail, office, service and personal services may be permitted within the SPA and must be floodproofed to the Regulatory Flood Elevation.

Is it our opinion that **Policy 8.4.2 (31)(f)** and **Policy 8.4.2 (43)** are intended to distinguish between the risk associated with sensitive uses and non-sensitive uses, recognizing that certain retail and commercial uses may be appropriate in the SPA and that such uses can be designed and developed to minimize property impacts and ensure that no additional and/or new hazards are created.

In summary, there are existing development permissions for the Site that permit commercial retail development. Furthermore, the existing planning policy framework, particularly those policies related to the urban structure and built form, clearly identify the intent of Minor Corridors to be development as smaller-scale, neighbourhood commercial centers that serve the daily retail needs of the surrounding adjacent community.

It is our opinion that the proposed OPA is in fact directed by the existing policy framework. The future development of a food store within the SPA is consistent with the range of commercial uses contemplated at this specific location. The Site is ideally situated to easily and conveniently serve the daily commercial needs of the surrounding community, a setting that is not easily replicated in other locations throughout the City.

5.4 City of Waterloo Zoning By-law

The City of Waterloo Zoning By-law 2018-050 was passed by Council on September 10, 2018, and is a by-law used to regulate and restrict: the use of land; the frontage, depth, and area of parcels of land; the use, location, erection, height, density, bulk, size, floor area, spacing and character of buildings and structures; the elevation of doors, windows and other openings of buildings and structures; the provision and maintenance of off-street loading and parking facilities; and, all other matters authorized by the Planning Act R.S.O. 1990 c.P.13 as amended and the regulations related thereto.

The Site is zoned Corridor Commercial (C5-27) in the City of Waterloo Zoning By-law 2018 – 050, which permits a broad range of retail, commercial, office and service uses as primary uses. In addition, the C5 Zone permits a range of complementary uses, including government uses, cultural facilities and some institutional uses.

In accordance with the applicable Commercial Corridor designation and associated policies, the C5 Zone currently also prohibits department stores, drug stores and food stores, including specialty food stores. This prohibition is unrelated to the presence of the SPA, but rather a control measure to manage the number and location of food stores in order to avoid an "over supply" scenario.

5.5 Proposed Official Plan Amendment

The proposed Official Plan Amendment is intended to include a food store as a permitted use. The specifics of the Proposed Official Plan Amendment are as follows:

- Maintain the "Commercial Corridor" designation in the Official, and add a Specific Provision Area to permit a food store in addition to the commercial and retail uses permitted within the "Commercial Corridor" designation

The proposed OPA does not propose any changes to the SPA or its' associated policies.

5.6 Additional Planning Commentary

The Site is surrounded by the following land uses:

North Existing City of Waterloo Fire Hall #1 (Weber Street North); existing commercial retail uses, including retail sales and restaurant uses.
East Existing cluster townhouse development (Village on the Green); small creek and associated natural feature; low rise residential uses (single detached dwellings).
South House of Friendship; retail commercial uses; low rise residential uses (single detached dwellings).
West Existing commercial and retail uses, including service commercial, restaurants and retail sales.

The Site is close to a number of existing Grand River Transit services, including existing bus routes on Weber Street North and University Avenue. The Site is also close to the Conestoga College Waterloo Campus and Wilfrid Laurier University. The Site is located within an existing, mature retail commercial corridor in the City of Waterloo, and was previously used for commercial retail purposes. The Site is located in an area that is intended to be developed for commercial and retail uses, as demonstrated by the current planning policy and regulatory framework established by the City. Redeveloping the Site as a food store is consistent with the character and nature of the surrounding neighbourhood context and the former commercial use of the property, White Rose Crafts and Nursery Sales. The Site is conveniently located along an arterial road, within an existing commercial area and proximate to existing low-rise residential uses; it is a central location within an existing established community that cannot easily be found or replicated throughout the City and poses very limited potential risk in terms of land use compatibility impacts.

The redevelopment of the Site as a food store use represents redevelopment of an existing, vacant urban property that is well serviced by car and transit services as well as municipal infrastructure, such as water, sanitary and wastewater services. The Site is strategically located between two (2) major post-secondary institutions in the City of Waterloo and surrounded by existing, mature low rise residential neighbourhoods, making it an ideal location to maximize potential customer draw. The Site is already well-located and serviced to accommodate the proposed food store use with little potential for negative impacts on the surrounding commercial and retail uses.

In summary, the proposed development of the Site is consistent with the applicable policies of the PPS, confirms with the policies of the OP as related to the Commercial Corridor designation and Special Policy, and is appropriate given the historical use of the Site and the context of the surrounding community.

6. LIMITATIONS

This Report was prepared jointly by Strik, Baldinelli, Moniz Ltd. and GSP Group Inc. for Uniweber Property Inc. (Owner) and the City of Waterloo. Use of this Report by any third party, or any reliance upon its findings, is solely the responsibility of that party. Strik, Baldinelli, Moniz Ltd. accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions undertaken as a result of this Report. Third party use of this Report, without the express written consent of the Consultant, denies any claims, whether in contract, tort, and/or any other cause of action in law, against the Consultant.

All findings and conclusions presented in this Report are based on site conditions as they appeared in the information presented to Strik, Baldinelli, Moniz Ltd. and related to in this document. This Report is not intended to be exhaustive in scope, or to imply a risk-free development. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein, as well as any changes in the layout of the development.

The design was limited to the documents referenced herein and Strik, Baldinelli, Moniz Ltd. drawings provided separately. Strik, Baldinelli, Moniz Ltd. accepts no responsibility for the accuracy of the information provided by others. All designs and recommendations presented in this Report are based on the information available at the time of the review.

This document is deemed to be the intellectual property of Strik, Baldinelli, Moniz Ltd. in accordance with Canadian copyright law.

7. CLOSURE

We trust this Report meets your satisfaction. Should you have any questions or require further information, please do not hesitate to contact us.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.
Planning • Civil • Structural • Mechanical • Electrical

Greig Garland, MBA M.A.Sc. P.Eng. P.E.
Water Resources Engineer, Eng. IV

Louise Sanford
Civil Project Lead, Tech IV



GSP Group Inc.
Planning • Urban Design • Landscape Architecture

KB's Signature Goes Here ...

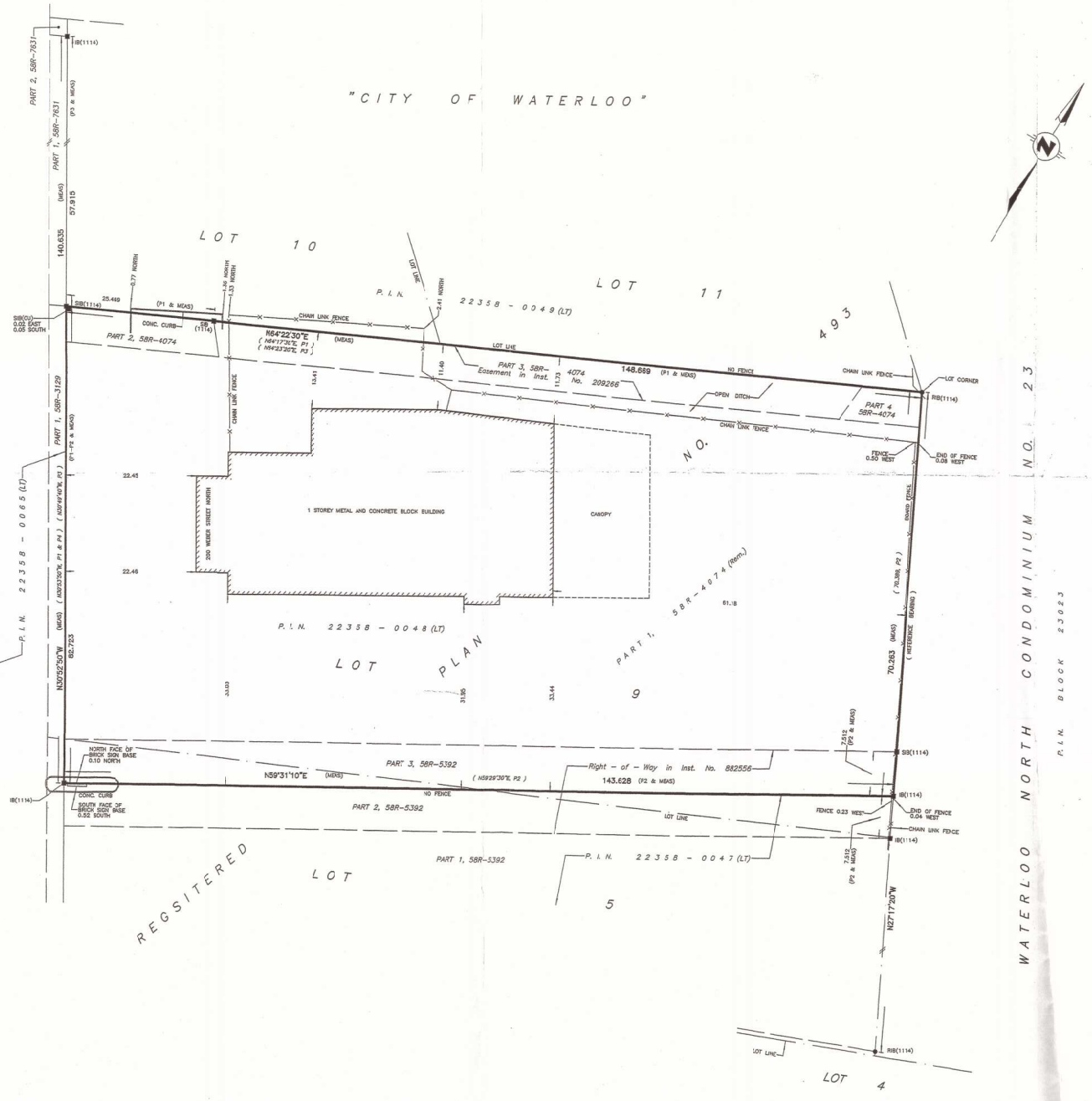
Kristen Barisdale MCIP, RPP
Vice President, Planning

Encl: Plan of Survey prepared by Callon Dietz dated September 30, 2005.
Architectural Site Plan prepared by MMA Architect Inc. dated July 24, 2025
SBM's Existing Conditions, Removals and Sediment & Erosion Control Plan – C2
SBM's Functional Site Grading and Stormwater Management Plan - C4
GRCA Comments dated December 16, 2022
GRCA Flood Plain Mapping dated December 16, 2022

PLAN OF SURVEY
OF PART OF
LOTS 5 and 9
REGISTERED PLAN NO. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO
SCALE 1:400 (METRIC)

6 3 0 6 12 18 24 30
(SCALE IN METRES)

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR



LEGEND:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EAST LIMIT OF PLAN 58R-4074 HAVING A BEARING OF N27°17'20"W AS SHOWN ON SAID PLAN.

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RIB	DENOTES 16mm DIAMETER ROUND IRON BAR
CC	DENOTES CUT CROSS
OU	DENOTES ORIGIN UNKNOWN
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
CD	DENOTES CALLON, DIETZ, O.L.S.'s
1114	DENOTES METZ AND LORENTZ LTD. (JOHN METZ, O.L.S.)
P1	DENOTES PLAN 58R-4074
P2	DENOTES PLAN 58R-5392
P3	DENOTES PLAN 58R-7631
P4	DENOTES PLAN 58R-3129

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1575560
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2005.

SEPT 30, 2005
LONDON, ONTARIO

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

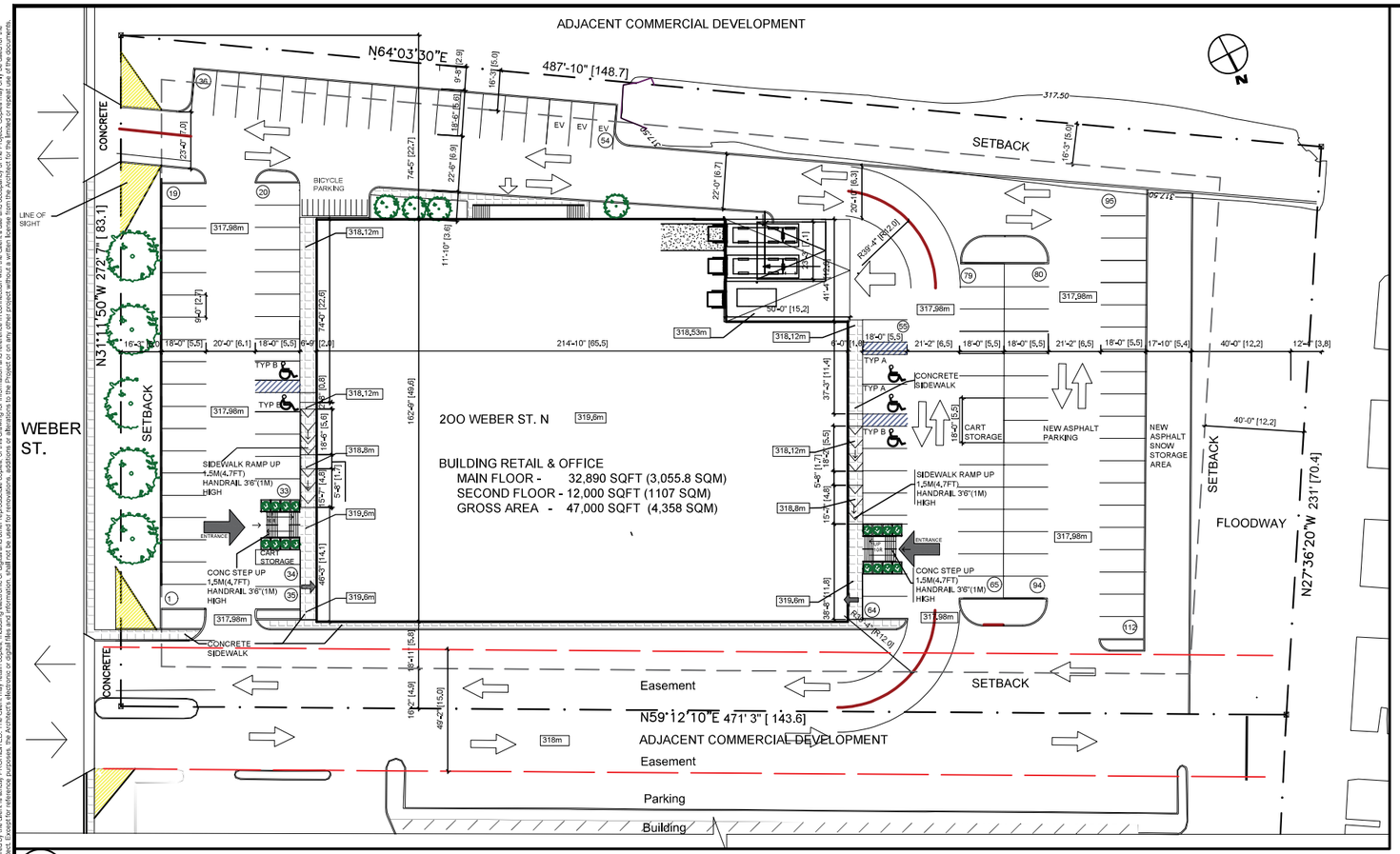
Callon Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
LONDON, ONTARIO
T: (519) 673-0220 F: (519) 673-5052 www.callondietz.com

SURVEY BY: R.A.S.	DRAWN BY: A.A.C.	FILE No: 05-15133	PLAN No: C-1096

H:\DWG\2005\05-15133\15133-a\dwg\Survey.dwg 9/30/2005 11:13:57 AM EDT

© Copyright Callon • Dietz

ISO 9001 REGISTERED



1 A–2 SITE PLAN 1/32" = 1'–0"



2 A–2 PROPOSED ELEVATIONS 1/16" = 1'–0"

AREAS:

LOT: 120,000 SF (11,147.6 SM)
2.768 Acres (1.12 ha)

BUILDING AREA : 32890 SF (3,055.8 SM)
NO OF FLOORS : 2

FLOOR AREAS	
1ST FLOOR (RETAIL) AREA :	32,890 SF (3,251.6 SM)
2ND FLOOR (OFFICE) AREA :	12,000 SF (1,170.0 SM)
TOTAL BUILDING FLOOR AREA :	44,890 SF (4170.4 SM)

HEIGHT OF BUILDING : 29' (8.8 M)

ZONING: EXISTING C5-27
ZONING PROPOSED: SITE SPECIFIC (REFERENCE FROM C1-20)

SETBACKS (SECTION 8.3.2)	REQUIRED	PROPOSED
FRONT (STREET) (E)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
REAR (W)	16.4 ft (5.0 m)	40 ft (12.2 m)
SIDE (N)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
SIDE (S) (MINOR VARIANCE) (VARIES)	16.4 ft (5,0 m)	9.8 ft (3,0m)

CITY OF WATERLOO ZONING BYLAWS FOR PARKING

	REQUIRED	PROVIDED
PARKING (SECTION 8.3.9) BUILDING FLOOR AREA / 100m2 NON-RESIDENTIAL (proposed area C parking) (2.8M X 5.5M)	3055.8/100+ 1107/100 (30.5+ 11)X 2.4 = 103	
TOTAL	103	112
ACCESSIBLE PARKING (SECTION 6.4) TYPE A (3.7M X 5.5M) QUANTITY : TYPE B (2.4M X 5.5M)QUANTITY :	2 3	3 3
ELECTRIC VEHICLE PARKING PROVISION QUANTITY (SECTION 6.3) :	3	3
LOADING SPACE - TYPE B (SECTION 6.9.4.1) (3M X 12M X 4.5M)	2	2
BICYCLE PARKING (SECTION 6.6.2.C.iv.A) (0.6M X 2M)	(10% OF 105) 11	12

1 A–2 STATISTICS NTS

MMA Architect Inc.
850 OUELLETTE AVE.,
WINDSOR, ON, N9A 4M9 (519) 973-9044
Email: smiller@mma-architect.com

NuFusion & ASSOCIATES

Ethnic SUPERMARKET

GENERAL NOTES:

1) DO NOT SCALE DRAWINGS.

2) VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

3) COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

4) SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.

5) ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND LOCAL BY-LAWS.

6) FOR CONVERSION OF GRADE AND BUILDING HEIGHTS REFER TO CIVIL DRAWINGS.

LEGEND:
EXIST. WALLS
DEMO WALLS
NEW WALL
MAJOR ENTRY/ EXIT
MINOR ENTRY/ EXIT

DATE	NO.	ISSUED FOR
08 JUL'25	3	PLAN REVISION
03 JUL'25	2	PLAN REVISION
23 MAY'25	1	PLAN REVISION
08 MAY'25		REVIEW
04 MAR'25		REVIEW

ONTARIO ASSOCIATION OF ARCHITECTS — STUART MILLER — LICENCE 4275

PROJECT
FOOD STORE

200 WEBER ST. N
WATERLOO ,ON

DWG. TITLE
PROPOSED SITE PLAN , ELEVATIONS AND STATISTICS

DATE : JUL 2024
SCALE : AS NOTED
DESIGNED BY : NS
DRAWN BY : NS
CHECKED BY : SM
APPROVED BY : SM
PROJECT NO. : 24–128
DWG. NO.
A–1r3

INFRINGEMENT OF COPYRIGHT Copyright for this electronic drawing belongs to, and remains the property of the MMA Architect Inc.. The drawing is provided by the Client, client's bank, or companies hired by the client strictly for information and reference in connection with the Client's use and occupancy of the Project. Copies may only be used for the purpose for which it was prepared and provided by MMA Architect Inc. and shall not be used for any other purpose. Any reproduction, copies of this drawing for information and reference in connection with the Client's use and occupancy of the Project. Copies may only be used for the purpose for which it was prepared and provided by MMA Architect Inc. and shall not be used for any other purpose. Any reproduction, copies or modification, in whole or in part, and use of the information contained on this electronic drawing without the written permission of the Architect is strictly prohibited. Any unauthorized reuse, modification, or publication by the Client or any other party is at the user's sole risk and without liability to the Architect and the user shall indemnify and hold harmless the Architect from any claims, losses, expenses or damages of any nature including attorney's fees arising out of such unauthorized use. Any changes made to these drawings must be approved in writing by the Architect. Failure to do so will be at the user's sole risk and without liability to the Architect. The Client may retain copies, including electronic or digital media, for information and reference in connection with the Client's use and occupancy of the Project. Copies may only be used for the purpose for which it was prepared and provided by MMA Architect Inc. and shall not be used for any other purpose. Any reproduction, copies or modification, in whole or in part, and use of the information contained on this electronic drawing without the written permission of the Architect is strictly prohibited. Any unauthorized reuse, modification, or publication by the Client or any other party is at the user's sole risk and without liability to the Architect and the user shall indemnify and hold harmless the Architect from any claims, losses, expenses or damages of any nature including attorney's fees arising out of such unauthorized use. Any changes made to these drawings must be approved in writing by the Architect. Failure to do so will be at the user's sole risk and without liability to the Architect.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICING NOTE:
INVERTS OF THE EX. SANITARY & STORM SEWERS ⊕ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION WATERLOO ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SITE PREPARATION NOTE:
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, EROSION & SEDIMENT CONTROL MEASURES AND TEMPORARY CONSTRUCTION WORKS FOR THE BENEFIT OF THE OWNER'S CONTRACTOR IN ADVANCE OF SERVICING WORKS. IT IS NOT INTENDED TO IDENTIFY PERMANENT GRADING PATTERNS.

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/REGION OF WATERLOO

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS.MUNI 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH 300mm MIN. OVERLAPS.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.

SILT SACKS (OR APPROVED EQUAL) SHALL BE INSTALLED AND MAINTAINED IN EXISTING CB's AND PROPOSED CB'S AND CBMH'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING & CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS & PUBLIC ROADS TO THE SATISFACTION OF THE CITY/REGION OF WATERLOO.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON-SITE.

TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE

ALL NATIVE FILL PLACED SHALL MEET THE REQUIREMENTS FOR ENGINEERED FILL, COMPACTED TO 100% SPMDD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY OR REGION.

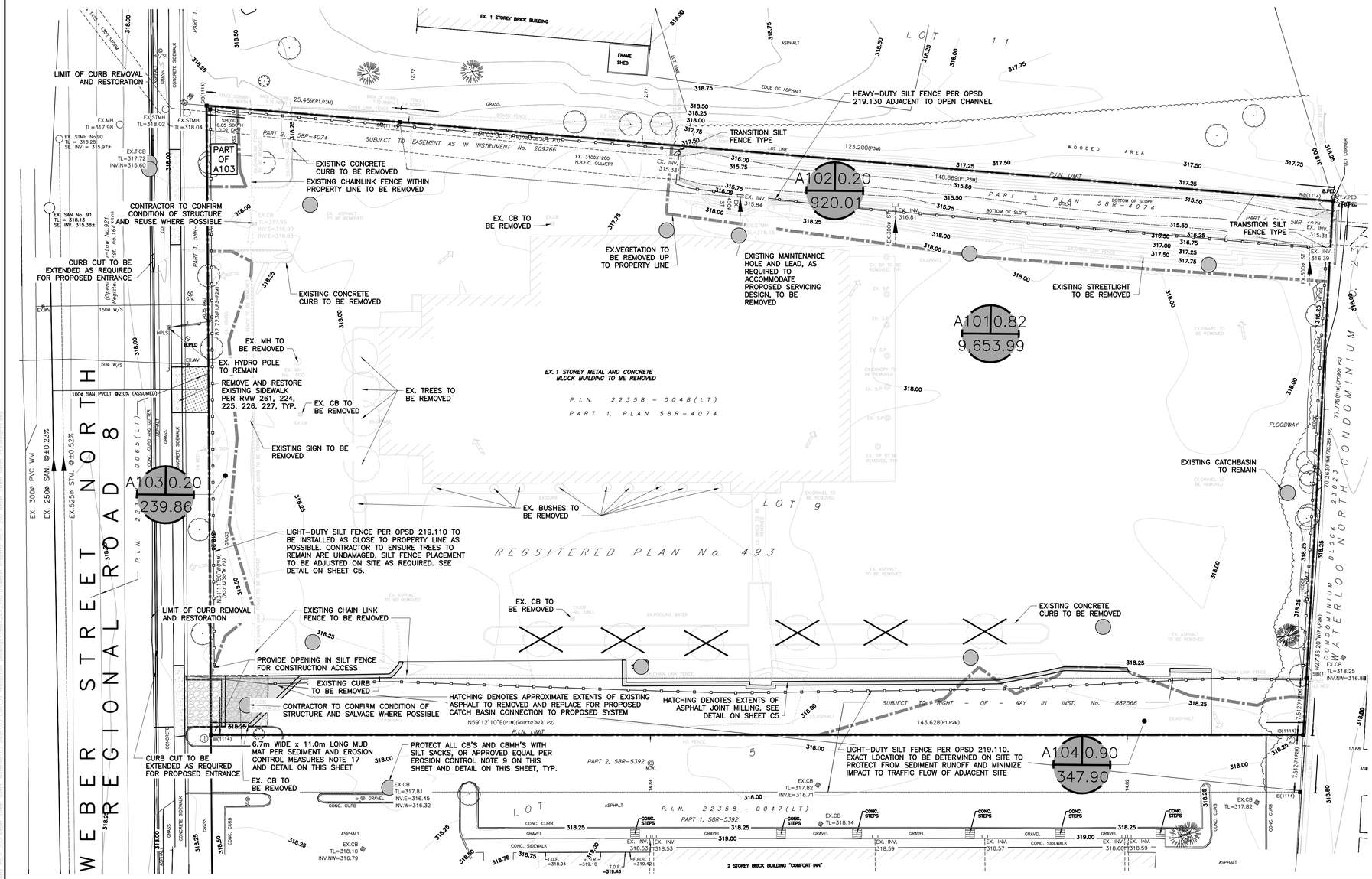
DISPOSAL NOTE:
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.

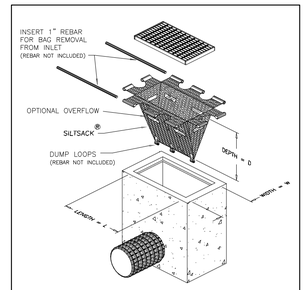
OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.

IF ENCOUNTERED, EXISTING WATER SERVICE MUST BE CUT AND CAPPED AT THE SOURCE AND CURB BOXES MUST BE CUT 600 BELOW FINISHED GRADE, ALL AT NO COST TO THE CITY OR REGION.

THE OWNER'S CONTRACTOR IS TO MANAGE ALL EXCESS SOIL AS PER O.REG 406/19 "ON-SITE AND EXCESS SOIL MANAGEMENT"

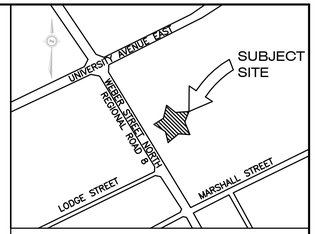
INSTALL PARSON, OR APPROVED EQUAL, MH INSERT IN ALL SANITARY MAINTENANCE HOLES IN AREA OF NEW CONSTRUCTION. INSERTS TO REMAIN IN PLACE UNTIL PAVING OF SURFACE ASPHALT





NOTE:
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

SILT SACK DETAIL
N.T.S.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

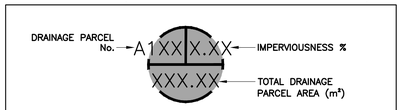
SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

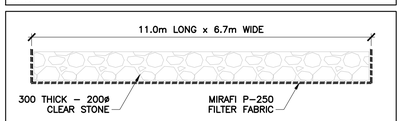
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



CATCHMENT AREA MARKER
N.T.S.



TEMPORARY MUD MAT DETAIL
N.T.S.

SEDIMENT & EROSION CONTROL MEASURES:

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, OR DEMOLITION.
2. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES MUST BE KEPT A MINIMUM DISTANCE OF 2.5M FROM ALL PROPERTY LINES AND 15M AWAY FROM ALL WATER COURSES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
4. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
5. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
6. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
7. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
8. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
9. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R) OR APPROVED SILT SACKS.
10. PROTECT ALL CATCH BASINS WITHIN LANDSCAPE AREAS FROM SEDIMENT INTRUSION WITH STRAW BALE SEDIMENT FILTERS PER DETAIL ON THIS SHEET.
11. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
12. PREVENT WIND-BLOWN DUST.
13. OBTAIN APPROVAL FROM THE GRAND RIVER CONSERVATION AUTHORITY (GRCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
14. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
15. NO ALTERNATE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY SBM AND THE CITY OF WATERLOO'S INFRASTRUCTURE SERVICES DEPARTMENT (ENGINEERING).
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE MUNICIPAL ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY.
17. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE A MINIMUM OF 6.7m WIDE, 11.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3M DEEP AND SHALL CONSIST OF 200MM CLEAR STONE MATERIAL OR APPROVED EQUIVALENT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES.
18. SBM TO MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO CITY REQUIREMENTS. CONTRACTOR TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.
19. ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
20. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS (25mm OR GREATER) AND AFTER SIGNIFICANT SNOWMELT.
21. DAILY INSPECTIONS ARE REQUIRED DURING EXTENDED RAINFALL OR SNOW MELT PERIODS.
22. PERMANENT RECORD OF THESE INSPECTIONS MUST BE SUBMITTED TO CITY OF WATERLOO DEVELOPMENT ENGINEERING STAFF WITHIN 5 DAYS OF INSPECTION.
23. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
24. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.

AS CONSTRUCTED SERVICES | COMPLETION

DESIGN	JJ
DRAWN	AV
CHECKED	LS
APPROVED	LS/LP
DATE	04/11/2024
CAD	24-2350

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA APPROVAL	26/02/25	AV
2	ISSUED FOR REZONING	17/07/25	JSF

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
R.S. FROUWS
100203453
2025.07.18
PROVINCE OF ONTARIO

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C2
PLAN FILE No. —

GRADING NOTES:

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
7. THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

TACTILE PLATE NOTE:
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION OF WATERLOO ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE REGION.

NOTE: MATCH EXISTING ELEVATIONS AT PROPERTY LINES

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

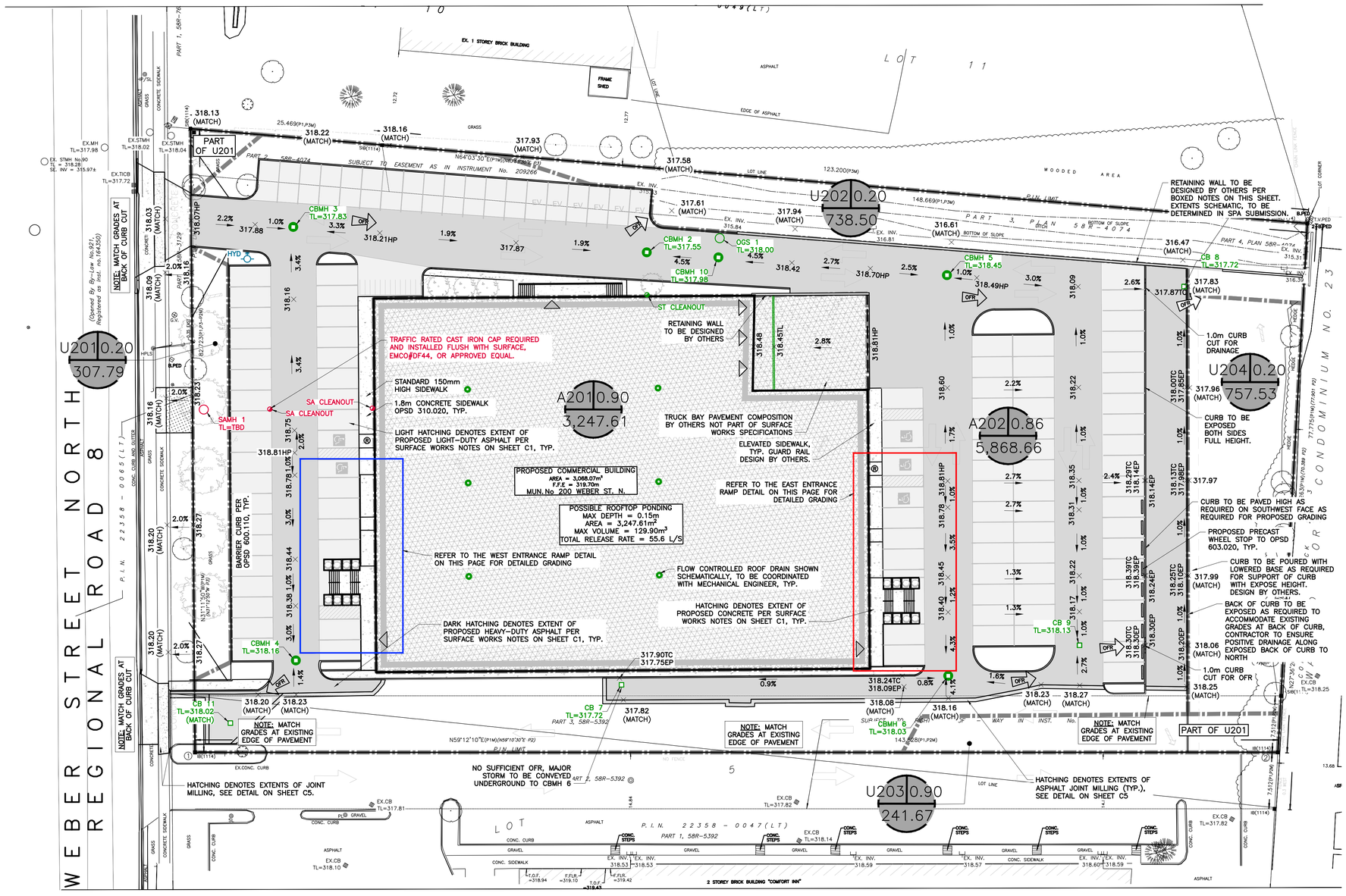
BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

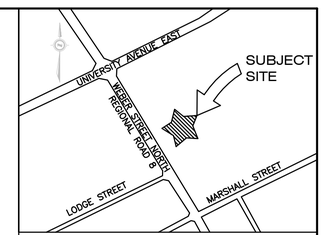
ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

DRAINAGE PARCEL No. — A1XX.XX — IMPERVIOUSNESS (%)
XXX.XX — TOTAL DRAINAGE PARCEL AREA (ha)

CATCHMENT AREA MARKER
N.T.S.





KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

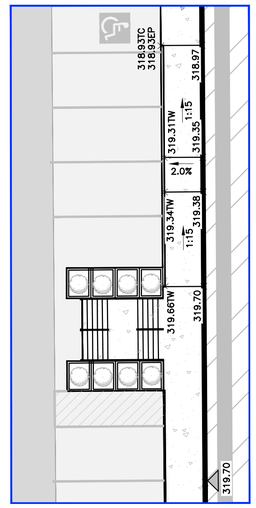
SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

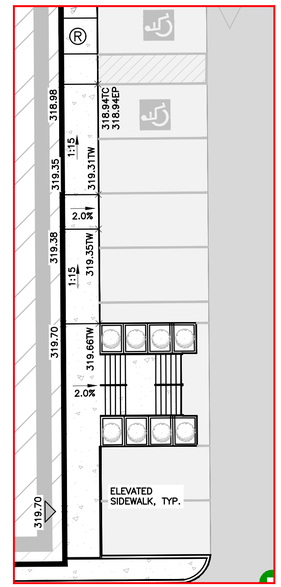
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



WEST ENTRANCE RAMP DETAIL
SCALE - 1:150



EAST ENTRANCE RAMP DETAIL
SCALE - 1:150

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JJ
DRAWN	AV
CHECKED	LP
APPROVED	LS/LP
DATE	16/07/2025
CAD	24-2350

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA APPROVAL	26/02/25	AV
2	ISSUED FOR REZONING	17/07/25	JSF

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

LICENSED PROFESSIONAL ENGINEER
R.S. FROUWS
100203453
2025.07.18
PROVINCE OF ONTARIO

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m
SCALE - 1:150
1.5 0 3.0m

TITLE
PRELIMINARY SITE GRADING AND STORMWATER MANAGEMENT PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C4
PLAN FILE No. -

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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

December 16, 2022

Tristin Deveau
Planner / Policy Planner
City of Waterloo
100 Regina Street South
PO Box 337, Station Waterloo
Waterloo ON N2J 4A8
tristin.deveau@waterloo.ca

Re: Pre-consultation for Official Plan and Zoning Bylaw Amendment
200 Weber Street North, Waterloo
MCGW Properties

Dear Mr. Deveau,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted proposal to broaden the permitted commercial land uses on the subject property.

Recommendation

The GRCA has no concerns with the proposal in principle, though the development concepts shown will require adjustment. No development is permitted in the floodway. As part of a zone change, we would request that the lands are zoned appropriately.

Documents Reviewed by Staff

Staff have reviewed the development concepts (GSP Group, revised March 15 and May 21, 2021) submitted with this application.

GRCA Comments

The GRCA has reviewed this application as per our Provincial delegated responsibility to review natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, and in accordance with Ontario

Regulation 150/06, GRCA's Board approved policies, and our MOU with the Region of Waterloo.

Information currently available at our office indicates that the subject lands contain the Laurel Creek floodplain. This portion of the floodplain is designated as the Waterloo Special Policy Area (SPA). Provincial, City and GRCA policy allows for new development in the SPA, subject to certain requirements.

The floodway portion of the SPA affects part of the property, approximately 10-12.5 metres from the rear property line. No development is permitted in the floodway. The development concepts show driving aisles in the floodway and we request that they are adjusted in a formal application. We recommend that this portion of the property is zoned Conservation (OS3).

As mentioned in the pre-consultation letter (GSP Group, November 9, 2022), floodplain depths and velocities along this stretch of Weber Street North preclude any land uses involving residential or overnight accommodation. Other land uses are prohibited due to the presence of the floodplain, including:

- An institutional use associated with hospitals, nursing homes, assisted living, pre-school, nurseries, day care or schools;
- An essential emergency service (fire, police, ambulance or electrical substation); and,
- A use associated with the disposal, manufacture, treatment, transfer or storage of hazardous substances.

The GRCA has no concerns in principle with the development concept, or including additional commercial uses on the subject property, as long as the floodway is respected and uses do not include those prohibited by Provincial, GRCA and City policy (i.e. as per above). The site must also be floodproofed above the regulatory floodplain elevation (319.6 metres, CGVD 28 / 319.2 metres, CGVD 2013).

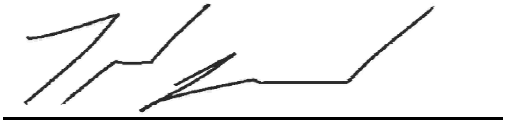
The GRCA requests the following in support of an official plan amendment and/or zoning bylaw amendment (OPA/ZBA) application:

- Site plan illustrating:
    - The extent of the proposed development;
    - The floodway / SPA boundary.
- Conceptual grading and drainage plan;
- Stormwater management plan, including any outlet details.

This will be considered a minor OPA/ZBA application. Consistent with GRCA's approved fee schedule, we will invoice the applicant for our review upon receipt of a formal application (2022 fee is $445). A separate fee will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or theywood@grandriver.ca.

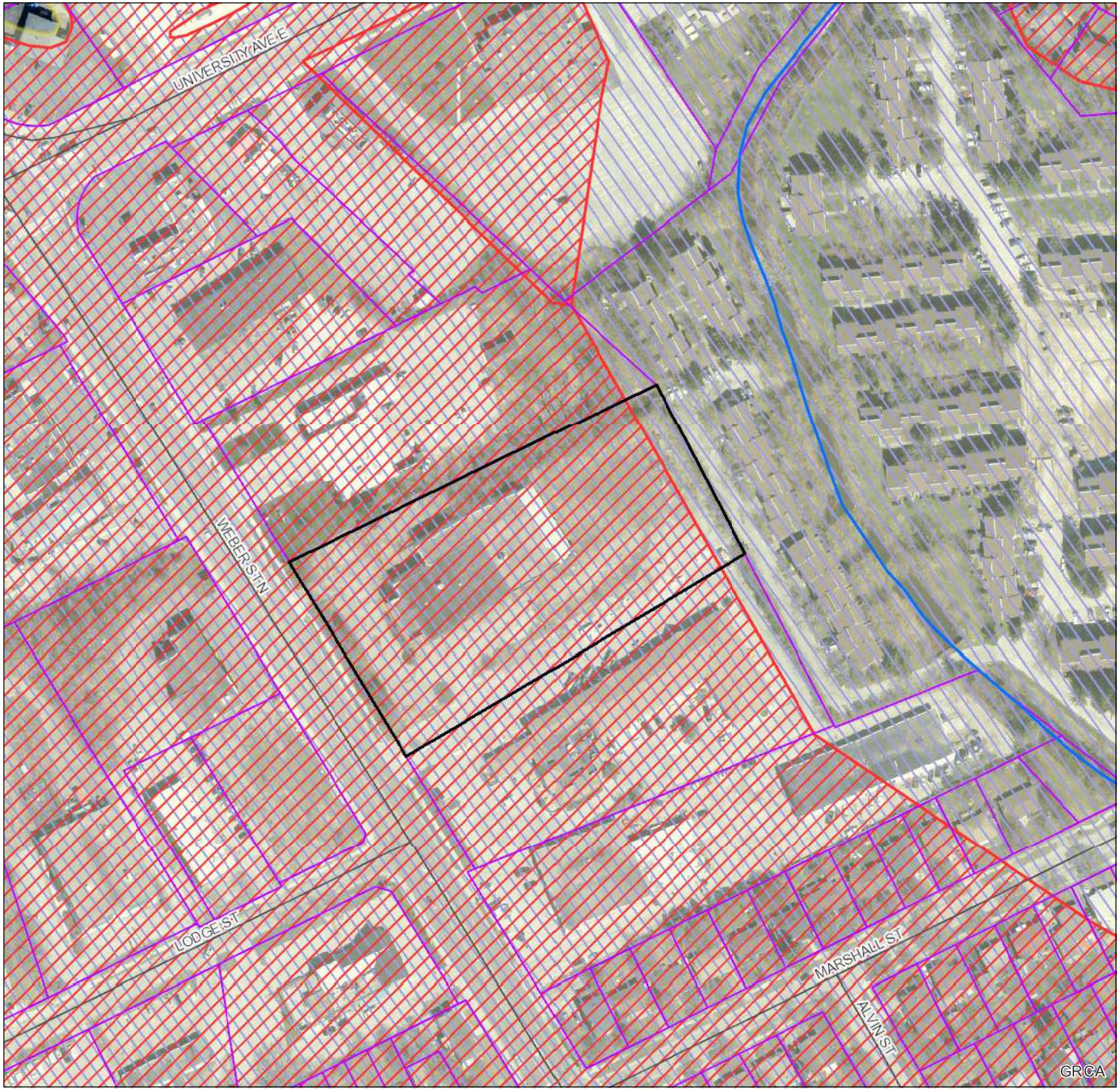
Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping

cc: Kristen Barisdale, GSP Group
Robyn McMullen, City of Waterloo



Grand River Conservation Authority

Date: Dec 15, 2022
Author: TH

200 Weber St N, Waterloo

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.

Copyright Grand River Conservation Authority, 2022.
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. For a complete listing of sources and citations go to: https://maps.grandriver.ca/Sources-and-Citations.pdf

0 10 20 40 60 Metres

N

Map Centre (UTM NAD83 z17): 539,039.46 4,813,881.63

This map is not to be used for navigation | 2020 Ortho (ON)

NAD 1983 UTM Zone 17N

Scale: 2,042