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May 3rd, 2016

Township of Guelph/Eramosa
8348 Wellington Road 124
P.O. Box 700
Rockwood ON N0B 2K0

Attention: Kelsey Lang, Planning Associate

**Re: Zone Change Application (ZBA 01/16) – Charleston Homes Ltd.
5155 Fourth Line
Township of Guelph/Eramosa**

Grand River Conservation Authority (GRCA) staff has initiated review of the proposed application, but do not have detailed comments at this time. Please find attached our preliminary comments below.

- Wetland flagging was confirmed by GRCA on July 31st, 2014.
- Development is proposed within the 120 metre area adjacent to the Speed Lutteral Swan Creek Wetland Complex. Comments regarding buffers will be provided through the detailed comments.
- No floodplains have been identified with the Grey Municipal Drain, however, localized impacts or poor drainage may be associated adjacent to the drain or as a result of potential blockages associated with the drain; therefore grade separation should be considered for any lots adjacent to the drain.
- We recommend the applicant contact the Guelph-Eramosa Drainage Superintendent regarding discharging to the Municipal Drain and design of the drain.

We trust these comments are of assistance and detailed comments will be provided at a future date. Should you have any further questions, please contact the undersigned at 519-621-2763 ext. 2236.

Yours truly,

A handwritten signature in black ink, appearing to read "Nathan Garland".

Nathan Garland
Resource Planner
Grand River Conservation Authority

Encl. (1)

cc: Astrid Clos, Planning Consultants
Bernie Hermsen, MHBC Planning Ltd., Kitchener
Gaetanne Kruse, Planning Administrator, Township of Guelph/Eramosa