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Environmental Assessments & Approvals

March 5, 2019

AEC 17-176

Town of Grand Valley  
5 Main Street North  
Grand Valley, Ontario  
L9W 5S6

Attention: Mark Kluge, Planner

Re: **Zoning By-law Amendment Application - Andre Leonardo, 195004  
Amaranth-East Luther Townline, Concession 10, Part Lot 23, Town of  
Grand Valley**

Dear Mr. Kluge:

As discussed, attached please find a Zoning By-law Amendment Application for the above noted property.

Our firm completed an Environmental Impact Study (EIS) related to residential development proposed for the property. The EIS included a wetland boundary delineation with the Grand River Conservation Authority (GRCA). The EIS was reviewed and accepted by the GRCA.

The wetland boundary and setback (15m) results in an irregularly shaped building envelope. Logical build out of the resulting building envelope requires placement of a garage within approximately 12m of the front lot line. The proposed dwelling would be set well back from the required 30m minimum lot frontage specified for the Rural Residential (RR) Zone. Therefore, the applicant requires relief with respect to lot frontage as part of the Zoning By-law Amendment.

If you have questions or require additional information please do not hesitate to contact the undersigned.



Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

A handwritten signature in black ink that reads "Jim Broadfoot". The signature is written in a cursive style and is set against a light green rectangular background.

Jim Broadfoot, H. B.Sc.  
Terrestrial Ecologist

Attach: Zoning By-law Amendment Application

cc: Andre Leonardo, Landowner