



May 19, 2026

via email

GRCA File: A5-26 – 311049 Grey Road 8

Lindsey Green
Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

Dear Lindsey Green,

Re: Application for Minor Variance A5-26
311049 Grey Road 8, Township of Dundalk
Maple Grove Laser Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted minor variance application to permit enclosed storage.

Recommendation

The GRCA has no objection to the proposed minor variance application.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Site Plans (prepared by Solomon Martin, dated April 10, 2026 and April 14, 2026)

GRCA Comments

GRCA has 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 5.2 of the Provincial Planning Statement (PPS, 2024), 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 currently available at this office indicates that the subject property contains a watercourse, floodplain, a wetland, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, portions of the property are regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

It is understood that the minor variance application requests permission to allow indoor storage in an area that is currently used for outdoor storage. The application is required to permit construction of a new storage building. Based on our review of the circulated

plans, the proposed development is located outside of the regulated areas noted above. As such, GRCA staff do not object to the approval of this application.

The proposed storage building in the circulated plans will not require a GRCA permit under Ontario Regulation 41/24.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application.

Should you have any questions, please contact me at [REDACTED] or [REDACTED]

Sincerely,
[REDACTED]




















Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

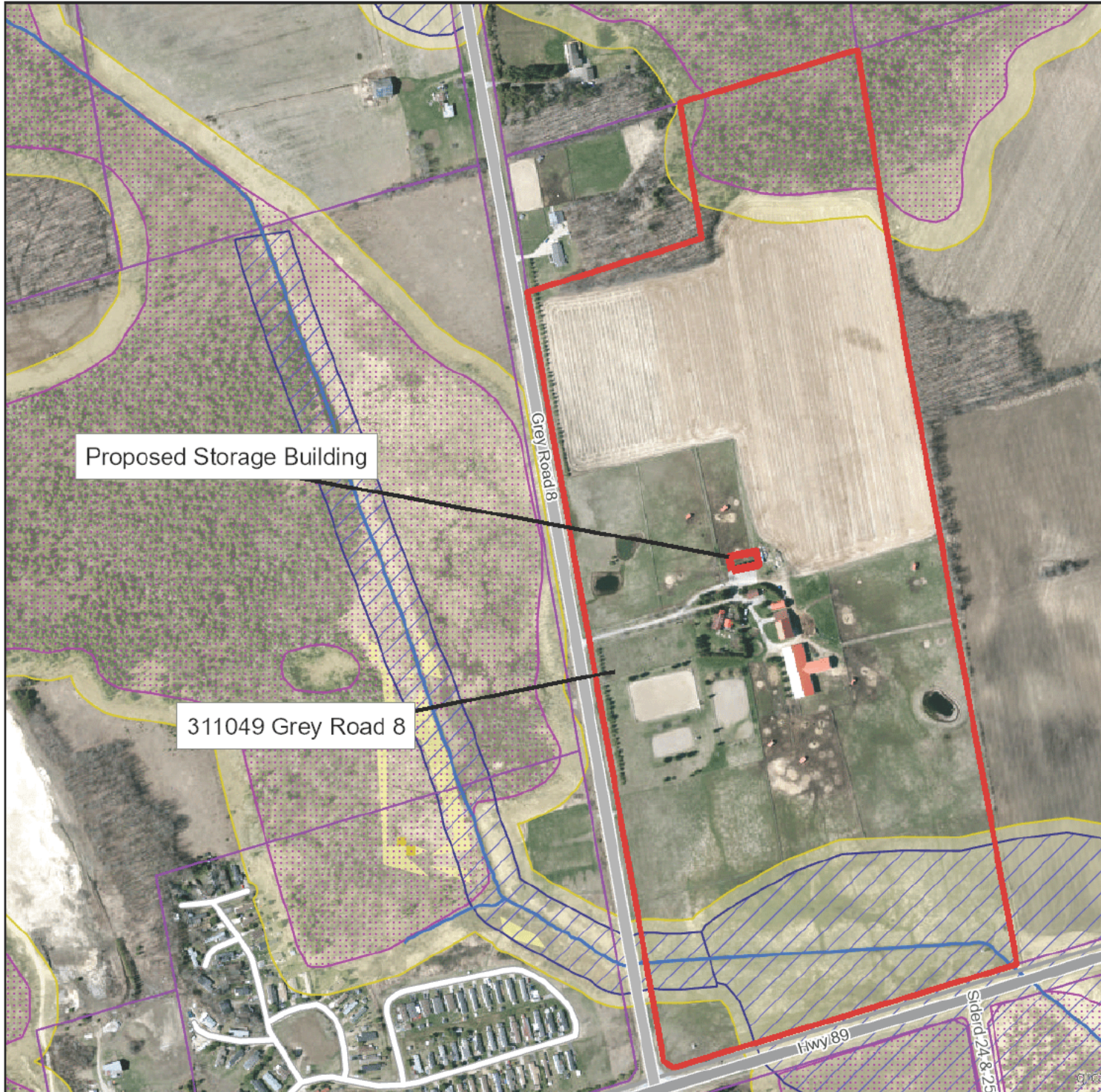
Enclosed: GRCA Mapping

Copy: *Joseph B Martin, Maple Grove Laser Inc. (via email)
Solomon Martin (via email)



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)
-  Conservation Area Boundary (GRCA)



Proposed Storage Building

311049 Grey Road 8

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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. See Sources and Citations for details.

