



May 5, 2025

via email

GRCA File: B2025-014 & B2025-015 – 508 & 512 Fall Harvest Place

Marilyn Mills  
City of Kitchener  
200 King Street West  
Kitchener, ON N2G 4O7

Dear Marilyn Mills,

**Re: Applications for Consent B 2025-014 & B 2025-015**  
508 & 512 Fall Harvest Place, City of Kitchener  
Applicant: Tony Bocchino

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted consent applications for two lot line adjustments.

**Recommendation**

GRCA Planning and Regulation Services has no objection to the proposed consent applications.

**GRCA Comments**

GRCA has reviewed these applications 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 lands to be severed and merged with 508 and 512 Fall Harvest Place are adjacent to valley slopes and contain the regulated allowance adjacent to the valley slopes. The retained lands owned by the GRCA contain the Grand River, floodplain, valley slopes, wetlands, and the regulated allowance adjacent to these features. A copy of GRCA's resource mapping is attached.

Due to the presence of the above-noted features, portions of the subject lands 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.

The consent applications propose lot line adjustments to convey two parcels of land to 508 and 512 Fall Harvest Place. GRCA Planning and Regulation Services staff have reviewed the proposed applications and we do not have any concerns with the lot line adjustments.

GRCA Property Department staff are working with the applicant to coordinate the consent applications and any related interests as the current owner of the lands to be conveyed.

**Plan Review Fees**

Consistent with GRCA's approved fee schedule, these applications are considered minor consent applications. Since these applications were reviewed together, the applicant will be invoiced one fee in the amount of \$465.00 for GRCA's review of the applications.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Tony Bocchino (via email)  
Chris Meilleur & Joel Doherty, GRCA (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)



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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.

