



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

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June 30, 2025

via email

GRCA File: B2025-021 – 546 Courtland Avenue East

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

Dear Marilyn Mills,

Re: Application for Consent B 2025-021
546 Courtland Avenue East, City of Kitchener
Freure Promontory Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted consent application for a lot line adjustment.

Recommendation

The GRCA has no objection to the proposed consent application.

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 portions of the subject lands are within the floodplain associated with Schneider Creek and the regulated allowance adjacent to the floodplain. This reach of floodplain is within a Two-Zone Floodplain Policy Area identified in the City of Kitchener Official Plan and the subject lands are within the flood fringe. 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. Any development within the regulated area on the subject lands must also conform to the GRCA and City of Kitchener Two-Zone Floodplain Policies.

The consent application proposes a lot line adjustment to convey a portion of land from 546 Courtland Avenue East to 265 Bedford Road as a lot addition. It is understood that

the application is technical in nature with no new development proposed. As such, GRCA staff do not have any objection to the proposed application.

Consistent with GRCA's approved fee schedule, this application is considered a minor consent application. The applicant will be invoiced in the amount of \$465.00 for GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman", with a stylized flourish at the end.

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: *Daryl George, Freure Promontory Inc. (via email)
Jessica McConnell, Miller Thompson LLP (via email)



B2025-021 - 546 Courtland Avenue
East

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.

Scale 1:993

NAD83 UTM zone 17 (EPSG:26917)

