



Committee of Adjustment Agenda

Tuesday, January 21, 2025, 9:00 a.m. - 12:00 p.m.

Council Chambers

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

(Pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended,
and Ontario Regulations 197/96 and 200/96, as amended)

TAKE NOTICE THAT the Committee of Adjustment for the City of Kitchener **will meet in Council Chambers, 2nd Floor, Kitchener City Hall, 200 King Street West, on Tuesday, JANUARY 21, 2025, commencing at 10:00 a.m.** for the purpose of hearing the following applications for Minor Variance and/or Consent.

Applicants or Agents must attend in support of the application. This is a public meeting. Anyone having an interest in any of these applications may make an oral submission at the meeting or provide a written submission for Committee consideration. Please note this is a public meeting and will be livestreamed and archived at www.kitchener.ca/watchnow.

The complete agenda, including staff reports will be available online the Friday prior to the week of the meeting date.

Pages

1. **COMMENCEMENT**
2. **IN CAMERA MEETING AUTHORIZATION**

Note: Any member of the Committee may question the appropriateness of a listed in-camera item. This may occur during the Committee of Adjustment meeting or at the beginning of the in-camera session.

Members are being requested to enact the following resolution to authorize an in-camera meeting:

"That an in-camera meeting be held immediately prior to the Public meeting of the Committee of Adjustment this date for members of the Committee of Adjustment to receive education and training as authorized

by Sections 239 (3.1) of the Municipal Act, 2001."

Following their education and training session, the Committee will reconvene the Public meeting at 10:00 a.m., the Statutory Advertised start time, to consider the Minor Variance and Consent applications listed on the agenda.

3. RECESS AND RECONVENE

4. ADMINISTRATIVE BUSINESS

4.1 CHAIR NOMINATION AND APPOINTMENT

4.2 VICE-CHAIR NOMINATION AND APPOINTMENT

5. MINUTES

6. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared please visit www.kitchener.ca/conflict to submit your written form.

7. APPLICATIONS FOR MINOR VARIANCE AND / OR CONSENT PURSUANT TO THE PLANNING ACT

8. NEW BUSINESS

8.1 A 2025-001 - 535 Manitou Drive, DSD-2025-017

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Requesting minor variances to permit a minimum exterior side yard abutting Homer Watson Boulevard of 3.75m rather than the required 6m; and, having 82 off-street parking spaces rather than the required 110 off-street parking spaces, to facilitate the development of 2 business park employment-use buildings in accordance with Site Plan application SP24/067/M/BB.

8.2 A 2025-002 - 72 Strange Street, DSD-2025-020

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Requesting a minor variance to permit a westerly side yard setback of 0.63m rather than the required 1.2m to facilitate the construction of an addition in the rear yard of an existing single detached dwelling.

8.3 A 2025-003 - 126 Highland Road West, DSD-2025-021

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Requesting permission to permit the enlargement or extension of a legal non-conforming use, a single detached dwelling, to facilitate the addition of an Additional Dwelling Unit (ADU) (attached) to the existing single detached dwelling in the "Mixed Use Zone (MIX-1) in Zoning By-law 2019-051.

8.4 A 2025-004 - 240 Chapel Street, DSD-2025-026

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Requesting a minor variance to permit an easterly side yard setback of 0.46m rather than the required 1.2m; and, to have an unobstructed

walkway that is a minimum of 0.92m in width rather than the required 1.1m to facilitate the construction of an Additional Dwelling Unit (ADU) in the rear yard of an existing single detached dwelling.

8.5 B 2025-001 - 284 Duke Street East, DSD-2025-019

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Permission to sever a parcel of land in the rear yard, containing an existing garage, having a width of 12.8m, a depth of 12.1m and an area of 155.2 sq.m. to be conveyed as a lot addition to the property municipally addressed as 44 Betzner Avenue North.

9. ADJOURNMENT

10. PLANNING ACT INFORMATION

- Additional information is available at the Legislated Services Department, 2nd Floor, Kitchener City Hall, 200 King Street West, Kitchener 519-741-2203 or by emailing CofA@kitchener.ca.
- Copies of written submissions/public agencies' comments are available the Friday afternoon prior to the meeting on the City of Kitchener website www.kitchener.ca/meetings in the online Council and Committee calendar; see the meeting date for more details.
- Anyone having an interest in any of these applications may attend this meeting.
- Only the Applicant, Minister, **specified person (as defined in Section 1 of the Planning Act)** or public body that has an interest in the matter has the right to appeal of decisions of the Committee of Adjustment. These parties must make written submissions to the Committee prior to the Committee granting or refusing Provisional Consent otherwise, the Ontario Land Tribunal (OLT) may dismiss the appeal.
- Any personal information received in relation to this meeting is collected under the authority s. 28(2) of the Planning Act, R.S.O. 1990, c. P.13, and will be used by the City of Kitchener to process Committee of Adjustment applications. Questions about the collection of information should be directed to Marilyn Mills at marilyn.mills@kitchener.ca.
- If you wish to be notified of a decision, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Kitchener City Hall, 200 King St. W., Kitchener ON, N2G 4G7.

The Notice of Hearing for this meeting was published in the Record on the 3rd day of January, 2025.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment