



Committee of Adjustment Agenda

Tuesday, April 21, 2026, 10:00 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, APRIL 21, 2026, 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. **MINUTES**

3. **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.

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

5. **UNFINISHED BUSINESS**

5.1 None.

6. NEW BUSINESS

6.1 A 2026-016 - 18 Peter Street

Requesting a minor variance to permit a front porch to be setback 2m from the front lot line rather than the minimum required 3m to permit the reconstruction of existing front steps.

6.2 A 2026-017 - 9 Blucher Street

Requesting minor variances to permit a setback of 12m from the lot line of an active railway right-of-way for a Tertiary Branch Line rather than the minimum required 15m; and, to permit a side yard setback of 1m rather than the minimum required 1.2m to facilitate an addition to the rear of the existing building for an Additional Dwelling Unit (ADU)(Attached), converting the building from a Duplex to a Triplex.

6.3 A 2026-018 - 41 Michael Street

Requesting minor variances to permit an accessory building (a garage) having a gross floor area greater than 15sq.m. to be located 0m from the easterly side lot line rather than the minimum required 0.6m; and, to permit an accessory building to have a height of 3.8m to underside of the fascia rather than the maximum permitted 3.0m, to facilitate the replacement of the existing accessory building.

6.4 A 2026-019 - 30 Palace Street

Requesting a minor variance to permit a building height of 5m rather than the minimum required 7.5m to facilitate the development of a 1-storey commercial plaza.

6.5 A 2026-020 - 1388 Highland Road West

Requesting a minor variance to permit an individual Non-Residential Use, 'a Day Care Facility', to have a maximum Gross Floor Area (GFA) of 850sq.m. rather than the maximum permitted 600sq.m. to facilitate the new use of Day Care Facility.

6.6 A 2026-021 - 20 Weichel Street

Requesting minor variances to permit a minimum parking requirement of 17 parking spaces rather than the minimum required 19 parking spaces; to permit a Class A Bicycle parking requirement of 0 spaces rather than the minimum required 8 Class A Bicycle parking spaces; and, to permit an Electric Vehicle parking requirement of 0 parking spaces rather than the minimum required 4 Electric Vehicle parking spaces to facilitate the addition of a new dwelling unit within the existing building having 15 dwelling units for a total of 16 dwelling units.

6.7 A 2026-022 - 67 Rose Garden Street

Requesting a minor variance to permit steps in the side yard greater than

0.6m in height to be located 0.1m from the northerly side lot line rather than the minimum required 0.75m to accommodate a new exterior set of stairs between the deck to facilitate access to the rear yard.

6.8 A 2026-023 - 368 Mill Park Drive

Requesting permission for the use of the land similar to the purpose of which it was used on the day the Zoning By-Law was passed, to facilitate a new office space of 720sq.m. in conjunction with the existing Kitchener Wastewater Treatment Plant.

6.9 A 2026-024 to 028 - 820, 822, 832, 834 & 844 Blair Creek Drive

Requesting a minor variance to permit a lot width of 7m (for 5 external units within Stage 7, Block 1 of Registered Plan 58M-672) rather than the minimum required 9.5m to facilitate the development of a street townhouse dwelling unit.

6.10 A 2026-029 - 326 Wellington Street North

Requesting minor variances to permit a setback of 0.3m from the northwesterly side yard abutting 345-349 Louisa Street and a setback of 0.3m from the westerly side yard abutting 316 Wellington Street North rather than the minimum required setback of 14m abutting a Residential Zone; and, to permit 15 parking spaces rather than the minimum required 21 parking spaces to facilitate the use of a unit in the building for a vehicle repair and maintenance use.

6.11 B 2026-002 to 003 - 75 Otterbein Road

Requesting consent to sever a parcel of land having a width of 113m along Otterbein Road, a depth of approximately 90m and an area of 6,790sq.m. and is proposed to be developed with a townhouse multiple residential building having 57 dwelling units. The retained land will have a width of 71.4m along Otterbein Road, a depth of approximately 100m and an area of 8,550sq.m. and is proposed to be developed with two multiple dwellings having 96 dwelling units in total. Consent is also requested to create an easement having a width of 6.8m, a length of 105.8m and an area of 0.076 hectares over the severed lands described as Part 5 on the Draft Reference Plan submitted with the application, for the purposes of access and servicing, in favour of the land proposed to be retained. Consent is also requested to create an easement over the land described as Part 2 on the Draft Reference Plan submitted with the application for the purposes of access, servicing and maintenance; and, to create an easement over the lands described as Parts 9 and 10 on the Draft Reference Plan submitted with the application for the purposes of servicing and maintenance, over the retained lands, in favour of the lands proposed to be severed.

6.12 B 2026-004 - 7 Wimbleton Crescent

Requesting consent to sever a parcel of land having a width of 8m, a

depth of 30.4m and an area of 245.6sq.m. and is proposed for one half of a Semi-Detached Dwelling. The retained land will have a width of 8m, a depth of 30.4 m and an area of 245.6 sq. m and is proposed for the other half of the Semi-Detached Dwelling.

6.13 B 2026-005 - 93-95 Kinzie Avenue

Requesting consent to sever a parcel of land having a width of 15.5m, a depth of 17.6m and an area of 274.8sq.m. and is proposed for one half of a Semi-Detached Dwelling. The retained land will have a width of 15.5m, a depth of 17.7m and an area of 274.8 sq. m and is proposed for the other half of the Semi-Detached Dwelling. Consent is also being requested to create an easement having a width of 1.5m and a depth of 3.5m on the severed parcel of land (93 Kinzie Avenue) for the purpose of maintenance in favour of the retained parcel of land (95 Kinzie Avenue).

6.14 VT 2026-001 - 50 Alpine Court

Requesting a Validation of Title to correct a contravention to the Planning Act; the property municipally addressed as 50 Alpine Court was conveyed to the current property owner without evidence of a Certificate of Consent as it was believed that the preceding transfers under Committee of Adjustment Decisions B 2000-036 and B 2000-041 permitted valid conveyance without the requirement for any further consent. The Certificate of Validation is being requested to validate the title of the property owner.

7. ADJOURNMENT

8. 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 2nd day of April, 2026.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment