



PLANNING, DEVELOPMENT
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File: C14/60/2/23002

March 22, 2023

Craig Dumart, MCIP, RPP
Senior Planner
City of Kitchener
City Hall, P.O. Box 1118
200 King St. West
Kitchener, ON N2G 4G7

Dear Mr. Dumart:

Re: Holding Provision Clearance
ZBA 23/002/S/CD
Huron Creek Holdings Corp.
2155 Strasburg Road
City of Kitchener

In accordance with By-law No. 17-035 of the Regional Municipality of Waterloo, please accept the following recommendation regarding the above-noted application on behalf of the Council of the Regional Municipality of Waterloo.

The applicant has requested Holding Provision (29) on the above-noted property be lifted at this time. The provision reads,

“Within the lands zoned RES-5, OSR-2 and NHC-1 and shown as affected by this subsection on Zoning Grid Schedules 153, 154, 163 and 164 of Appendix A, no residential uses or private day care facility shall be permitted until such time as the City is in receipt of a letter from the Region, advising that the Region’s requirements have been satisfied with respect to the submission of a detailed noise impact assessment for traffic noise, based on the proposed site plan, to address compatibility; and this holding provision has been removed by By-law.”

The Region has reviewed the road traffic noise study entitled, “Strasburg Road Stacked Townhouse Development Kitchener Ontario Environmental Noise Assessment” (MTE Consultants, August 17, 2022). Staff accepted the report in a letter dated November 1,

2022. Please be advised the City of Kitchener is responsible for ensuring implementation of the mitigation measures recommended in the Study.

As such, there are no outstanding Regional requirements to be addressed prior to City of Kitchener Council lifting the holding provision applicable to this development.

Should you have any questions, please do not hesitate to contact Shilling Yip, Senior Planner at Syip@regionofwaterloo.ca or (226) 753-1064 (cell).

Yours truly,



Amanda Kutler, MCIP, RPP
Manager, Community Planning