



COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE (ZONING)

(Section 45 of the Planning Act)

Planning Division – 200 King Street West, 6th Floor
P.O. Box 1118, Kitchener ON N2G 4G7
519-741-2426; planning@kitchener.ca

SUBMISSION NUMBER: A _____ (to be assigned by staff)

1. ADDRESS OF SUBJECT PROPERTY: 20 Cameron St. N.

Have you previously consulted with staff on this application? yes

If yes, name and date of consultation: ?, March 31, 2023

2. FOR YOUR INFORMATION:

- It is recommended to consult with staff prior to submitting your form. Applications will not be accepted as complete unless all legislated requirements have been met and will not be processed until all necessary information has been provided.
- Committee of Adjustment is a public process. Applications will be circulated to public agencies for comment. Notice of the meeting will be circulated to property owners within 30 metres of the subject property, advertised in the local newspaper and a City-issued notification sign posted on the property. All parties are given the opportunity to provide written comment or attend the meeting, either in support or opposition of the application.
- The owner and/or agent must attend the Committee meeting in support of their application. Information on the meeting date/time will be forwarded to the applicant. A deferral fee will apply to applications requiring re-circulation for failure to attend meeting or requesting postponement.
- This is YOUR application - make sure that you know the exact details of why you are applying. It is your responsibility to provide a complete and accurate application. Staff are available for consultation, but they are not permitted to complete the form on your behalf.

3. SUBMISSION REQUIREMENTS:

Complete applications shall be submitted by email to planning.applications@kitchener.ca (maximum 10 MB). **Original, signed & commissioned application form, including plans and cheque** (payable to the City of Kitchener) must be delivered to City Hall - Planning Division, Attention: Manager of Development Review, within one week of the digital submission deadline (you may send by mail, courier or drop off in person).

- ☒ Application form (completed and signed)
- ☐ Written authorization of the owner(s) is required if the application is signed by an agent on their behalf.
- ☐ Affidavit – applicant's signature has been witnessed and form signed by a commissioner, notary or lawyer (if you required commissioning services, please make an appointment with City staff at: <https://outlook.office365.com/owa/calendar/CityofKitchenerServiceCounters@kitchener.ca/bookings/> - select "Planning: Commissioner Signature for Development Application Affidavit")
- ☒ **COPY OF SURVEY OR A DETAILED DRAWING**, including all information as noted in Section 4 below
- ☐ If the site is located within a Source Protection Area, provide a copy of the Notice of Source Protection Plan Compliance (Section 59 Notice) obtained from the Regional Municipality of Waterloo. For more information, visit the Region's website at: <http://www.regionofwaterloo.ca/sourceprotection>
- ☐ Application Fee (non-refundable):
 - ☐ **4 or less** dwelling units or **465 or less** square metres non-residential Gross Floor Area (GFA) per lot/unit - **\$1,600.00**
 - ☐ **More than 4** dwelling units or **more than 465** square metres non-residential Gross Floor Area (GFA) per lot/unit - **\$2,760.00**

Office Use Only:

Date Stamp

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4. PLANS – please include the following information:

- ☒ Boundaries and accurate dimensions of the subject land and all measurements must be shown **in metric and to scale.**
- ☒ Size, location and type of all existing and proposed buildings, structures or additions on the subject land, measured from the front, rear and side lot lines.
- ☒ Location, width and name of any roads within or abutting the subject land, including all driveways and parking spaces.
- ☐ Identify any natural features on the subject land (trees, streams, etc.).

It is very important to be as accurate as possible, as any deficiencies may delay consideration of your application.

5. REGISTERED OWNER(S)

Name(s): Ryan Joseph Walter, Kaleigh Russell Phone: 519-404-7820

Company (if applicable): _____ Extension: _____

Street Address: 25 Nightingale Crescent Email: ryan@ryanwalterhomes.com

City/Province: Elmira/Ontario Postal Code: N3B 1A9

6. AUTHORIZED AGENT (if different from registered owner)

Name(s): _____ Phone: _____

Company (if applicable): _____ Extension: _____

Street Address: _____ Email: _____

City/Province: _____ Postal Code: _____

7. PROPERTY INFORMATION

a) Street Address: 20 Cameron St. N. Kitchener, ON N2H 3A1

Closest Intersection: Duke St. E.

Legal Description (from Survey or Plan): _____

Lot (s) No: _____ Registered Plan No.: 365

Lot (s) No: _____ Reference Plan No.: _____

Part (s) No: 24, 25

b) Date of acquisition by current owner: December 30, 2021

Date of construction of all buildings/structures: 1910

c) Existing use(s) of subject land: Duplex

Proposed use(s) of subject land: 3-unit multiple dwelling (two additional dwelling units attached)

d) Type of Road Access: Public ☒ Private ☐

e) Municipal services available:

Water: Yes ☒ No ☐ Sanitary Sewer: Yes ☒ No ☐
 Storm Sewer: Yes ☐ No ☒ Private Well: Yes ☐ No ☒
 Septic: Yes ☐ No ☒

8. PARTICULARS OF ALL BUILDINGS AND STRUCTURES EXISTING OR PROPOSED ON THE SUBJECT LANDS

	Existing	Proposed
Ground Floor Area (inc. garage)	162.30 Sq. m.	No change
Gross Floor Area (all floors)	286.05 Sq. m.	No change
Number of Storey(s)	3	No change
Number of Dwelling Units	3	No change
Width	8.02 m.	No change
Length	14.20 m.	No change
Height	9.08 m.	No change

9. PLANNING INFORMATION

a) Official Plan designation: Low rise conservation in the King St. East Secondary Plan

Zoning Category: R-5

b) Has the owner previously applied for a variance in respect to this property: Yes ☐ No ☒

If yes, describe: _____

Is the subject property the subject of a current Consent (severance) application: Yes ☐ No ☒

Is the subject property currently undergoing Site Plan Approval: Yes ☐ No ☒

c) Does the property have any Heritage Status: Yes ☐ No ☒

If yes, please check below:

Inventory ☐ Listed ☐ Part IV (Individual) ☐ Part V (District) ☐ Easement/Agreement ☐

d) Does the property have any significant environmental features: Yes ☐ No ☒

If yes, indicate: Woodlot ☐ Wetland ☐ Valleyland ☐ Other: _____

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10. ZONING REVIEW (chart must be completed in its entirety, in metric)

Development Standard	By-law Requirement	Proposed/Provided	Variance
Lot Area (sq.m.)	395	519.29	
Lot Width	13.1 m.	12.19 m.	0.91 m.
Front Yard Setback	4.5 m.	8.84 m.	
Left Side Yard Setback	1.2 m.	1.15 m.	0.05 m.
Right Side Yard Setback	3.0 m.	2.6 m.	0.4 m.
Rear Yard Setback	7.5 m.	25.09 m.	
% Lot Coverage	55 %	31.25 %	
Height of Building	11.0 m.	9.08 m.	
Accessory Building	Existing	Existing	
Parking	3 spaces	3 spaces	
Other			
Other			
Other			
Other			

11. NATURE AND EXTENT OF RELIEF APPLIED FOR (what you want vs. what is allowed)

Note: This section MUST be completed in detail – do not refer to cover letter for explanation.

Example: Requesting relief from Section 37.2.1 of the Zoning By-law to allow an addition to have a rear yard setback of 5.75 metres rather than the required 7.5 metres.

1) Requesting relief from section 5.22 c) of the Zoning By-law 85-1 to allow for lot width of 12.19 metres rather than the required 13.1 metres.

2) Requesting relief from section 39.2.1 of Zoning By-law 85-1 to allow for a side yard setback of 1.15 metres rather than the required 1.2 metres from the left side lot line.

3) Requesting relief from section 39.2.1 of Zoning By-law 85-1 to allow for a side yard setback of 2.6 metres on the right side where the driveway is leading to a required parking space rather than the required 3.0 metres.

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12. IN YOUR OPINION, WHAT ARE THE REASONS YOU ARE NOT ABLE TO COMPLY WITH THE ZONING BY-LAW?

- 1) We are unable to comply due to lot only being 12.19 metres wide.
- 2) we are unable to comply due to the home being only 1.15 metres from the left lot line (Built 1910)
- 3) we are unable to comply due to the kitchen window bump-out only being 2.61 metres from the right lot line (Built 1910)

13. AUTHORIZATION

If this application is being made by an agent that is not the owner of the subject lands, written authorization of the owner is required, as below:

I/we, _____, owner(s) of the land that is the subject of this application,

hereby authorize _____ to act on my/our behalf in regard to this application.

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

14. ACKNOWLEDGEMENT

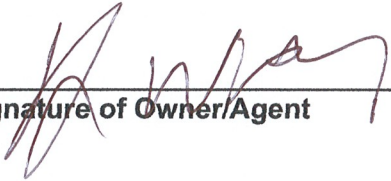
I understand that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. Further review of the application will be undertaken and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application fee will be deposited and the application will be processed. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including photographs, which are necessary for the evaluation of this application.

I further acknowledge that a City-issued notification sign must be posted at the front of the subject property in a location that is visible from the street. Staff will advise when to post the sign and it shall remain in place for 20 days after the Committee decision has been issued.

Signature of Owner or Agent:  Date: March 31/23

15. AFFIDAVIT (to be completed *in person* in the presence of a Commissioner of Oaths)

I/we, Ryan Walter, Kaleigh Russell of the Town/City of Kitchener,
in the County/Regional Municipality of Waterloo, solemnly declare that all of the above
statements contained in this application are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made under oath and by
virtue of *The Canada Evidence Act*.



Signature of Owner/Agent

Signature of Owner/Agent**Declared before me at the**

Town/City of Kitchener in the County/Regional Municipality of Waterloo
this 4th day of April, 20 23



Signature of Commissioner of Oaths

*Commissioner/Notary – please affix stamp.

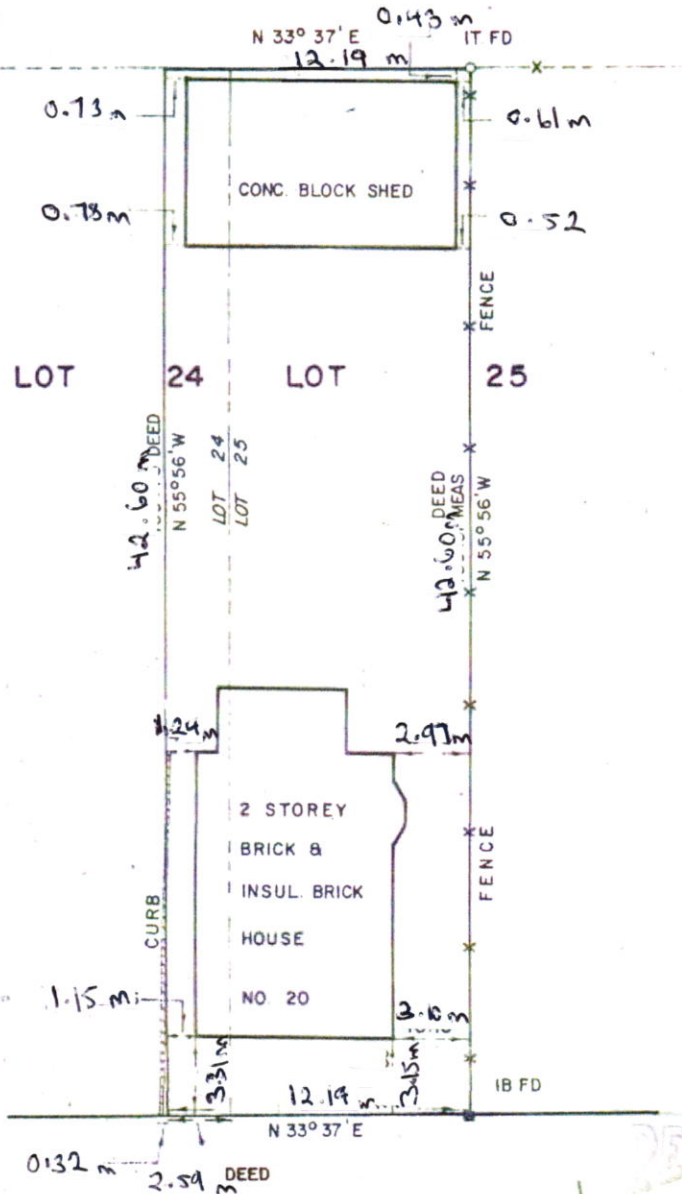
*Lawyer – please print name beside signature.

Kristen Rebecca Heintz, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Kitchener.
Expires January 6, 2025.

PLAN SHOWING
LOCATION of BUILDINGS
ON PARTS LOTS 24 & 25, REG. PLAN 365
CITY of KITCHENER

Scale: 1 inch = 6.10 m

Lot dimensions and setbacks



20 CAMERON STREET N

THIS PLAN DOES NOT PURPORT TO REPRESENT A COMPLETE SURVEY CONDUCTED IN ACCORDANCE WITH ALL REGULATIONS UNDER THE SURVEYS ACT & THE REGISTRY ACT.

RECEIVED
SEP 17 1985
BUILDING & INSPECTIONS DIVISION
Jim Hest

JOB NO.		GUENTHER RUEB
69-81 (29)	NOVEMBER 20, 1979	ONTARIO LAND SURVEYOR KITCHENER, ONTARIO

Scale: 1 inch = 6.10 m

Scale: 1 inch = 6.10 m

Driveway and Parking



52 77 1925

CONCLUSIONS

Further Work

GUENTHER RUEB
ONTARIO LAND SURVEYOR
KITCHENER, ONTARIO

JOB NO.

69 - 81 (29)

NOVEMBER 20, 1979

REALTOR® AVM Residential Comparable Report

Ryan Walter
ON
(M):+15194047820
ryan@ryanwalterhomes.com



Property Address	20 CAMERON ST N
Municipality	KITCHENER CITY
Roll Number	301203000822000
Property Code & Description	333-Residential property with three self-contained units
Postal Code	N2H3A1
Province	ON

AVM Details

Real Time Market Value (AVM)	\$974,000	Confidence Rating	★★★★☆
AVM Valuation Date (yyyy-mm-dd)	2023-03-29	AVM Range	\$957,000-\$1,012,000

Services

Hydro	Water	Sanitary
Hydro available	Municipal	Municipal

Site Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
40.00	139.75	0.13	Year Round Road Access	Regular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
MAJOR TRANSIT STATION AREA	ABUTS COMMERCIAL		
OFFICIAL PLAN DESIGNATED - RESIDENTIAL	ABUTS PLACE OF WORSHIP		

Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
2111873600000AC	2021/06/17	Demolition	PROCESS

Primary Structures

Structure Description	TRIPLEX
Year Built	1910
Total Floor Area (Above Grade sqft) Sq. m	2375 220.64
First Floor Area (sqft) Sq. m	1043 96.90
Second Floor Area (sqft) Sq. m	1040 96.62
Third Floor Area (sqft) Sq. m	292 27.13
Full Storeys	2
Partial Storeys	1/2 storey
Bedrooms	5
Full Bathrooms	3
Half Bathrooms	0
Basement Total Area (sqft) Sq. m	994 92.07
Basement Finished Area (sqft)	-
Heating	Hot Water (boiler)
Air Conditioning	N
Renovation Year	-
Renovation Type	-
Addition Year	-
Addition Area	-
Split Level	No Split
Structure Condition	Average
Fireplace Total	0
Condo Floor Level	-
Condo Parking Spaces	-
Condo Lockers	-
Condo Indoor Parking	-
Structure Design Type	-
Structure Variables	-

Garage Structures

Structure Description	DETACHED GARAGE shed
Year Built	1910
Total Floor Area (Above Grade sqft)	Sq. m 704 65.40
Garage Spaces	3

Comparable Information



Roll Number	301203000822000	301203000520500	301203000515300	301201001303300
Sale Price	N/A	\$810,000	\$695,000	\$1,225,000
Sale Date (yyyy-mm-dd)	N/A	2023-01-30	2023-03-16	2022-06-07
Address	20 CAMERON ST N	25-27 CHAPEL ST	19 BINGEMAN ST	77 LANCASTER ST W
Municipality	KITCHENER CITY	KITCHENER CITY	KITCHENER CITY	KITCHENER CITY
Province	ON	ON	ON	ON
Postal Code	N2H3A1	N2H2S9	N2H2R7	N2H4T3
Property Style	Triplex	Triplex	Fourplex	Fourplex
Frontage/Depth (ft)	40.00/139.75	50.00/-	43.82/135.96	53.49/-
Site Area (A)	0.13	-	0.14	-
Year Built	1910	1896	1898	1991
Total Floor Area (sqft)	2,375	3,314	2,553	1,230
Total/Finished Basement Area (sqft)	991/-	1,309/-	1,121/-	615/493
Full/Partial Storeys	2/1/2 storey	2/1/4 storey	2/No part storey	2/No part storey
Structure Condition	Average	Fair	Average	Average
Bedrooms	5	6	5	3
Full/Half Bathrooms	3/0	3/0	3/0	6/0
No. Fireplaces	0	0	1	0
Renovation Year/Type	-/-	-/-	-/-	-/-
Heating Type	Hot Water (boiler)	Hot Water (boiler)	Forced Air	Forced Air
Air Conditioning	N	N	N	N
Inground Pool	N	N	N	N
Garage Type/Area	DETACHED GARAGE/704	DETACHED GARAGE/405	-/-	-/-