



PLANNING, DEVELOPMENT  
AND LEGISLATIVE SERVICES

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April 21, 2023

Alison Fox  
City of Kitchener  
200 King Street West  
P.O. Box 1118  
Kitchener, ON N2G 4G7

File No.: D20-20/  
VAR KIT GEN  
(9) VAR KIT, 525 ERINBROOK DRIVE  
ACTIVA HOLDINGS INCROAD

**Subject: Committee of Adjustment Meeting May 16, 2023 City of Kitchener**

Regional staff has reviewed the following Committee of Adjustment applications and have following comments:

- 1) A 2023 - 053 – 525 Erinbrook Drive – No Concerns.
- 2) A 2023 - 054 – 133 Manitou Drive – No Concerns.
- 3) A 2023 - 055 – 152 Weber Street East – No Concerns to the application. However, the applicants are advised that the existing building is partially encroaching into Regional road right-of-way. A future development application may require road widening and/or encroachment agreement.
- 4) A 2023 - 056 – 17 Brock Street – No Concerns.
- 5) A 2023 – 057 – 84 Maple Hill Drive – No Concerns.
- 6) A 2023 - 058 – 202 Courtland Avenue East – No Concerns for the application. The applicants are advised that a future development application on the subject lands may require roughly 4.0m (up to 13.106m from the road centreline) of dedicated road widening. The any additional dwelling units / building elements should be located accordingly to avoid any encroachment into Regional road right-of-way in future.
- 7) A 2023 - 059 – 26 Louisa Street – No Concerns.
- 8) A 2023 - 060 – 20 Cameron Street North – No Concerns.
- 9) A 2023 - 061 – 231 Arnold Street – No Concerns.
- 10) A 2023 - 062 – 27 Sunbridge Crescent – No Concerns.

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Please be advised that any development on the subject lands is subject to the provisions of the Regional Development Charge By-law 19-037 or any successor thereof and may require payment of Regional Development Charges for these developments prior to the issuance of a building permit.

The comments contained in this letter pertain to the Application numbers listed. If a site is subject to more than one application, additional comments may apply.

Please forward any decisions on the above mentioned Application numbers to the undersigned.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Joginder Bhatia', followed by a blue circular stamp or mark.

Joginder Bhatia  
Transportation Planner  
C (226) 753-0368

CC:

Marilyn Mills, City of Kitchener

[CofA@Kitchener.ca](mailto:CofA@Kitchener.ca)