



PLANNING, DEVELOPMENT  
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Community Planning

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Melissa Mohr  
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D20-20/23 KIT

August 31, 2023

Marilyn Mills, Secretary Treasurer  
Committee of Adjustment  
City of Kitchener  
P.O. Box 1118  
200 King Street East  
Kitchener, ON N2G 4G7

**Re: Comments for Consent Applications B2023-0019  
Committee of Adjustment Hearing September 19, 2023  
CITY OF KITCHENER**

**B2023-035**

**100 St. George Street**

**Habitat for Humanity (Owners) C/O Dan Currie (MHBC Planning Inc. – Authorized Agent)**

The applicant is proposing to sever a parcel of land for residential purposes. The severed parcel will have frontage on St. George Street of 16.8m with an approximate area of 564 square metres. The lands to be retained will have a frontage of 16.8m on St. George Street with an approximate area of 563 square metres. The owner (habitat for humanity) is proposing two semi-detached dwellings on each lot for a total of four (4) dwelling units.

**Regional Cultural Heritage:**

The subject lands have the potential for the recovery of archaeological resources due to the location of the subject lands within a historic core area, its proximity to historic buildings and the location upon a landform associated with the habitation of early peoples in this Region. As a result, an Archaeological Assessment is required as a condition of approval for the proposed severed and retained lands.

As per Regional Official Plan policy 3.G.9, the applicant is required to have a licensed Archaeologist complete an Archeological Assessment of the subject property. The

applicant must submit the Archaeological Assessment report(s) to the Ministry of Heritage, Sport, Tourism and Culture Industries and once reviewed and accepted, provide a copy of the Ministry's Acknowledgement letter(s) and the Assessment report(s) to the satisfaction of the Region of Waterloo's Planning, Development and Legislative Services Department.

The completed Archaeological Assessment(s) and Ministry Acknowledgement(s) will be required as a condition of approval for the proposed severed lands.

**Regional Fee:**

This project has committed government funding and therefore the consent fee is not required in accordance with Region of Waterloo Fees and Charges By-law 23-009.

**The Region has no objection to the proposed application, subject to the following conditions:**

- 1) THAT prior to final approval, a licensed Archaeologist prepares an Archaeological Assessment on the severed and retained lands and a copy of the Ministry of Citizenship and Multiculturalism Acknowledgement letter(s) and the Assessment Report(s) must be provided to Regional Staff to the satisfaction of the Region's Planning, Development and Legislative Services Department.

**General Comments**

Any future development on the lands subject to the above-noted consent application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Please accept this letter as our request for a copy of the staff reports, decisions and minutes pertaining to each of the consent applications noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script, appearing to read "Melissa Mohr".

Melissa Mohr, MCIP, RPP  
Senior Planner