



August 29, 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

Subject: Committee of Adjustment Meeting September 19, 2023, City of Kitchener

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

- 1) A 2023 - 104 – 254 Westwood Drive – There are no conditions for this application.

However, the applicants are advised that any residential dwellings (existing and proposed) on the subject lands would have environmental noise from the CN Railway mainline within 200 metres of the subject property (approximately 95m). The applicants are responsible for ensuring that the subject development does not have any environmental noise impacts.

- 2) A 2023 - 105 – 120 Rossford Crescent – There are no conditions for this application. However, the applicants are advised that any residential dwellings (Existing and proposed) on the subject lands would have environmental noise and rail vibration impacts from the CN Railway mainline adjoining the subject property being located within 45m of the railway vibration influence zone as per railway proximity guidelines). The applicants are responsible for ensuring that the subject development does not have any environmental noise/vibration impacts.

- 3) A 2023 - 106 – 279 Sheldon Avenue North – No Concerns
- 4) A 2023 - 107 – 239 Rosebank Place – No Concerns.
- 5) A 2023 - 108 – 540 Frederick Street – No Concerns.
- 6) A 2023 – 109 – 27 Roy Street – No Concerns.
- 7) A 2023 - 110 – 148 Chandos Drive – No Concerns.
- 8) A 2023 - 111 – 15 Catalina Court – There are no conditions for this application. However, the owners are advised that any noise-sensitive development on the subject lands may have impacts from environmental noise from transportation noise in the vicinity. The applicants are responsible for ensuring that the subject development does not have any environmental noise impacts.
- 9) A 2023 - 112 – 103 Peter Street – There are no conditions for this application. However, the owners are advised that any noise-sensitive development on the subject lands may have impacts from environmental noise from transportation noise in the vicinity. The applicants are responsible for ensuring that the subject development does not have any environmental noise impacts.
- 10) A 2023 – 113 – 9 Siebert Avenue – No Concerns.
- 11) A 2023 - 114 – 78 Weber Street West – There are no conditions for this application. However, the staff notes as below:
 - a) The owners are advised that any noise-sensitive development on the subject lands may have impacts from environmental noise from transportation noise from traffic on Weber Street East (RR #08) and any potential stationary noise in the vicinity. The applicants are responsible for ensuring that the subject development does not have any environmental noise impacts.
 - b) Under any future development application, a dedicated road widening (approximately 3.82m) will be required to comply with ROP Designated road width (currently 26.213m) for Weber Street West (RR #08). Under such future conditions, the existing/proposed building would be encroaching into the Regional road right-of-way. The applicants must use their due diligence so as to have minimum impacts to the subject's existing/proposed development at such times in future.
 - c) An encroachment agreement may be required under any future development application stage.
- 12) A 2023 – 115 – 275 Lawrence Avenue – No Concerns.

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