



PLANNING, DEVELOPMENT
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November 23, 2023

Alison Fox
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File No.: D20-20/
VAR KIT GEN

(6) VAR KIT,
807 FREDERICK STREET 1164603 ONTARIO
LTD

Subject: Committee of Adjustment Meeting December 12, 2023, City of Kitchener

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

- 1) A 2023 - 137 – 48 Betzner Avenue North – No concerns.
- 2) A 2023 - 138 – 136 River Road – There are no conditions/concerns for the proposed development. However, the applicants are advised that the subject existing and the proposed dwellings would have impacts from environmental noise from traffic on the municipal street system in the vicinity, and the owners are responsible for ensuring that the proposed development does not have any impacts from the environmental noise in the vicinity.
- 3) A 2023 - 139 – 107 Country Clair Street – No Concerns.
- 4) A 2023 - 140 – 332 Prospect Avenue – No conditions/concerns for the proposed development. However, the owners are advised that:
 - a) The existing and the proposed dwellings may have impacts from environmental noise from traffic on the municipal street system in the vicinity, and the owners are responsible for ensuring that the proposed development does not have any impacts from the environmental noise in the vicinity.
 - b) The subject lands are located within the Airport Zoning Regulated area and specifically under the airport runway take-off approach surface and are accordingly subject to all provisions of Airport Zoning regulations. For any further information in this regard, please contact Jordan Vander Veen @ 519.575.4780 ext. 8514 Email: JVanderVeen@regionofwaterloo.ca

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- 5) A 2023 - 141 – 24 Cherry Street – There are no concerns/requirements for the application. However, the owners are advised that the proposed and the existing dwellings may have impacts from the environmental noise (railway noise), and the owners are responsible for ensuring that the proposed development does not have any impacts from the environmental noise in the vicinity.
- 6) A 2023 – 142 – 807 Frederick Street – No Concerns.
- 7) A 2023 – 143 – 195 Franklin Street North – 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,



Joginder Bhatia
Transportation Planner
C (226) 753-0368

CC:

Marilyn Mills, City of Kitchener

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