



PLANNING, DEVELOPMENT  
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Community Planning

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D20-20/23 KIT

November 27, 2023

Sarah Goldrup  
Committee of Adjustment  
City of Kitchener  
P.O. Box 1118  
200 King Street East  
Kitchener, ON N2G 4G7

**Re: Comments for Consent Applications B2023-043  
Committee of Adjustment Hearing Dec 12, 2023  
CITY OF KITCHENER**

**B2023-043  
18 Stanley Avenue  
Jon Crummer c/o Scenic Developments (applicant)**

The applicant is proposing to sever the existing +/-700 m<sup>2</sup> lot, to create two parcels of each +/-350 m<sup>2</sup> in lot area with 9.9 m lot frontage on Stanley Avenue. The existing dwelling is proposed to be demolished and one detached dwelling is proposed to be built on each of the severed and retained lots.

**Regional Fee (Advisory Comments):**

Regional Staff acknowledge that the required Regional consent review fees for this application has been received.

**Environmental Noise (Advisory Comments):**

The subject property is located within 100 metres of Bloomingdale Road (Regional Road 20). Both severed and retained residential lots may be impacted by traffic road noise. The applicant may choose to undertake a detailed environmental noise study to assess the environmental noise impacts on the proposed residential dwellings on retained and severed lots. The recommendations of the detailed noise study will be implemented through a registered agreement with the City of Kitchener. Alternatively, the following conditions should be secured through a registered agreement with the City of Kitchener for both retained and severed lots:

**All proposed dwellings on both severed and retained lots:**

- a) The dwelling will be fitted with a forced air-ducted heating system suitably sized and designed with provision for the installation of air conditioning in future at the occupant's discretion.
- b) The following noise warning clause will be included in all offers of purchase, deeds and rental agreements:

"The purchasers/tenants are advised that sound levels due to increasing road traffic in the vicinity may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP). This dwelling has been fitted with a forced air-ducted heating system and has been designed with the provision of adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium-density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP).

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

- 1) That prior to final approval, the owner/developer shall enter into a registered development agreement with the City of Kitchener for severed and retained lands addressing the following requirements:
  - a. That Owner/Developer agrees to construct the dwelling(s) with a forced air-ducted heating system suitably sized and designed with provision for the installation of air conditioning in future at the occupant's discretion.
  - b. That the following noise warning clause will be included in all offers of purchase, deeds and rental agreements:

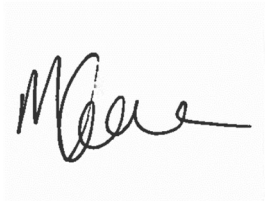
*"The purchasers/tenants are advised that sound levels due to increasing road traffic in the vicinity may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP). This dwelling has been fitted with a forced air-ducted heating system and has been designed with the provision of adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium-density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the*

*sound level limits of the Waterloo Region and the Ministry of the Environment Conservation and Parks (MECP)."*

**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 attend the meeting or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Cameron', written over a light gray rectangular background.

Marilyn Cameron  
Consultant Planner

A handwritten signature in blue ink, appearing to read 'David Welwood', written on a white background.

David Welwood, RPP, MCIP  
Consultant Planner

A handwritten signature in red ink, appearing to read 'Alyssa Bridge', written on a white background.

Reviewed by:  
Alyssa Bridge, MAES, MCIP, RPP  
Supervisor, Development Planning (Region of Waterloo)