



PLANNING, DEVELOPMENT AND
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Erica Ali
File: D20-20/24 KIT
February 5, 2024

VIA EMAIL

Connie Owen
Administrative Clerk, Legislative Services
City of Kitchener
200 King Street West
Kitchener, ON N2G 4G7

**Re: Comments on Consent Applications - B 2024-003
Committee of Adjustment Hearing February 20th, 2024
City of Kitchener**

Please accept the following as the Regional planning comments for the above-stated consent application to be considered at the above-noted Committee of Adjustment Hearing.

B 2024-003

140 Highland Rd E

MHBC (Pierre J Chauvin) / Spadina Holding Corporation (c/o Vive Development Corporation)

The applicant is submitting a consent application to create an easement for the purposes of access in favour of and to 270 Spadina Road East. The easement will allow for the creation of an accessible walkway leading to the front door of 270 Spadina Rd E, which partially overlaps the adjacent property, 140 Highland Rd E.

Triangular in shape, the easement will have a length of 13m along Spadina Road East, a width of 7.6m along the shared property line between 140 Highland Road East and 270 Spadina Road East, and an area of 40.2 sq.m.

Regional Fee:

Regional Staff are in receipt of the required consent review fee.

Regional Staff has no objection to this application

General Comments:

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Prior to final approval, City staff must be in receipt of the above-noted Regional condition clearances. 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.

Thank you,

Erica Ali

Erica Ali
Planner, Community Planning