



PLANNING, DEVELOPMENT
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February 26, 2024

Connie Owen
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File No.: D20-20/
VAR KIT GEN
(1) 12/ 628 NEW DUNDEE ROAD FUSION HOMES

Subject: Committee of Adjustment Meeting March 19, 2024, City of Kitchener

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

- 1) A 2024 - 017 – 31 Belmont Avenue West – There are no concerns/conditions for this application. However, the applicants are advised that the existing and the proposed dwellings may have impacts from environmental noise from environmental noise (transportation & stationary) 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.
- 2) A 2024 – 018 – 351 Blucher Boulevard – There are no concerns/conditions for this application. However, the applicants are advised that the existing and the proposed dwellings may have impacts from environmental noise from stationary noise sources 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 2024 – 019 – 50 Falconbridge Drive – No concerns.
- 4) A 2024 - 020 – 499 Forest Hill Drive – There are no concerns/conditions for this application. However, the applicants are advised that the subject lands are located within the outer 6km of the airport zoning-regulated area and specifically under the takeoff approach surface. Accordingly, the lands are subject to all provisions of airport zoning.
- 5) A 2024 - 021 – 132 Dalewood Drive – There are no concerns/conditions for this application. However, the applicants are advised that the subject lands are

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located within the outer 6km of the airport zoning-regulated area and specifically under the takeoff approach surface. Accordingly, the lands are subject to all provisions of airport zoning.

- 6) A 2024 - 022 – 167 Forfar Avenue – There are no concerns/conditions for this application. However, the applicants are advised that the existing and the proposed dwellings may have impacts from environmental noise (road traffic & Railway, and stationary) 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.

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
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CC:

Mariah Blake, City of Kitchener

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