



PLANNING, DEVELOPMENT  
AND LEGISLATIVE SERVICES

150 Frederick Street, 8th Floor  
Kitchener ON N2G 4J3 Canada  
Telephone: 519-575-4400  
TTY: 519-575-4608  
Fax: 519-575-4449  
www.regionofwaterloo.ca

May 2, 2024

Connie Owen  
City of Kitchener  
200 King Street West  
P.O. Box 1118  
Kitchener, ON N2G 4G7

File No.: D20-20/  
VAR KIT GEN

- (1) 58 KIT/ KITCHENER SOUTH DISTRICT PARK
- (3) VAR KIT/ 42 HAZELGLEN DRIVE A&F GREENFIELD HOMES LTD
- (4) VAR KIT/ 50 CONFEDERATION DRIVE WATERLOO CATHOLIC DISTRICT SCHOOL BOARD
- (10) 58 KIT / 125 SEABROOK DRIVE BUILT BY ENGINEERS CONSTRUCTION INC

**Subject: Committee of Adjustment Meeting May 21, 2024, City of Kitchener**

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

- 1) A 2024 - 033 – 1955 Fischer Hallman Road – No concerns.
- 2) A 2024 - 034 – 215 Morgan Avenue – There are no conditions for the above application. However, the applicants are advised that there would be impacts from road noise & railway noise/vibration to the existing and the proposed dwellings/building. The applicants are responsible for ensuring no environmental noise impacts from/on the proposed development.
- 3) A 2024 - 035 – 42 Hazelglen Drive – No concerns.
- 4) A 2024 - 036 – 50 Confederation Drive – No concerns.
- 5) A 2024 - 037 – 67 Blucher Street – No concerns.
- 6) A 2024 - 038 – 32 Montana Crescent – There are no conditions for the above application. However, the applicants are advised that there would be impacts from road noise from Highland Road West to the existing and proposed dwellings/buildings. The applicants are responsible for ensuring no environmental noise impacts from/on the proposed development.

Document Number: 4667381

- 7) A 2024 - 039 – 114 Brandon Avenue – No concerns.
- 8) A 2024 - 040 – 39 Turner Avenue – No concerns.
- 9) A 2024 - 041 – 133 Max Becker Drive – No concerns.
- 10) A 2024 - 042 – 125 Seabrook Drive – No concerns.
- 11) A 2024 - 043 – 500 Stauffer Drive – 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:

Mariah Blake, City of Kitchener

[CofA@Kitchener.ca](mailto:CofA@Kitchener.ca)