



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 29, 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
(7, 8) 64/ 45 TO 75 CHARLES STREET EAST
HOUSE OF FRIENDSHIP

Subject: Committee of Adjustment Meeting June 18, 2024, City of Kitchener

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

- 1) A 2024 - 044 – 160 Webster Road – No concerns.
- 2) A 2024 - 045 – 3 Ivy Lane Court – No concerns.
- 3) A 2024 - 046 – 59 Cartier Drive – No concerns.
- 4) A 2024 - 047 – 948 Chapel Hill Court – No concerns.
- 5) A 2024 - 048 – 101 Breckenridge 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.
- 6) A 2024 - 049 – 174 Wellington Street North – 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/to the proposed development.
- 7) A 2024 - 050 – 51 Charles Street East – No concerns.
- 8) A 2024 - 051 – 75 Charles Street East – 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:

Mariah Blake, City of Kitchener

CofA@Kitchener.ca

Katrina Fluit, Region of Waterloo – FYI only.