



PLANNING, DEVELOPMENT AND
LEGISLATIVE SERVICES

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Erica Ali
W. Phone: 226-751-3388
File: D20-20/25 KIT
January 6, 2025

VIA EMAIL

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

Re: Comments on Consent Applications: B2025-001
Committee of Adjustment Hearing January 21, 2025
City of Kitchener

Please accept the following comments for the above-noted Consent applications to be considered at the upcoming Committee of Adjustment Hearing.

File: B2025-001

Address: 284 Duke St E

Description: PLAN 129 LOT 6

Owner: Tim Bolton & Kathleen MacGregor

Agent: Scott Bolton

The owner/applicant proposes consent to add part of lands from 284 Duke St E to 44 Betzner Ave N; being proposed severed lands 55.2sqm area (no frontage); retained lands 304.9sqm with approx. 13m frontage; and benefitting lands 302.1sqm area with 12.18m frontage. Redevelopment is not proposed; existing garage is proposed to be demolished.

In the Regional Official Plan, the subject lands are within the Urban Boundary, designated Built-up Area, and within a Major Transit Station Area (MTSA) – Kitchener Market Station (Map 1, Map 2, Fig 6d). In the City's Official Plan, the lands are designated Strategic Growth Area A (Map 3) and Protected MTSA (Map 4). In the City's Zoning By-law, the lands are zoned R-5 (ZBL 85.1/2019-051) and proposed SGA-1 (Growing Together).

Regional Fees

Regional staff have not received the fee for consent review of \$350 per application. The payment of fee will be required as a condition of consent approval.

Regional Staff has no objection to this application subject to the following condition(s):

1. That the Owner/Developer submit the consent review fee of \$350 per application to the Regional Municipality of Waterloo.

General Comments

Any submission requirements may be subject to peer review, at the owner/ Owner/Developer's expense as per By-law 23-062. If any other applications are required to facilitate the application, note that fees are subject to change and additional requirements may apply.

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,

A handwritten signature in cursive script, appearing to read "Erica Ali".

Erica Ali RPP
Planner, Regional Growth, Development and Sustainability Services
Regional Municipality of Waterloo