



PLANNING, DEVELOPMENT AND
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Erica Ali
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File: D20-20/25 KIT
January 31, 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: B2025-002 to B2025-004
Committee of Adjustment Hearing February 18, 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.

AM File No: B 2025-002

Address: 685 Fischer-Hallman Rd

Location: TRACT GERMAN COMPANY PT LOT 47 RP 58R13851 PT 1

Owner: 1465762 Ontario Ltd c/o Sharon Shaw (Kingsley Property Management)

Applicant: CTS Planning & Land Development c/o Chris Stoyanovich

Owner/applicant is seeking consent to sever part of parcel to register lease over 21 years for lands located at the corner of regional roads, Ottawa St S and Fischer Hallman. This amends the existing lease between the tenant (PPF WEN Restaurant Inc) and the property owner (1465762 Ontario Ltd). The consent is for an irregular shaped part of land with restaurant/ drive-thru (706.4 sqm) within the commercial shopping plaza (15, 226 sqm). There is no proposed change to land use or site alteration.

The lands are designated Built-Up Area within the Urban Area Boundary in the ROP, designated Commercial in the City's Official Plan, and zoned COM 2(35) "Neighbourhood Shopping Centre".

Regional Road Access

The subject lands are located at the corner of Ottawa St S (RR#4) and Fischer-Hallman Rd (RR#58), with access to both Regional Roads. To allow for the continued use of the existing access(es), a copy of a signed mutual access agreement for both the severed and retained parcels is required by the Region as condition of approval.

Threats Inventory Database

The following information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

On review of the Threat Inventory Database, there are no records associated with the subject lands, and one record associated with the adjacent property at 1425 Ottawa St S, identifying a high-level threat (Kitchener-Wilmot Hydro Inc - Electrical Utility Site).



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

1. That the Owner/Developer submit a copy of the signed mutual access agreement for both severed and retained parcels to the satisfaction of the Regional Municipality of Waterloo.

AM File No: B2025-003

Address: 180 Ahrens St W

Description: PLAN 75 PT LOT 1 PT LOT 2

Owner: David Craig Dumart

Applicant: David Craig Dumart

Owner/applicant proposes consent to sever to create new residential lot; being severed lot - 318 sqm area with 14.8m frontage on Wilhem St; and retained lot – 372 sqm area with 13.7m frontage on Ahren St W and 24m frontage on Wilhem St. The application states existing lot is vacant (partially completed foundation with building permit), proposes future single detached dwelling on each lot.. The lands are designated Built-up Area within the Urban Area boundary in the ROP, designated Low Rise Residential in the City Official Plan, and zoned RES-4.

Threats Inventory Database

The following information is provided in the interim, until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality. On review of the Threat Inventory Database, there are no records associated with the subject lands or adjacent lands.

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 approval.

In summary, 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.

AM File No: B2025-004 (lot creation); B2025-005 (easement)

Address: 86 Florence Ave

Description: PLAN 308 LOT 110 PT LOT 109 PT LOT 111 PT LOT 116

Owner: Knezevic Mirko

Applicant: Bobicon Ltd C/O Boban Jokanovic

Owner/applicant proposes consent to sever for new lot creation and access easement. Severed lot is proposed 582.59sqm area with 9.91m frontage; retained lot is 512.73 sqm area with 10.52m frontage; and easement is 70.71sqm area, with 48.77m depth and 1.45m width. Redevelopment is proposed for a single detached dwelling with 4 units on each lot. Access easement is proposed for shared drive to access rear parking located on both lots. The lands are designated Built-up Area within the Urban Area boundary in the ROP, designated Low Rise Residential in the City Official Plan, and zoned RES-4.

Threats Inventory Database

The following information is provided in the interim, until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality. On review of the Threat Inventory Database, there are no records associated with the subject lands or adjacent lands.

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 approval.

In summary, 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