



PLANNING, DEVELOPMENT AND  
LEGISLATIVE SERVICES

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File: D20-20/25 KIT  
March 31, 2025

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

VIA EMAIL: [CofA@kitchener.ca](mailto:CofA@kitchener.ca)

**Re: Comments on Consent Applications: B2025-010 to B2025-013**  
**Committee of Adjustment Hearing April 15, 2025**  
**City of Kitchener**

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

**AM File No: B2025- 009**

**Address: 179 Jansen Ave**

**Description: Lt 18 PL 308 Kitchener; Pt Lt 17, 19, 23 PL 308 Kitchener; Pt Lt 1 WLY Range PL 589 Twp of Waterloo; Pt Lt 183 Streets & Lanes Kitchener (Being Pt of Guerin Av Formerly Brant Av Closed by By0law No. 5262 Registered as 287362) As in 742539 Except Pts 1 to 4 58R6635; Kitchener**

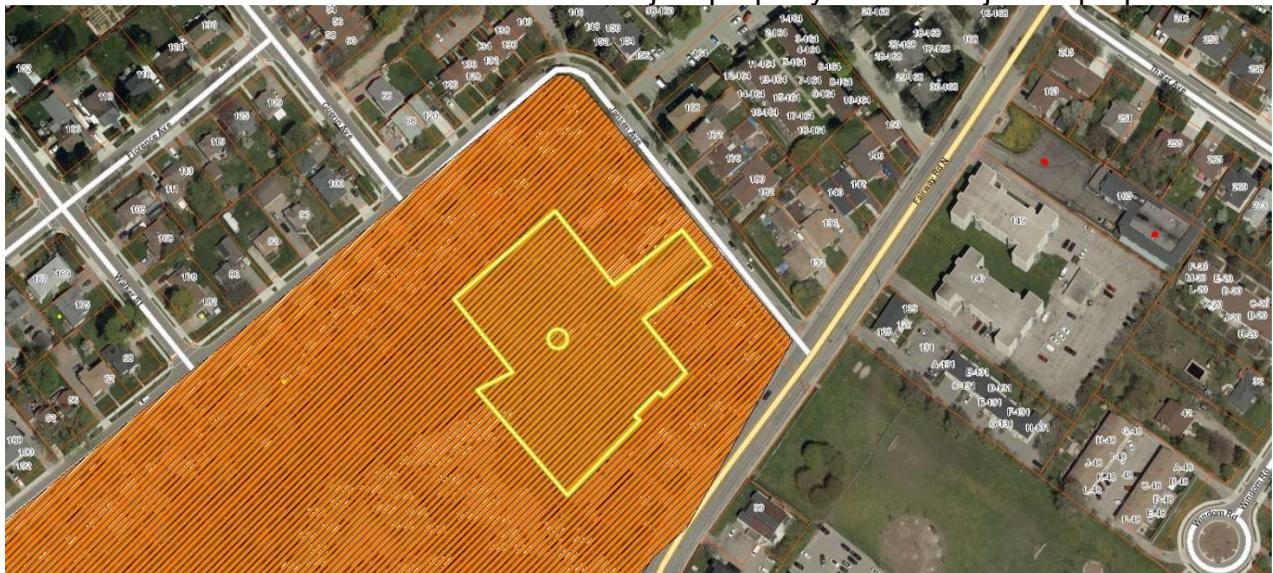
**Owner: 1000589420 Ontario Inc (Alpha Capital Management)**

**Applicant: MHBC c/o Pierre Chauvin and Robyn McIntyre**

The owner/applicant has applied for a consent for easement over 179 Jansen Ave. The approximate area of the easement is 760.33 m<sup>2</sup>. The purpose of the easement is to provide access to property owners at 179 Jansen Ave and 181 Jansen Ave.

**Threats Inventory Database:** This information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

There is a former landfill in the TID on the subject property and the adjacent properties.



*Threats Inventory Database mapping 179 Jansen Ave, Kitchener*

**Regional Fees:** Regional staff have received the fee for consent review of \$350.

**Regional Staff have no objection to Consent File B2025-009.**

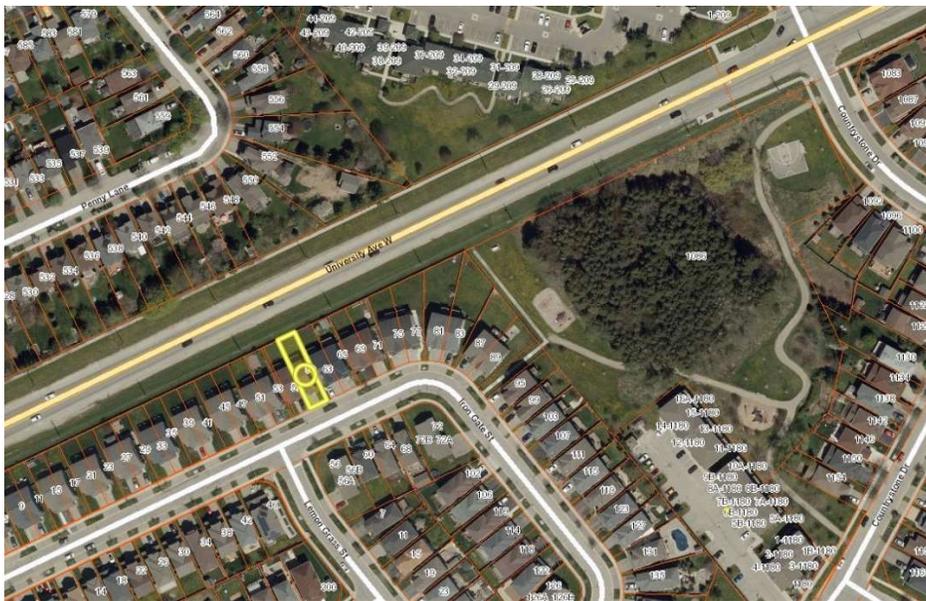
**AM File No: B 2025-010**  
**Address: 57 and 59 Iron Gate St.**  
**Description: Part 3 & 4, Lot 2, RP 58M-430**  
**Owners: Vasile Sabo and Emanuela Sabo**  
**Applicant: Emanuel Catana**

The two parts of the subject parcel were inadvertently registered in common title at the time of financing and have merged. The owners are applying to recreate the two separate and conveyable lots (57 and 59 Iron Gate St) that existed prior to merging.

The proposed severed parcel contains one semi-detached dwelling unit and has an area of 251.38 m<sup>2</sup>. The proposed retained parcel also contains one semi-detached dwelling unit and has an area of 251.32 m<sup>2</sup>.

**Threats Inventory Database:** This information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

There are no records in the TID on the subject property. There are no high or medium threats on properties adjacent to the subject property.



*Threats Inventory Database mapping for 59 and 57 Iron Gate Drive, Kitchener.*

**Regional Consent Review Fee:** Regional staff have not received the fee for consent review of \$350 per application. The fee payment is requested as a condition of approval.

**Regional Staff have no objection to Consent File B2025-010 subject to the following condition:**

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

**AM File No: B 2025-011**

**Address: 400 Westwood Drive**

**Description: Part Lot 1-2 Plan 1536 Kitchener Part 1, 58R-12471**

**Owners: Anel and Zakia Kardumovic**

**Applicant: Christian Tsimenidis, UP Consulting**

Consent application B2025-011 is to sever 1789 m<sup>2</sup> from the rear yard of 400 Westwood Drive and merge it on title to enlarge 787 Glasgow Street.

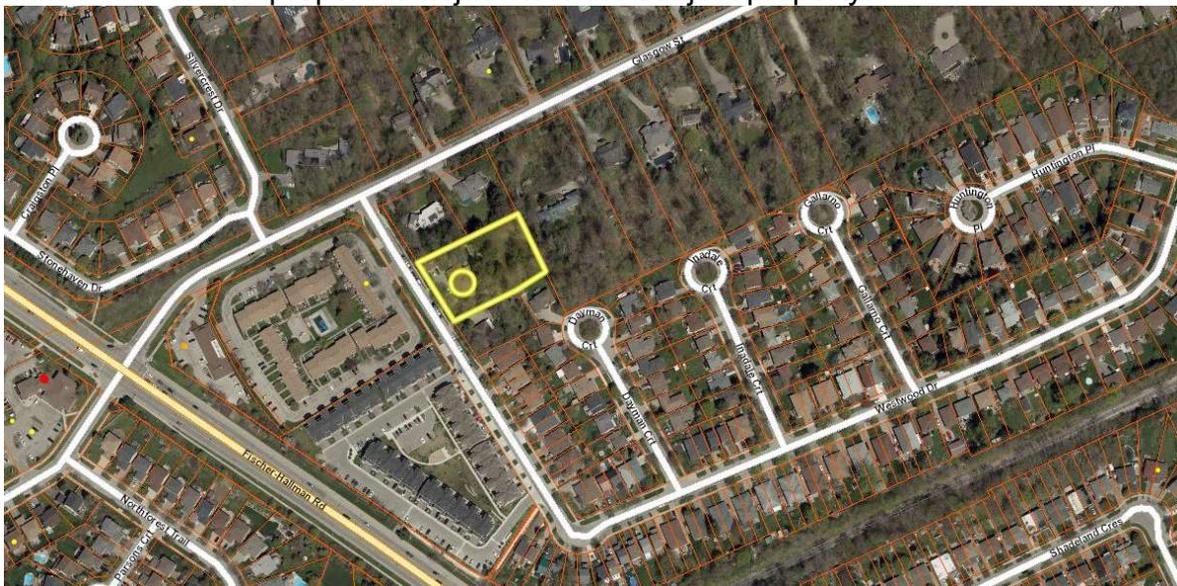
The retained parcel (400 Westwood Drive) will have an area of 2501 m<sup>2</sup>.

The new lot area of 787 Glasgow will be 3833 m<sup>2</sup>.

No new lots are proposed.

**Threats Inventory Database:** This information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

There are no records in the TID on the subject property. There are no high or medium threats in the TID on properties adjacent to the subject property.



*Threats Inventory Database mapping for 400 Westwood Drive.*

**Regional Consent Review Fee:** Regional staff have not received the fee for consent review of \$350 per application. The fee payment is requested as a condition of consent approval.

**Regional Staff have no objection to Consent File B 2025-011 subject to the following condition:**

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

**AM File No: B 2025-012**  
**Address: 112 Kehl Street**  
**Description: Lot 33, Registered Plan 384**  
**Owners: Nader and Pegah Ensafi**

The applicants have built a semi-detached residence on the subject property. The purpose of Consent Application B2025-12 is to create a new lot. They have applied to sever the lot and have a separate address for each residential lot.

The area of the severed parcel is proposed to be 388 m<sup>2</sup>, and the area of the retained parcel is also proposed to be 388 m<sup>2</sup>.

**Risk Management Official:** The property at 112 Kehl St, Kitchener is in a Source Protection area where Risk Management Plan or prohibition policies implemented by the Region of Waterloo may apply. A Notice of Source Protection Plan Compliance (Section 59 Notice) is required prior to formal application.

The applicant should be directed to TAPS (<https://taps.regionofwaterloo.ca>) to determine all applicable source protection plan requirements, and to contact the Risk Management Official ([rmo@regionofwaterloo.ca](mailto:rmo@regionofwaterloo.ca)) as required.

**Threats Inventory Database:** This information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

There are no records in the TID on the subject property. There are no high or medium threats in the TID on properties adjacent to the subject property.



*Threats Inventory Database mapping for 112 Kehl Street.*

**Regional Consent Review Fee:** Regional staff have not received the fee for consent review of \$350 per application. The fee payment is requested as a condition of approval.

**Regional Staff have no objection to Consent File B 2025-012 subject to the following conditions:**

1. That the Owner/Developer submit the consent review fee of \$350 per application to the Regional Municipality of Waterloo.
2. A Notice of Source Protection Plan Compliance (Section 59 Notice) is provided to the satisfaction of the Regional Municipality of Waterloo.

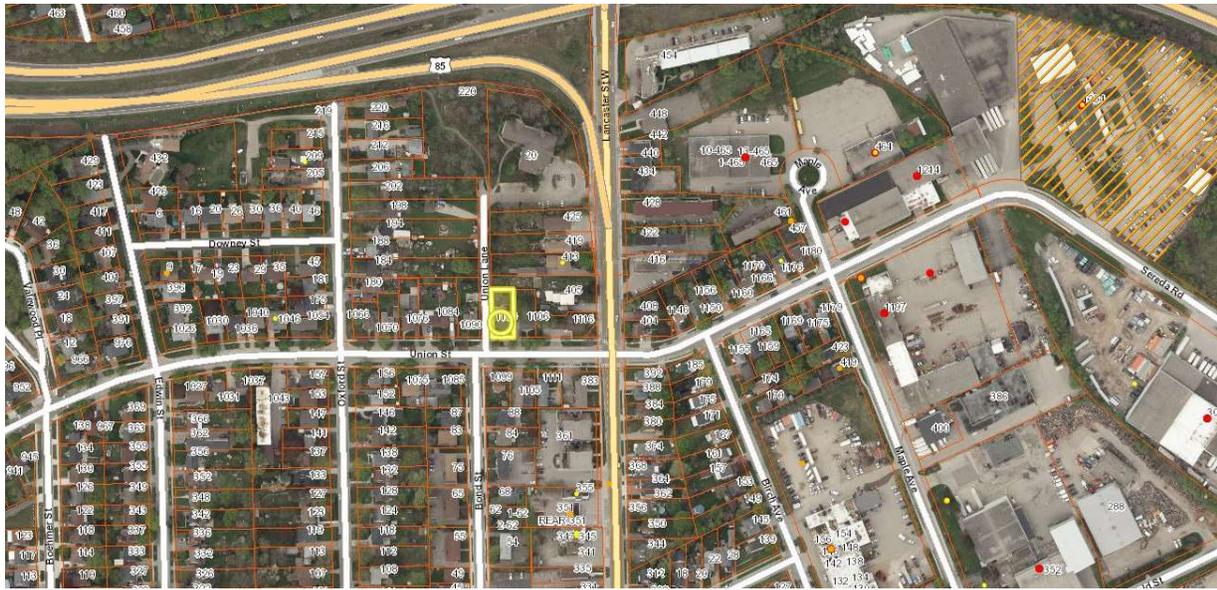
**AM File No: B 2025-013**  
**Address: 1100 Union Street**  
**Description: Lot 25, Registered Plan 789**  
**Owner: David Salvatore**  
**Applicant: Craig Dumart**

This applicant proposes to sever the subject property into two lots. The severed parcel is vacant, and the owner/applicant is planning to build a single detached dwelling on the vacant parcel. The retained parcel has a residential building with three units.

The lot area of the severed parcel is 235 m<sup>2</sup>. The lot area of the retained parcel is 378 m<sup>2</sup>.

**Threats Inventory Database:** This information is provided until such time as access to the Threat Inventory Database (TID) has been transferred to the Area Municipality.

There are no records in the Threat Inventory Database on the subject property. There are no high or medium threats in the TID on properties adjacent to the subject property.



*Threats Inventory Database mapping for 1100 Union Street.*

**Regional Consent Review Fee:** Regional staff have not received the fee for consent review of \$350 per application. The fee payment is requested as a condition of approval.

**Regional Staff have no objection to Consent File B 2025-013 subject to the following condition:**

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/applicant's expense as per By-law 24-052. If any other applications are required to facilitate the application additional fees and/or 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.

Thank you,

Susanna Reid, MCIP RPP, Senior Planner  
Regional Growth, Development and Sustainability Services  
Regional Municipality of Waterloo