



PLANNING, DEVELOPMENT AND
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Matthew Colley (519) 577-6241
File: D20-20/2/25KIT

August 12, 2025

Connie Owen
Administrative Clerk, Legislative Services
Committee of Adjustment
City of Kitchener
P.O. Box 1118
200 King Street East
Kitchener, ON N2G 4G7

Dear Ms. Owen:

**Re: Comments on Consent Application – B2024-039, B2024-040 and
B2025-022 through B2025-025
Committee of Adjustment Meeting August 19, 2025
City of Kitchener**

**B2024-039 and B2024-040
120 Keetwatin Avenue
Guy Furoy and Drago Sindjic**

The purpose of the application is to facilitate a severance to create two lots for a future semi-detached dwelling units and retain one future single detached dwelling. The first proposed severed lot is 0.022 hectares in size and the second proposed lot is 0.023 hectares in size. The proposed retained lot will be 0.078 hectares. Vehicular access for the lots will be off Keewatin Avenue.

The applications were previously deferred and the only revisions at this time are with regards to easements required by the City. No changes have occurred otherwise to the proposal

Regional Fee:

Regional staff have not received the required consent review fee for these applications which is \$350.00 per application (total \$700.00).

Section 59 Notice:

Regional staff confirm receipt of the required Section 59 Notice and have no concerns.

Environmental Noise:

Regional Staff note the proposed development may encounter environmental noise sources due to Lackner Boulevard (Regional Road #54). It is the responsibility of the Owner/Developer to ensure the proposed noise sensitive development is not adversely affected by anticipated noise impacts. To address the environmental noise impacts, Regional Staff had previously noted an Environmental Noise Study was required in Regional comments issued on November 25, 2024.

Upon further review, the Region amends the previous comments and note that in lieu of the Environmental Noise Study that the owner/applicant is required to enter into a registered development agreement with the Region of Waterloo to include the following noise warning clause in all offers of Purchase and Sale, lease/rental agreements and condominium declarations:

“Purchasers/tenants are advised that sound levels due to increasing road traffic on Lackner Boulevard (Regional Road #54) may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of Environment, Conservation and Parks.”

Regional Staff also acknowledge that the application was circulated to Regional Airport Staff given the site is partially located within the TZR but no issues were identified.

Please note that a new access to Lackner Boulevard would not be permitted and Regional Staff are in agreement with the approach that all accesses are to be onto Keewatin Avenue.

Regional Staff has **no objections** to the proposed consent applications subject to the following condition:

1. That prior to final approval, the owner/applicant submits the consent review fee of \$350 per application (total \$700.00) to the Regional Municipality of Waterloo.
2. That prior to final approval, the owner/applicant enters into a registered development agreement with the Region of Waterloo to include the following noise warning clause in all offers of Purchase and Sale, lease/rental agreements, and condominium declarations:
 - a. *“Purchasers/tenants are advised that sound levels due to increasing road traffic on Lackner Boulevard (Regional Road #54) may on occasions interfere with some activities of the dwelling occupants as the*

sound levels exceed the sound level limits of the Municipality and the Ministry of Environment, Conservation and Parks.”

B2025-022

825 Stirling Avenue South

825 Stirling Developments Inc.

The purpose of the application is to facilitate the severance of the subject lands so the semi-detached dwelling, under construction, can be on separate lots to allow the future sale of each property.

Regional Fee:

Regional staff have not received the required consent review fee for this application, \$350.00.

Section 59 Notice:

Regional staff confirm receipt of the required Section 59 Notice and have no concerns.

Regional Staff has **no objections** to the proposed consent application subject to the following condition:

1. That prior to final approval, the owner/applicant submits the consent review fee of \$350.00 to the Regional Municipality of Waterloo.

B2025-023

220 Heiman Street

220 Heiman Development Inc.

The purpose of the application is to facilitate the severance of the subject lands so the semi-detached dwelling, under construction, can be on separate lots to allow the future sale of each property.

Regional Fee:

Regional staff have not received the required consent review fee for this application, \$350.00.

Section 59 Notice:

Regional staff confirm receipt of the required Section 59 Notice and have no concerns.

Regional Staff has **no objections** to the proposed consent application subject to the following condition:

1. That prior to final approval, the owner/applicant submits the consent review fee of \$350.00 to the Regional Municipality of Waterloo.

B2025-024 and B2025-025
17 Downey Street
Jon Crummer

The purpose of the application is to facilitate the severance of the subject lands so the semi-detached dwelling, under construction, can be on separate lots to allow the future sale of each property.

Regional Fee:

Regional staff have not received the required consent review fee for this application, \$350.00 per application (total \$700.00).

Regional Staff has **no objections** to the proposed consent applications subject to the following condition:

1. That prior to final approval, the owner/applicant submits the consent review fee of \$350.00 per application (total \$700.00) to the Regional Municipality of Waterloo.

General Comments

Any future development on the lands subject to the above-noted consent application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

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.

Yours truly,



Matthew Colley, MCIP, RPP
Senior Planner, Regional Growth, Development and
Sustainability Services
Regional Municipality of Waterloo