



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

January 9, 2026

Connie Owen
City of Kitchener
200 King Street West
P.O. Box 1118
Kitchener, ON N2G 4G7

File No.: D20-20/
VAR KIT GEN

Subject: Committee of Adjustment Meeting December 9, City of Kitchener

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

- 1) A 2026-001 – 532 Courtland Avenue East – No Concerns
- 2) A 2026-002 – 546 Courtland Avenue East – No Concerns
- 3) A 2026-003 – 4417 King Street East – It is unclear if this application will result in an impact on the water supply. Please be advised that the Region is currently updating the Water Supply Strategy. We wish to bring to your attention that through this work, concerns have been identified regarding water servicing capacity within the Mannheim Service Area. Regional staff are currently undertaking work to better understand the magnitude of the concerns. As such, we note that subsection 3(5) of the Planning Act requires that decisions made by approval authorities be consistent with the policies of the Provincial Planning Statement, 2024 (PPS) including those policies found in s. 3.6 of the PPS relating to water services.
- 4) A 2026-004 – 37 Heiman Street – No Concerns
- 5) A 2026-005 – 1541 Fischer-Hallman Boulevard – No Concerns
- 6) A 2026-006 – 235 Hoffman Street – No Concerns
- 7) A 2026-007 – 56 Woolwich Street – No Concerns
- 8) A 2026-008 – 14 Sportsman Hill Street – 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.

Document Number: 5169327

Please forward any decisions on the above-mentioned Application numbers to the undersigned.

Yours Truly,

Cheryl Marcy

Cheryl Marcy
Manager, Corridor Development