



PLANNING, DEVELOPMENT  
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Community Planning

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Peter Ellis  
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D20-20/22 KIT

August 31, 2022

Committee of Adjustment  
City of Kitchener  
P.O. Box 1118  
200 King Street East  
Kitchener, ON N2G 4G7

**Re: Comments for Consent Applications B2022-046, B2022-047, B2022-048, B2022-049, B2022-050, B2022-051, B2022-052, B2022-053, B2022-054, B2022-055, and B2022-041 and Change of Condition Application CC2022-001  
Committee of Adjustment Hearing September 20, 2022  
CITY OF KITCHENER**

**CC2022-001  
41 Ardel Place**

**M. Lorenti (First Ardel Holdings Ltd. – Owner); S. Thompson (S Thompson Development Services Ltd. – Agent)**

The owner/applicant is proposing to change consent conditions relating to the design and installation of services for the severed parcel from B2021-026 as per discussions with City of Kitchener Engineering Staff.

**Regional Fee (Advisory Comment):**

Regional Staff confirm receipt of the consent review fee for B2021-026. As a result, an additional Regional Consent Review fee is not required for this application.

**Notice of Source Protection Plan Compliance (Section 59 Notice):**

The subject lands are located in a Source Protection Area where Grand River Source Protection Plan policies implemented by the Region of Waterloo may apply. Per s.59 of the *Clean Water Act, 2006* a Notice of Source Protection Plan Compliance is required as part of a complete application submission.

To apply for a Notice of Source Protection Plan Compliance (Section 59 Notice) the owner/applicant must complete the questionnaire at <https://taps.regionofwaterloo.ca/> listing all applicable activities prescribed under the Clean Water Act related to the application. A Notice will only be considered valid if the following criteria are met;

- Applicant has signed the Notice;
- Address and application type on the Notice match the rest of the application; and
- All activities related to the proposed application are listed in Schedule 1.

Invalid Notices will not be accepted, and may result in delayed approvals.

**The Region has no objection to the proposed application, subject to the following conditions:**

- 1) That prior to final approval, the owner/applicant must submit a valid Notice of Source Protection Plan Compliance (section 59 notice) as per the *Clean Water Act, 2006*.

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**B2022-046**

**78-80 Old Chicopee Drive**

**Estate of Maria Kruppa (Trustee: R. Kruppa - Owner); S. Grant (Madorin, Snyder – Agent)**

The owner/applicant is proposing to sever the existing semi-detached home into two distinct parcels so that the lots can be sold or dealt with individually.

**Regional Fee:**

The owner/applicant is required to submit the Regional consent review fee of \$350.00 prior to final approval of the consent.

**The Region has no objection to the proposed application, subject to the following conditions:**

- 1) That prior to final approval, the owner/applicant submit the Regional consent review fee of \$350.00.

**B2022-047**

**124 Walker Street**

**New Villa Group Inc. (Owner) / M. Courtney and D. DaCunha (Agent)**

The owner/applicant is proposing to sever the existing lot into two equal parcels for the construction of semi-detached homes.

**Regional Fee:**

The owner/applicant is required to submit the Regional consent review fee of \$350.00 per consent application prior to final approval of the consent.

**Notice of Source Protection Plan Compliance (Section 59 Notice):**

The subject lands are located in a Source Protection Area where Grand River Source Protection Plan policies implemented by the Region of Waterloo may apply. Per s.59 of the *Clean Water Act, 2006* a Notice of Source Protection Plan Compliance is required as part of a complete application submission.

To apply for a Notice of Source Protection Plan Compliance (Section 59 Notice) the owner/applicant must complete the questionnaire at <https://taps.regionofwaterloo.ca/> listing all applicable activities prescribed under the Clean Water Act related to the application. A Notice will only be considered valid if the following criteria are met;

- Applicant has signed the Notice;
- Address and application type on the Notice match the rest of the application; and
- All activities related to the proposed application are listed in Schedule 1.

Invalid Notices will not be accepted, and may result in delayed approvals.

**The Region has no objection to the proposed application, subject to the following conditions:**

- 1) That prior to final approval, the owner/applicant submit the Regional consent review fee of \$350.00 per consent application.
- 2) That prior to final approval, the owner/applicant must submit a valid Notice of Source Protection Plan Compliance (section 59 notice) as per the *Clean Water Act, 2006*.

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**B2022-048 to B2022-055**

**7, 9, 11, 13, 15, 21, 23, and 25 Shaded Creek Drive**

**Alex Sumner (Activa Holdings Inc. – Owner) / P. Chauvin and R. Wolff (MHBC Planning Ltd. – Agent)**

The owner/applicant is proposing to create rear yard access easements for the street fronting townhouse lots fronting on to Shaded Creek Drive, which is part of Plan of Subdivision 30T-08203 (Stage 4), Registered Plan 58M-670.

**Regional Fee:**

The owner/applicant is required to submit the Regional consent review fee of \$350.00 per consent application prior to final approval of the consent.

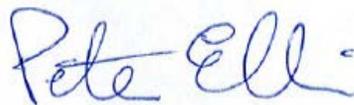
**The Region has no objection to the proposed application, subject to the following conditions:**

- 1) That prior to final approval, the owner/applicant submit the Regional consent review fee of \$350.00 per consent application.

**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,



Peter Ellis, MES  
Senior Planner