



PLANNING, DEVELOPMENT
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Community Planning

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Peter Ellis
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D20-20/22 KIT

VIA EMAIL

November 28, 2022

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

**Re: Comments for Consent Applications CC2022-002, CC2022-003,
VT2022-001, B2022-046, B2022-058, B2022-059, and B2022-060
Committee of Adjustment Hearing December 13, 2022
CITY OF KITCHENER**

**CC2022-002 and CC2022-003
138, 150-154 Victoria Street South and 100 Park Street
Innovation Developments Kitchener Ltd (Owners) / K. Barisdale – GSP Group Inc.
(Applicant)**

The owner/applicant is proposing to change consent conditions from B2021-004 (land swap) and B2021-005 (easements) relating to the owner/applicant obtaining a tax certificate to verify that there are no outstanding taxes on the subject lands.

The Region has no objection to the proposed application.

**VT2022-001
280 Highland Road East
KSH Corporation (owners) / T. Sanderson – Miller Thomson LLP (applicant)**

The owner/applicant is seeking a validation certificate affecting a technical correction to a sewer easement.

The Region has no objection to the proposed application.

B2022-046

78-80 Old Chicopee Drive

Estate of Maria Kruppa (Owners) / Steven Grant (Madorin, Snyder LLP – Applicant)

The owner/applicant is proposing to sever the existing semi-detached home into two distinct parcels so that they can be sold separately.

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.
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B2022-058 and B2022-059

243 Connaught Street

Lee Lynhiavu (Owner) / Khaled Berbasah (Can-Connect Developments Inc – Applicant)

The owner/applicant is proposing to sever the existing lot into two parcels in order to build a semi-detached dwelling. The existing dwelling on the retained lands is to remain. Regional staff note that a previous consent application for the subject lands was heard in May 2022 as B2022-033.

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 consents.

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.

Airport Zoning (Advisory Comments):

The applicant is advised that the subject lands are located within an airport zoning regulated area and specifically under the runway take-off approach surface. Therefore, the lands and the proposed development are subject to all provisions and restrictions of Airport Zoning regulations and Nav Canada.

For further information in this regard please contact:

Jordan Vander Veen
Senior Engineer, Region of Waterloo International Airport
Phone 519-648-2256 Ext 8514 Email: jvanderveen@regionofwaterloo.ca

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*.

B2022-060

17 Nelson Avenue

Kalita Hanson and James Steinbach (Owners)

The owner/applicant is proposing to sever the existing lot as a lot addition from 17 Nelson Avenue to 11 Norbert Place.

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.
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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,

A handwritten signature in blue ink that reads "Pete Ellis".

Peter Ellis, MES
Senior Planner