



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

November 18, 2022

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

File No.: D20-20/
VAR KIT GEN

(3) 64, 332 CHARLES STREET EAST VIVE
DEVELOPMENT CORPORATION

(4, 5) VAR KIT, 83 SECOND AVENUE REVALUE
PROPERTIES INCORPORATED

(9) 28, 2480 HOMER WATSON BOULEVARD RINO DAL
BELLO

Subject: Committee of Adjustment Meeting December 13, 2022, City of Kitchener

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

- 1) A 2022 - 134 – 192 Kent Avenue – No Concerns.
- 2) A 2022 - 135 – 100 Monteagle Crescent – No Concerns.
- 3) A 2022 - 136 – 332 Charles Street East – No Concerns.
- 4) A 2022 – 137 – 81 Second Avenue – No Concerns.
- 5) A 2022 - 138 – 83 Second Avenue – No Concerns.
- 6) A 2022 - 139 – 360 Wellington Street North – No Concerns.
- 7) A 2022 - 140 – 213 Sheldon Avenue North – No Concerns.
- 8) A 2022 - 141 – 488 Duke Street West – There are no Concerns about the proposed variance. However, the owners are advised that the plan provided in the application shows that the existing fence in the rear of the property is encroaching into the Regional right-of-way of the Region's spur line. Staff advise that any encroachments within the Regional right-of-way are not allowed and may be removed by the Regional forces at the owner's cost.
- 9) A 2022 - 142 – 2480 Homer Watson Boulevard #A2 – No Concerns.

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10) A 2022 - 143 – 10 Pattandon Avenue – No Concerns.

11) A 2022 - 144 – 21 Third Avenue – 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 development(s) prior to the issuance of a building permit.

The comments contained in this letter pertain to the Application number(s) listed. If a site is subject to more than one application, additional comments may apply.

Please forward any decisions on the above mentioned Application number(s) to the undersigned.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Joginder Bhatia', followed by a blue circular stamp or mark.

Joginder Bhatia
Transportation Planner
C (226) 753-0368

CC:

Alison Fox, City of Kitchener

CofA@Kitchener.ca