



Committee of Adjustment Agenda

Tuesday, November 18, 2025, 10:00 a.m. - 12:00 p.m.

Council Chambers

City of Kitchener

200 King Street W, Kitchener, ON N2G 4G7

(Pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended,
and Ontario Regulations 197/96 and 200/96, as amended)

TAKE NOTICE THAT the Committee of Adjustment for the City of Kitchener **will meet in Council Chambers, 2nd Floor, Kitchener City Hall, 200 King Street West, on Tuesday, NOVEMBER 18, 2025, commencing at 10:00 a.m.** for the purpose of hearing the following applications for Minor Variance and/or Consent.

Applicants or Agents must attend in support of the application. This is a public meeting. Anyone having an interest in any of these applications may make an oral submission at the meeting or provide a written submission for Committee consideration. Please note this is a public meeting and will be livestreamed and archived at www.kitchener.ca/watchnow.

The complete agenda, including staff reports will be available online the Friday prior to the week of the meeting date.

Pages

- 1. COMMENCEMENT**
- 2. MINUTES**
- 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
Members of Council and members of the City's local boards/committees are required to file a written statement when they have a conflict of interest. If a conflict is declared please visit www.kitchener.ca/conflict to submit your written form.
- 4. APPLICATIONS FOR MINOR VARIANCE AND / OR CONSENT PURSUANT TO THE PLANNING ACT**
- 5. UNFINISHED BUSINESS**

- 5.1 A 2025-109 - 29 Edna Street, DSD-2025-418** 4
- Requesting a minor variance to permit an Additional Dwelling Unit (ADU) (Detached) to have a lot coverage of 21.6% rather than the maximum permitted 15% to facilitate the construction of a Detached ADU in the rear yard of the subject property.
- 6. NEW BUSINESS**
- 6.1 A 2025-113 - 25 Eby Street South, DSD-2025-456** 19
- Requesting a minor variance to permit a street line façade opening of 10% rather than the minimum required 20%, to facilitate the construction of a rear yard addition to the existing building for a main floor restaurant, in accordance with Site Plan Application SPB25/075/E.
- 6.2 A 2025-114 - 21 Sherwood Avenue, DSD-2025-452** 31
- Requesting a minor variance to permit a front yard setback of 5.3m rather than the minimum required 6.3m to facilitate the construction of a mud room addition at the front of the existing detached dwelling.
- 6.3 A 2025-115 - 475-477 Lancaster Street West, DSD-2025-448** 43
- Requesting minor variances to permit a parking requirement of 56 parking spaces (0.9 parking spaces per dwelling unit) rather than the minimum required 61 parking spaces (1 parking space per dwelling unit); and, to permit three (3) new ground floor dwelling units with no private patio that is a minimum of 11sq.m. in area whereas a private patio that is a minimum of 11sq.m. is required, to facilitate the development of 3 new dwelling units to an existing multiple residential development having 58 dwelling units, for a total of 61 dwelling units, in accordance with Site Plan Application SPB25/056/L.
- 6.4 A 2025-116 - 60 Sandsprings Crescent, DSD-2025-455** 55
- Requesting a minor variance to permit a westerly side yard setback of 0.9m rather than the minimum required 1.2m to facilitate the construction of a roof attached to the existing dwelling, over an existing rear patio.

7. ADJOURNMENT

8. PLANNING ACT INFORMATION

- Additional information is available at the Legislated Services Department, 2nd Floor, Kitchener City Hall, 200 King Street West, Kitchener 519-741-2203 or by emailing CofA@kitchener.ca.
- Copies of written submissions/public agencies' comments are available the Friday afternoon prior to the meeting on the City of Kitchener website www.kitchener.ca/meetings in the online Council and Committee calendar; see the meeting date for more details.
- Anyone having an interest in any of these applications may attend this

meeting.

- Only the Applicant, Minister, **specified person (as defined in Section 1 of the Planning Act)** or public body that has an interest in the matter has the right to appeal of decisions of the Committee of Adjustment. These parties must make written submissions to the Committee prior to the Committee granting or refusing Provisional Consent otherwise, the Ontario Land Tribunal (OLT) may dismiss the appeal.
- Any personal information received in relation to this meeting is collected under the authority s. 28(2) of the Planning Act, R.S.O. 1990, c. P.13, and will be used by the City of Kitchener to process Committee of Adjustment applications. Questions about the collection of information should be directed to Marilyn Mills at marilyn.mills@kitchener.ca.
- If you wish to be notified of a decision, you must make a written request to the Secretary-Treasurer, Committee of Adjustment, Kitchener City Hall, 200 King St. W., Kitchener ON, N2G 4G7.

The Notice of Hearing for this meeting was published in the Record on the 31st day of October, 2025.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment