



Committee of Adjustment Agenda

Tuesday, January 20, 2026, 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, JANUARY 20, 2026, 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 B 2025-032 - 776 Rockway Drive, DSD-2025-485

Requesting consent to sever a parcel of land having a width of 7.6m on Rockway Drive, a depth of 36.6m, and an area of 278.3sq.m. The retained land will also have a width of 7.6m on Rockway Drive, a depth of 36.6m, and an area of 277.9sq.m. The Consent Application will allow each half of a proposed Semi-Detached Dwelling having 3 Additional Dwelling Units (ADUs) (Attached) to be dealt with independently. The existing dwelling is proposed to be demolished.

5.2 B 2025-033 - 104 Brentwood Avenue, DSD-2025-486

Requesting consent to sever a parcel of land having a width of 7.6m on Brentwood Avenue, a depth of 36.6m, and an area of 277.9sq.m. The retained land will also have a width of 7.6m on Brentwood Avenue, a depth of 36.6m, and an area of 277.9sq.m. The Consent Application will allow each half of a proposed Semi-Detached Dwelling having 3 Additional Dwelling Units (ADUs) (Attached) to be dealt with independently. The existing dwelling is proposed to be demolished.

5.3 B 2025-034, B 2025-035 & A 2025-127 - 67 & 71 Blucher Street (Severed Parcel), DSD-2025-491

Requesting consent to sever an irregular shaped parcel of land, municipally addressed as 71 Blucher Street, having a width of 5.8m, a depth of 108.8m and an area of 2,127.4sq.m.; and, to create an easement on the severed land having an approximate width of 6m and a depth of 110m for the purposes of shared access and parking in favour of 67 Blucher Street; and, to create an easement on the retained land having an approximate width of 6m and a depth of 110m, for the purposes of shared access and parking in favour of 71 Blucher Street. Minor variances are also being requested to permit the severed land to have a lot width of 5.8m rather than the minimum required 19m, a rear yard of 3.2m rather than the minimum required 6m and an interior side yard setback of 3m (adjacent to 79 Blucher Street) rather than the minimum required 4.5m, to facilitate the severance from 67 Blucher Street and to recognize the lot and setbacks of the severed land.

6. NEW BUSINESS

6.1 A 2026-001 - 532 Courtland Avenue East

Requesting minor variances to permit parking spaces and drive aisles not to be located entirely behind the area on the ground floor devoted to the permitted multiple dwelling use for the entire length of the street line façade, whereas the Zoning By-law requires parking and drive aisles to be located entirely behind the area on the ground floor devoted to the multiple dwelling use for the entire length of the street line façade, except for access; and, to permit a building with 5-10 units to have a depth of 30.5m rather than the maximum permitted 24m, to facilitate the

construction of a 3-storey multiple dwelling having 5 dwelling units.

6.2 A 2026-002 - 546 Courtland Avenue East

Requesting minor variances to permit a drive aisle width of 5.3m rather than the required 6m; to permit parking spaces and drive aisles not to be located entirely behind the area on the ground floor devoted to the permitted multiple dwelling use for the entire length of the street line façade whereas the Zoning By-law requires parking and drive aisles to be located entirely behind the area on the ground floor devoted to the multiple dwelling use for the entire length of the street line façade, except for access; and, to permit a building with 5-10 units to have a depth of 36.7m rather than the maximum permitted 24m, to facilitate the construction of a 3-storey multiple dwelling having 7 dwelling units.

6.3 A 2026-003 - 4417 King Street East

Requesting a minor variance to permit a 'Car Wash' as a permitted use in the 'Mid Rise Growth (SGA-2)' Zone Category, whereas a 'Car Wash' use is not a permitted use within the 'SGA-2' Zone.

6.4 A 2026-004 - 37 Heiman Street

Requesting minor variances to permit a parking area to be located 0.5m from the westerly side lot line rather than the required 1.5m; to permit a lot width of 14.2m rather than the required 19m; and, to permit a southerly side yard setback of 2.3m rather than the required 3m to facilitate the development of a 3-storey multiple dwelling having 6 dwelling units.

6.5 A 2026-005 - 1541 Fischer Hallman Road

Requesting a minor variance to permit a lot area of 21.9 hectares rather than the required 40 hectares; and, a lot width of 243.8m rather than the minimum required 300m to facilitate the construction of a new maintenance building for the Williamsburg Cemetery.

6.6 A 2026-006 - 235 Hoffman Street

Requesting permission to expand a 'Legal Non-Conforming Use', a Single Detached Dwelling, to a Single Detached Dwelling with 2 ADUs (Attached) (Triplex); and, to permit a driveway width of 14.83m (88.3% of the lot width) rather than the maximum permitted 6.7m (40% of the lot width), to facilitate the conversion of a Single Detached Dwelling to a Triplex Dwelling.

6.7 A 2026-007 - 56 Woolwich Street

Requesting minor variances to permit a northerly exterior side yard setback of 1.6m rather than the minimum required 4.5m to recognize the location of the existing dwelling; and, to permit a proposed 2nd storey dormer to have a northerly exterior side yard setback of 1.8 m rather than the minimum required 4.5 m, to facilitate the construction of a dormer

over an existing staircase to the attic.

6.8 A 2026-008 - 14 Sportsman Hill Street

Requesting a minor variance to permit a westerly side yard setback of 0.1m rather than the required 0.5 m to legalize the existing steps in the side yard and to facilitate an Additional Dwelling Unit (ADU) (Attached) (Duplex).

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 2nd day of January, 2026.

Marilyn Mills
Secretary-Treasurer
Committee of Adjustment