

PROPOSED BY – LAW

_____, 2023

BY-LAW NUMBER ____

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 2019-051, as amended, known
as the Zoning By-law for the City of Kitchener – Sunset Hills
Estates Corp. – 1154 Queens Boulevard)

WHEREAS it is deemed expedient to amend By-law 2019-051 for the lands specified above;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as
follows:

1. Zoning Grid Schedule Number 71 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Four Zone (RES-4) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (371).
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (371) thereto as follows:

"371. Notwithstanding Section 5.3 and Table 7-6 of this By-law within the lands zoned RES-5 and shown as affected by this subsection on Zoning Grid Schedule Number 68 of Appendix 'A', the following special regulations shall apply:
 - a) The minimum front yard setback shall be 4.9 metres.
 - b) The minimum interior side yard setback shall be 2.5 metres.
 - c) The parking lot shall be setback a minimum of 0.7 metres from the side lot line and rear lot line.
 - d) Geothermal energy systems shall be prohibited."

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____,
2023.

Mayor

Clerk