

Appendix A2 - Propose Revisions to Official Plan Policies

Highlight indicates new or revised wording

Existing Policy #	Current Wording	Proposed Policy/Amendment	Rationale
HOUSING			
4.C.1.7	<p>The City may require a site plan, elevation drawings, landscaping plans and any other appropriate plans and/or studies, to support and demonstrate that a proposed development or redevelopment is compatible with respect to built form, architectural design, landscaping, screening and/or buffering. These requirements are intended to address the relationship to adjacent residential development, to ensure compatibility with the existing built form and the community character of the established neighbourhood and to minimize adverse impacts.</p>	<p>The City may require a site plan, elevation drawings, cross-sections, landscaping plans and any other appropriate plans and/or studies, to support and demonstrate that a proposed development or redevelopment is compatible with respect to built-form, architectural design, landscaping, screening and/or buffering, conforms to zoning, and provides for a healthy, safe, accessible and sustainable building and site design. These requirements are intended to address the relationship to adjacent residential development, to ensure compatibility with the existing built form and the community character of the established neighbourhood and to minimize adverse impacts.</p>	<p>Clarifications to policy in to align with changes to Planning Act regulations, that limit review of elevations for architecture, and aesthetic design etc.</p>
4.C.1.8.	<p>Where a special zoning regulation(s) or minor variance(s) is/are requested, proposed or required to facilitate residential intensification or a redevelopment of lands, the overall impact of the special zoning regulation(s) or minor variance(s) will be reviewed, but not limited to the following to ensure, that:</p> <ul style="list-style-type: none"> a) Any new buildings and any additions and/or modifications to existing buildings are appropriate in massing and scale and are compatible with the built form and the community character of the established neighbourhood. b) <i>...(no further changes recommended)</i> 	<p>Where a special zoning regulation(s) or minor variance(s) is/are requested, proposed or required to facilitate residential intensification or a redevelopment of lands, the overall impact of the special zoning regulation(s) or minor variance(s) will be reviewed, but not limited to the following to ensure, that:</p> <ul style="list-style-type: none"> a) Any new buildings and any additions and/or modifications to existing buildings are appropriate in massing and scale and are compatible with the built form and the community character of the established neighbourhood, and will have regard to Section 11 of this Plan, the City's Urban Design Manual, and any site specific Urban Design Brief or Urban Design Report. 	<p>Additional wording that helps to identify approved City Policies and Guidelines and other documents which inform what is considered appropriate with regard to massing, scale, compatibility and character in the context of a proposed development.</p>

4.C.1.23	<p>The City will support the addition of an additional dwelling unit(s), attached, within a residential unit, where desirable and appropriate unless otherwise limited by the policies of this Plan, and in accordance with the City's Zoning By-law, in order to provide another housing option to Kitchener homeowners and residents.</p>	<p>The City, in accordance with the Planning Act and other applicable legislation, will permit up to three dwelling units on a lot, unless otherwise limited by the policies of this Plan, and in accordance with the City's Zoning By-law, in order to provide additional housing options to Kitchener homeowners and residents, and in accordance with the Planning Act.</p> <p>Additional dwelling units will be permitted as follows:</p> <ul style="list-style-type: none"> a) The addition of up to two additional dwelling unit(s) (attached), within a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling, and b) The addition of up to one additional dwelling unit (detached) and one additional dwelling unit (attached) within a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling. <p>Additional dwelling units (attached) and additional dwelling units (detached) may be further regulated by the City's Zoning By-law.</p>	<p>Replace policy with updated version which includes up to 3 dwelling units on a lot.</p>
4.C.1.24.	<p>The City, in accordance with Planning Act and other applicable legislation, will permit a stand-alone additional dwelling unit (detached), as an ancillary use to single detached dwellings, semi-detached dwellings and street townhouse dwellings. The following criteria will be considered as the basis for permitting an additional dwelling unit (detached).</p> <ul style="list-style-type: none"> a) the use is subordinate to the main dwelling on the lot; 	<p>The City, in accordance with Planning Act and other applicable legislation, will permit a stand-alone additional dwelling unit (detached), as an ancillary use to single detached dwellings, semi-detached dwellings and street townhouse dwellings. The following criteria will be considered as the basis for permitting an additional dwelling unit(s) and may be incorporated into Zoning By-law Regulations:</p>	<p>Updates to wording specifying what may be considered in implementing Zoning Regulations for additional dwelling units.</p> <p>Removal of reference to site plan control.</p>

	<p>b) the use can be integrated into its surroundings with negligible visual impact to the streetscape;</p> <p>c) the use is compatible in design and scale with the built form on the lot and the surrounding residential neighbourhood in terms of massing, height and visual appearance; and</p> <p>d) other requirements such as servicing, parking, access, stormwater management, tree preservation, landscaping and the provision of amenity areas.</p> <p>Additional dwelling units (detached) will be subject to site plan control</p>	<p>a) the use will be subordinate to the main dwelling on the lot;</p> <p>b) the use will be integrated into its surroundings with negligible visual impact to the streetscape;</p> <p>c) the use will be compatible in design and scale with the built form on the lot and the surrounding residential neighbourhood in terms of massing, height and visual appearance;</p> <p>d) other requirements such as servicing, parking, access, stormwater management, tree preservation, landscaping and the provision of amenity areas.</p> <p>d) the site layout considers other requirements including servicing, pedestrian and vehicular access, stormwater management, grading and drainage, tree preservation, and provision of amenity areas, landscaped buffers and visual screening.</p> <p>e) up to one parking space may be required for each Additional Dwelling Unit.</p> <p>Additional dwelling units (detached) will be subject to site plan control</p>	
SECTION 11: URBAN DESIGN			
11.C.1.1	The City will require high quality urban design in the review of all development applications through the implementation of the policies of this Plan and the City's Urban Design Manual.	The City will require high quality urban design in the review of all development applications through the implementation of the policies of this Plan and the City's Urban Design Manual, and in accordance with the Planning Act.	Adding wording to link policy back to what may be permitted by the Planning Act.

11.C.1.6	A site specific urban design brief and/or urban design report may be required of an owner/applicant in support of a development application in accordance with Section 17.E.10.	A site specific Urban Design Brief, Urban Design Report and/or Urban Design Scorecard may be required of an owner/applicant in support of a development application in accordance with Section 17.E.10, and may be adopted by Council.	Updated to incorporate option of Urban Design Scorecard and updated process.
11.C.1.9	Detailed standards to achieve urban design objectives will be contained in and implemented through a number of supporting documents and processes, including, but not limited to: the City's Urban Design Manual, including detailed Urban Design Briefs, the Zoning By-law, Community Plans, Secondary Plans, the Sign By-Law, Heritage Conservation District Plans, the Development Manual, Subdivision Control and Site Plan Control.	Detailed standards to achieve urban design objectives will be contained in and implemented through a number of supporting documents and processes, including, but not limited to: the City's Urban Design Manual, including detailed Urban Design Briefs, the Zoning By-law, Community Plans, Secondary Plans, the Sign By-Law, Heritage Conservation District Plans, the Development Manual, Subdivision Control and Site Plan Control, and in accordance with the Planning Act.	Adding wording to link policy back to what may be permitted by the Planning Act.
11.C.1.30 a)	The City will, through the Site Plan Control process: a) consider individual site elements to improve the aesthetic quality of the development from the public realm, adjacent properties and on site; b) <i>...(no further changes recommended)</i>	The City will, through the Site Plan Control process: a) consider individual site elements to improve the aesthetic quality of the development from the public realm, adjacent properties and on site;	Refined wording removing reference to aesthetic.
11.C.1.31	The City will ensure new buildings are designed, existing buildings are redeveloped, expanded, converted or renovated to enhance pedestrian usability, respects and reinforce human scale, create attractive streetscapes and contribute to rich and vibrant urban places.	The City will ensure new buildings are designed, existing buildings are redeveloped, expanded, converted or renovated to enhance pedestrian and cycling usability, respects and reinforce human scale, create attractive streetscapes that are accessible, safe and have a functional relationship to the street , and contribute to rich and vibrant urban places.	Add reference to include cycling useability in design of site and building design, and to clarify that streetscape design should be accessible, safe and functional in relation to the street.
11.C.1.32	The City will require special design consideration for buildings located at priority locations.	The City will require special design considerations for buildings at priority locations. An owner/applicant may be required to prepare an Urban Design Brief, Urban Design	Additional wording to specify the mechanism for achieving high quality urban design at priority locations.

		Report, Urban Design Scorecard and/or Urban Design Guidelines, in support of a development application.	
LAND USE POLICIES			
15.D.2.31	The City may withhold Site Plan Approval until such time as developments and redevelopments demonstrate adherence to the City's Urban Design Manual and Downtown specific urban design guidelines. Such guidelines could include, but not limited to, preferred architectural styles, preferred building materials and preferred building massing.	Applications for development and/or redevelopment will be reviewed to ensure conformity with Section 11 of this Plan and the Urban Design Guidelines contained with the City's Urban Design Manual, and any site-specific Urban Design Guidelines, Urban Design Brief, Urban Design Report and/or Urban Design Scorecard.	New wording replacing the existing policy. The purpose of this regulation is to ensure that development proposals are reviewed having regard to area and site-specific urban design guidelines, reports and briefs.
15.D.12.2 a) ii)	ii) where a municipally-provided wastewater collection system is determined to be available by the City, only single detached and duplex dwellings will be permitted to a maximum net residential density of 4 units per hectare. Any such development will be compatible with the estate lots in the Hidden Valley Residential Community;	ii) where a municipally-provided wastewater collection system is determined to be available by the City, only single detached and duplex dwellings will be permitted to a maximum net residential density will be of 4 units per hectare. Any such development will be compatible with the estate lots in the Hidden Valley Residential Community;	Amended to comply with Planning Act Regulations.
15.D.12.16	Notwithstanding the Low Rise Residential land use designation on the lands located in Lower Doon, duplex dwellings and second dwelling units in semi-detached dwellings will not be permitted.	Delete.	Does not comply with Planning Regulations.
IMPLEMENTATION AND ADMINISTRATION			
OFFICIAL PLAN			
17.E.2.18	Notice of Official Plan Amendments will be given in accordance with the procedures as provided for in the Planning Act.	Notice of Official Plan Amendments will be given in accordance with the procedures as provided for in the Planning Act, and alternative notice procedures outlined in s. 17.E.3.5.	Update to indicate that notice may be given in accordance with alternative notice procedure policies.
PUBLIC CONSULTATION			

17.E.3.3	The City will follow the public notification procedures and regulations regarding planning matters that are contained in the Planning Act. Notwithstanding, the City may exceed these requirements as deemed appropriate.	The City will follow the public notification procedures and regulations regarding planning matters that are contained in the Planning Act. Notwithstanding, the City may exceed these requirements as deemed appropriate, and may provide alternative measures for informing and obtaining the views of the public, in accordance with the Planning Act.	Adding enacting OP policies to permit alternative measures for informing and obtaining view of the public.
NEW - 17.E.3.5		Notification of a public meeting for the adoption of the Official Plan, Official Plan Amendments, and Zoning By-law Amendments as required by the Planning Act will be given to the public, and prescribed persons and public bodies at least 10 days prior to the date of the meeting and the notice will be given in accordance with the applicable requirements of the Planning Act.	Adding a new policy establishing alternative notice procedures for a public meeting. Proposing to provide notice a minimum of 10 days prior to public meeting rather than 20 days. This will align with availability of staff report and continues to provide the public appropriate notice of the public meeting.
NEW - 17.E.3.6		Notice of the intention to pass an amending by-law to remove a Holding "H" symbol will be given in accordance with the applicable requirements of the Planning Act.	Policy specifying that Notice for the removal of a Holding Provision shall be in accordance with the Planning Act. The Planning Act does not currently specify a minimum notice period for removing Holding Provisions. Council must give notice of its intention to pass the by-law, current practice is to provide newspaper notice and this would continue if approval authority for removal of Holding provisions is delegated to staff.
NEW - 17.E.3.7		Public meetings under the Planning Act will not be required for minor amendments to the Zoning By-law. Notice of the proposed minor amendments and information regarding who is entitled to appeal will be given to the public by posting on the City's website, and electronic notice will be given to prescribed persons and	Minor administrative and technical changes do not affect the purpose of the regulations or the permissions and therefore staff is of the opinion that no purpose is served by holding a public meeting or providing 20 days notice.

		public bodies, a minimum of 10 days prior to a decision being made.	
17.E.3.6	<p>The City may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the Planning Act, the City will choose the most appropriate method of communication.</p> <p>Communication may be in the form of:</p> <ul style="list-style-type: none"> a) direct mail outs; b) public notice signs; c) newspaper advertisements d) surveys, electronic or mail out; e) public information open houses; f) workshops/charettes; g) public meetings; and/or, h) the City web site and/or other forms of social media. 	<p>The City may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the Planning Act, the City will choose the most appropriate method of communication.</p> <p>Communication may be in the form of:</p> <ul style="list-style-type: none"> a) direct mail outs; b) public notice signs; c) newspaper advertisements d) surveys, electronic or mail out; e) electronic or in-person public information open houses; f) electronic or in-person workshops/charettes; g) electronic or in-person public meetings; and/or, h) the City web site and/or other forms of social media. 	<p>New wording to specify that engagement may be electronic or in person. This will align with recommended changes to the Public Participation Policy.</p>
COMPLETE APPLCIATION REQUIEMENTS			
17.E.10.1	<p>The City will not accept an application for a Plan of Subdivision, a Plan of Vacant Land Condominium, an Official Plan Amendment, a Zoning By-law Amendment, a Consent and/or a Site Plan for processing unless such development application is considered to be a complete application. To be deemed complete an application must satisfy the following:</p> <ul style="list-style-type: none"> a) include all applicable statutory requirements, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans and/or drawings; b) be submitted with the prescribed fee; 	<p>The City will not accept an application for a Plan of Subdivision, a Plan of Vacant Land Condominium, an Official Plan Amendment, a Zoning By-law Amendment, a Consent and/or a Site Plan for processing unless such development application is considered to be a complete application, in accordance with the Planning Act. To be deemed complete an application must satisfy the following:</p> <ul style="list-style-type: none"> a) include all applicable statutory requirements, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans and/or drawings; b) be submitted with the prescribed fee; 	<p>Adding wording to link policy back to what may be required by the Planning Act.</p> <p>Subsection c – Record does not need to be submitted as the City retains a copy on file.</p>

	<p>c) include the Record of Pre-Submission Consultation, where a Pre-Submission Consultation Meeting is required; and,</p> <p>d) include any other information and materials that are necessary to support the application that have been identified by either the City or at the Pre-Submission Consultation Meeting.</p>	<p>e) include the Record of Pre-Submission Consultation, where a Pre-Submission Consultation Meeting is required; and,</p> <p>d) include any other information and materials that are necessary to support the application that have been identified either by the City or in the Record of Pre-Submission Consultation.</p>	
17.E.10.2.	<p>An owner/applicant will be required to participate in a Pre-Submission Consultation Meeting prior to the submission of an application for a Plan of Subdivision, a Plan of Vacant Land Condominium, an Official Plan Amendment, a Zoning By-law Amendment and/or a Site Plan.</p>	<p>An owner/applicant will be required to participate in a Pre-Submission Consultation Meeting prior to the submission of an application for a Plan of Subdivision, a Plan of Vacant Land Condominium, an Official Plan Amendment, a Zoning By-law Amendment and/or a Site Plan. A Pre-Submission Consultation Meeting may be required for a Consent Application if other information and materials are needed to inform the Consent application.</p> <p>A Pre-Submission Consultation Meeting will include an electronic or in-person meeting to consult on the development proposal, and may include collaborative components such as a visioning workshop, a design charette, and site walk(s).</p>	<p>Identify requirement for pre-submission for consent.</p> <p>Consent applications do not require pre-submission consultation, however pre-submission consultation is available. Additional policies are proposed in the Committee of Adjustment policies (see 17.E.20.11).</p> <p>New paragraph to specify that a consultation meeting may be electronic or in-person and that collaborative components may be included.</p>
17.E.10.3.	<p>Notwithstanding Policy 17.E.10.2, the City may waive the requirement for a Pre-Submission Consultation Meeting, where the City has identified that, due to the nature of the proposal, the need for and scope of required other information and materials can be determined without Pre-Submission Consultation Meeting. The City will provide the owner/applicant with a form that identifies the necessary other information and materials to be submitted with the application(s) to deem it complete.</p>	<p>Notwithstanding Policy 17.E.10.2, the City may waive the requirement for a Pre-Submission Consultation Meeting, where the City has identified that, due to the nature of the proposal, the need for and scope of required other information and materials can be determined without Pre-Submission Consultation Meeting. Where the requirement for this meeting has been waived, the City will provide the owner/applicant with a Record of Consultation that</p>	<p>Additional wording for clarity.</p>

		identifies the necessary other information and materials to be submitted with the application(s) to deem it complete.	
17.E.10.4 c)	<p>The purpose of the Pre-Submission Consultation Meeting is to identify any other information and materials, as listed in Schedule B: Other Information and Materials, which may be necessary and required to review the application. Some of these other materials as listed in Schedule B may be scoped or waived through Pre-Submission Consultation. Where other information and materials have been identified to be submitted with the development application the other information and materials will be:</p> <p>a) in keeping with the scope and complexity of the application(s);</p> <p>b) prepared by a qualified professional (as defined in applicable legislation or alternatively to the satisfaction of the City) retained by and at the expense of the owner/applicant;</p> <p>c) prepared in accordance with any applicable Federal, Provincial and Regional Guidelines and Policies and any City Guidelines or Policies that have endorsed by Council; and,</p> <p>d) Other Information and Materials required to process a Site Plan Approval Application will be limited to those matters set out under Section 41 of the Planning Act, as may be amended from time to time.</p>	<p>The purpose of the Pre-Submission Consultation Meeting is to identify any other information and materials, as listed in Schedule B: Other Information and Materials, which may be necessary and required to review the application. Some of these other materials as listed in Schedule B may be scoped or waived through Pre-Submission Consultation. Where other information and materials have been identified to be submitted with the development application the other information and materials will be:</p> <p>a) in keeping with the scope and complexity of the application(s);</p> <p>b) prepared by a qualified professional (as defined in applicable legislation or alternatively to the satisfaction of the City) retained by and at the expense of the owner/applicant;</p> <p>c) prepared in accordance with any applicable Federal, Provincial and Regional Guidelines and Policies; any City Guidelines or Policies that have endorsed by Council; and in accordance with any a standard or customized Terms of Reference(s).</p> <p>d) Other Information and Materials required to process a Site Plan Approval Application will be limited to those matters set out under Section 41 of the Planning Act, as may be amended from time to time.</p>	Updated subsection c to include an example of a Council Approved Guideline, and to specify that Terms of Reference may be provided.
ZONING BY-LAW			

17.E.12.6	The City will consider all applications to amend the Zoning By-law and will provide notice of such application in accordance with the provisions and regulations of the Planning Act.	The City will consider all applications to amend the Zoning By-law and will provide notice of such application and public meetings in accordance with the provisions and regulations of the Planning Act, and alternative notice procedures outlined in Section 17.E.3 of this Plan.	Updated to indicate that alternative notice procedure may be followed.
NEW 17.E.12.7		Council may, by By-law, delegate to the Director of Planning, the authority to approve minor amendments to the Zoning By-law including but not limited to: a) a by-law to remove a holding symbol; and b) updates to assist with clarity and interpretation where the effect of the regulation is not substantively changed.	Policy giving authority for Council to delegate approval authority to the Director of Planning to remove a holding provision and to make minor amendments and revisions to the Zoning By-law, where the effect of regulations is not substantively changed.
HOLDING PROVISIONS			
NEW 17.E.13.8		City Council may, by By-law, delegate to the Director of Planning, the authority to enact a by-law in accordance with policy 17.E.13.7.	Policy giving authority for Council to delegate approval authority to the Director of Planning to remove Holding Provisions. (PA 39.2)
COMMITTEE OF ADJUSTMENT			
NEW 17.E.20.11	ADD "Submission Requirements"	The City will not accept an application to the Committee of Adjustment for processing unless such development application includes the necessary information and materials, in accordance with Planning Act regulations. Other information and materials may be required as part of a complete application for consent. Such materials may be identified in a Record of Pre-Submission Consultation where a Pre-Submission Consultation Meeting is held, or may include other information and materials identified by the City that are necessary to review the Committee of Adjustment application, such as but not limited to:	New policy to ensure submission of complete applications for consents. Section 53(3) of the Planning Act requires enacting Official Plan policies.

		<p>a) Site Plan and Elevation drawings;</p> <p>b) Environmental Studies;</p> <p>c) Servicing Reports or Studies;</p> <p>d) Tree Preservation/Enhancement Plan</p>	
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SITE PLAN CONTROL			
17.E.22.1	<p>The City will establish, by by-law, a Site Plan Control Area which will encompass all of the lands within the boundaries of the city and will be applicable to all development or redevelopment excluding:</p> <p>a) farm operations, farm buildings and the residence of the farm operator on agriculturally zoned land; and,</p> <p>b) single detached dwellings, semi-detached dwellings and duplexes except those:</p> <p>i) permitted within or contiguous to lands designated Natural Heritage Conservation or natural hazardous lands;</p> <p>ii) those single detached dwellings, semi-detached dwellings and duplexes forming part of a vacant land condominium, zero lot line, linked housing, or similar innovation in house grouping developments; and,</p> <p>iii) those which are a cultural heritage resource or have cultural heritage value and/or interest.</p>	<p>The City will establish, by by-law, a Site Plan Control Area which will encompass all of the lands within the boundaries of the city and will be applicable to all development, or redevelopment excluding:</p> <p>a) farm operations, farm buildings and the residence of the farm operator on agriculturally zoned land; and,</p> <p>b) single detached dwellings, semi-detached dwellings and duplexes except those:</p> <p>i) permitted within or contiguous to lands designated Natural Heritage Conservation or natural hazardous lands;</p> <p>ii) those single detached dwellings, semi-detached dwellings and duplexes forming part of a vacant land condominium, zero lot line, linked housing, or similar innovation in house grouping developments; and,</p> <p>iii) those which are a cultural heritage resource or have cultural heritage value and/or interest.</p>	<p>Maintain existing policy which establishes a Site Plan Control Area that includes the entire city. Site Plan Control will be applicable to all development as defined and permitted by the Planning Act.</p> <p>The Planning Act currently excludes the following from the definition of development:</p> <ul style="list-style-type: none"> - Residential development where there are 10 dwelling units or less on a parcel of land - Portable classrooms on a school site <p>In addition, site plan control will not be required for farm operations on agriculturally zoned lands.</p> <p>New Planning Act regulations are under consideration in Bill 97 which may permit site plan control to be required for site containing dwelling units within 300m of a rail corridor, or 120m of a shoreline, and policies have been drafted so that site plan control may be applied in accordance with the Planning Act.</p>

		<p>b) Residential uses which are not considered 'development', in accordance with section 41 of the Planning Act, including for example single detached dwellings; semi-detached dwellings; and street-townhouse dwellings, cluster townhouse dwellings and multiple dwellings where there are 10 dwelling units or less on a parcel of land. Notwithstanding the foregoing, a Site Plan Control Area may include development where Site Plan Control is permitted by the Planning Act, for example a land lease community home, or three or more mobile homes.</p>	<p>Land lease community homes and sites with 3 or more mobile homes continue to be defined as development and Site Plan Control is permitted.</p>
<p>17.E.22.3.</p>	<p>Proposed development or redevelopment within the Site Plan Control Area may not be permitted until such time as the City has approved drawings showing plan, elevation and cross-section views for all buildings to be erected (including all buildings to be used for residential purposes regardless of the number of units) and for other site development works sufficient to display the following:</p> <p>a) exterior building design considerations including, without limitation:</p> <ul style="list-style-type: none"> i) character ii) scale iii) appearance iv) design features v) sustainable design vi) signage, where applicable <p>b) Design elements within and/or adjacent to City and/or Regional right-of-way, including without limitation:</p> <ul style="list-style-type: none"> i) trees, shrubs and/or hedges ii) other plantings and groundcover iii) permeable paving materials 	<p>Proposed development and/or redevelopment within the Site Plan Control Area may not be permitted until such time as the City has approved drawings and plans (including a site plan, elevation drawings and cross-section views) for all buildings and structures to be erected (including all buildings to be used for residential purposes regardless of the number of dwelling units, and where considered 'development' in accordance with section 41 of the Planning Act), and for site development works, and sustainable design elements within the City and/or Region's right-of-way, in accordance with the Planning Act.</p>	<p>Policy has been updated and simplified to maintain consistency with Planning Act regulations moving forward.</p> <p>The Planning Act requires that the OP include policies which permit the review of plans, elevations and cross-sections for residential buildings containing 25 dwelling units or less.</p>

	<ul style="list-style-type: none"> iv) street furniture v) curb cuts and driveway ramps vi) waste, recycling and composting containers vii) bicycle parking facilities viii) public transit facilities, where applicable <p>c) Site development works and site design including, without limitation:</p> <ul style="list-style-type: none"> i) landscaping ii) lighting iii) grading and drainage iv) erosion and sedimentation control v) stormwater management design and areas vi) barrier-free and universal accessibility vii) pedestrian access and bicycle facilities viii) loading and parking areas ix) facilities for the storage of garbage, recycling and other waste material x) outdoor amenity and/or play facilities, where appropriate xi) locations for public art xii) signage, where applicable 		
17.E.22.9.	The City will ensure the principles of barrier-free and universal accessibility for all persons, in accordance with the standards as outlined in the Urban Design Manual, will be implemented during the preparation and review of site development proposals and improvement plans and programs	The City will ensure the principles of barrier-free and universal accessibility for all persons, in accordance with the standards as outlined in the Urban Design Manual and Provincial legislation , will be implemented during the preparation and review of site development proposals and improvement plans and programs	Add reference to Provincial legislation (AODA)
PART F – Schedule A: Glossary of Terms			
Low Rise Residential Land Uses	single detached dwellings, duplex dwellings, semi-detached dwellings, street and cluster townhouse dwellings and low-rise multiple dwellings.	single detached dwellings, duplex dwellings additional dwelling units attached and detached , semi-detached dwellings, street and cluster townhouse dwellings and low-rise multiple dwellings.	Add reference to additional dwelling units in definition of Low Rise Residential Land Uses
NEW		Urban Design Scorecard – an urban design evaluation tool that may be required to be completed by an	New definition

		owner/applicant to demonstrate how a development application implements the City's Urban Design Manual. An Urban Design Scorecard may be required instead of or in association with an Urban Design Report or Urban Design Brief.	
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PART F - Schedule B: Other Information and Materials (New items are highlighted)

1. Cultural Heritage Resources
Archaeological Assessment
Commemoration Plan
Corridor Enhancement Plan
Cultural Heritage Protection Plan
Heritage Conservation Plan
Heritage Design Guidelines or Brief
Heritage Impact Assessment (HIA)
Heritage Permit Application
Hoarding Plan
Risk Management Plan
Salvage and Documentation Plan
Structural Assessment (Building Conditions Report)
Temporary Protection Plan
2. Digital Plans
Site Plan in accordance with City digital submission standards
Subdivision Plan or Condominium Plan in accordance with City digital submission standards
3. Environmental/Natural Heritage/Natural Hazards
Aggregate/Mineral Resource Analysis
Arborist Report including International Society of Arboriculture Valuation of Trees
Chloride Impact Study
Cut and Fill Analysis

Environmental Impact Study (EIS)
Floodline Delineation Study
Hydraulics Study
Hydrogeological Assessment
Local Air Quality Study
Master Drainage Study
Slope Stability/Erosion Hazard Study and Report
Studies and/or Plans required by Kitchener's Tree Management Policy (General Vegetation Overview)
Detailed Vegetation Plan,
Tree Preservation/Enhancement Plan
Subwatershed Master Plan
Watershed Plan
4. Environmental/Servicing and Infrastructure
Alternative or Renewable Energy Systems Feasibility Study
District Energy System Feasibility Study
District Heating Feasibility Study
Energy Audit
Energy Conservation Efficiency Study
Environmental Implementation Report as required by an approved (sub)watershed plan
Environmental Site Assessment and/or Record of Site Condition
Functional Servicing Report
Grading and Drainage Control Plan
Integrated Energy Master Plan
Municipal Financial Impact Assessment
Municipal or Private Water Supply Analysis Study
Preliminary Grading Plan
Preliminary Stormwater Management Report and Plan
Private Servicing Study
Sanitary Sewer Capacity Analysis Study
Soils or Geotechnical Study
Topographical Survey
Update to an existing Stormwater Management Plan

Water Conservation Plan
Water Distribution Analysis
5. Land Use Compatibility
3-Dimensional Modeling
Agricultural Impact Assessment
Angular Plane Analysis
Building Elevation Drawings
CPTED (Crime Prevention Through Environmental Design) Report
Dust Impact Assessment
Health Impact Assessment
Land Use Compatibility Study
Landfill Impact Study
Minimum Distance Separation Assessment
Noise Study
Odour Impact Assessment
Shadow Study
Snow Deposition Study
Vibration Study
Wind Study
6. Planning
Affordable Housing Report
Concept Plan
Design and Vision Session in accordance with the Neighbourhood Design Guidelines
Existing Conditions Plan
Neighbourhood Design Report or Brief
Planning Justification Study
Rental Conversion Assessment
Retail Impact Study
School Accommodation Issues Assessment
Site Plan, Building Cross-Sections, Floor Plans
Site Walk in accordance with the Neighbourhood Design Guidelines

Sustainability Report/ Checklist
Sustainability Report/Statement/Checklist
Urban Design Brief, Urban Design Report or Urban Design Scorecard
7. Transportation
Active Transportation Connectivity Plan
Driveway Location and On-Street Parking Plan
Fire Route & Emergency Turnaround Plan (with unit numbering)
Parking Analysis
Parking Justification Report
Pedestrian Route and Sidewalk Analysis
Roundabout Feasibility Analysis
Right-of-way Cross Sections
Streetscape Plan
Traffic Calming Options Report
Transit Assessment
Transportation Demand Management Report
Transportation Impact Study
Truck Turning Movement Plan

