

PROPOSED BY – LAW

_____, 2023

BY-LAW NUMBER ____

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 85-1, as amended, and By-law 2019-051, as amended, known as the Zoning By-laws for the City of Kitchener

- Waterloo Catholic District School Board.
– 20 Woolner Trail

WHEREAS it is deemed expedient to amend By-law 85-1 and 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. Schedule Numbers 272 and 291 of Appendix “A” to By-law Number 85-1 are hereby amended by removing therefrom the lands specified and illustrated as Area 1 on Map No. 1 attached hereto.
2. Schedule Numbers 272 and 291 of Appendix “A” to By-law Number 85-1 are hereby further amended by removing the zone boundaries as shown on Map No. 1 attached hereto.
3. Zoning Grid Schedule Numbers 272 and 291 of Appendix “A” to By-law Number 2019-051 are hereby amended by adding thereto the lands specified and illustrated as Area 1 on Map No. 1 attached hereto, and by zoning the lands specified and illustrated as Area 1 lands thereafter as Major Institutional Two Zone (INS-2) with Site Specific Provision (381) and Holding Provision 54H.
4. Zoning Grid Schedule Numbers 272 and 291 of Appendix “A” to By-law Number 2019-051 are hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
5. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (381) thereto as follows:

“381. Notwithstanding Tables 5-5 and 8-2 of this By-law within the lands zoned INS-2 and shown as affected by this subsection on Zoning Grid Schedule Numbers 272 and 291 of Appendix ‘A’, the following special regulations shall apply:

a) a maximum parking rate of 1 space per 77 square meters of gross floor area;

6. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (54) thereto as follows:

“(54). Notwithstanding Section 11 of this By-law within the lands zoned INS-2 and shown as being affected by this subsection on Zoning Grid Schedule Numbers 272 and 291 Appendix “A”:

a) no development on the lands shall occur until such time as a revised Noise Impact Study has been completed, and certification accepted mitigation measures recommended in the study meet NPC-300 noise level limits to the satisfaction of the Regional Municipality of Waterloo.”

7. This By-law shall become effective only if Official Plan Amendment No. __ (20 Woolner Trail) comes into effect, pursuant to Section 24(2) of The Planning Act, R.S.O. 1990, c. P.13, as amended.

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

Mayor

Clerk