

PROPOSED BY – LAW

_____ 2023

BY-LAW NUMBER ____

OF THE

CORPORATION OF THE CITY OF KITCHENER

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

– TRUSTEES FOR ST. JOHN THE BAPTIST ROMANIAN ORTHODOX CHURCH – 2150 Bleams Road)

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 28 of Appendix “A” to By-law Number 2019-051 is hereby amended by zoning the lands shown as Area 1 as Low Rise Residential Four Zone (RES-4) with Site Specific Provision (385) and Holding Provision (56H).
2. Zoning Grid Schedule Number 28 of Appendix “A” to By-law Number 2019-051 is hereby amended by zoning the lands shown as Area 2 as Low Rise Residential Four Zone (RES-4) with Site Specific Provision (385) and Holding Provision (56H).
3. Zoning Grid Schedule Number 28 of Appendix “A” to By-law Number 2019-051 is hereby amended by zoning the lands shown as Area 3 lands as Neighbourhood Institutional Zone (INS-1).
4. Section 19 of By-law Number 2019-051 is hereby amended by adding Site Specific Provision (385) thereto as follows:

“(385). Notwithstanding Section 7.3 of this By-law, within the lands zoned RES-4 and shown as being affected by this subsection on Zoning Grid Schedule Number 28 of Appendix “A”, the following site specific provisions shall apply:

- a. *Multiple Dwelling, Stacked Townhouse Dwelling, and Cluster Townhouse Dwelling* are not permitted.
 - b. The maximum number of *Street Townhouse Dwelling* units is 5, however *Additional Dwelling Unit (Attached)* and *Additional Dwelling Unit (Detached)* shall be permitted in accordance with Section 4 of this by-law.
 - c. Geothermal wells are prohibited.”
5. Section 20 of By-law 2019-051 is hereby amended by adding Section (56H) thereto as follows:
“(56H). Notwithstanding Section 7 of this By-law within the lands zoned RES-4 and shown as being affected by this subsection on Zoning Grid Schedule Number 28 of Appendix “A”, no land uses shall be permitted until such time as:
- a. An Urban Design Brief has been completed and implementation measures have been addressed to the satisfaction of the Director of Planning and this holding provision has been removed by by-law.
 - b. A Stationary Noise Study and Record of Site Condition have been approved to the satisfaction of the Region of Waterloo.”
6. This By-law shall become effective only if Official Plan Amendment No. XX (2150 Bleams Road) 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