

PROPOSED BY – LAW

_____ 2024

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

– Hayre Properties Inc. – 448 New Dundee 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 253 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 One Zone (RES-1) to Low Rise Residential Four Zone (RES-4) with Site Specific Provision (384) and Holding Provision (58H).
2. Zoning Grid Schedule Number 253 of Appendix “A” to By-law Number 2019-051 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
3. Section 19 of Zoning By-law 2019-051 is hereby amended by adding Site Specific Provision (384) thereto as follows:

“(384). Notwithstanding Section 7.3 and Table 7-2 of this By-law, within the lands zoned *Low Rise Residential Four Zone (RES-4)* and shown as being affected by this subsection on Zoning Grid Schedule Number 253 of Appendix “A”, the following site specific provision shall apply:

 - a) The Minimum Interior Side Yard Setback shall be 1.0 metres on one side and shall be 1.2 metres on the other side.”
4. Section 20 of Zoning By-law 2019-051 is hereby amended by adding Section (58H) thereto as follows:

“(58H). Notwithstanding Section 7 of this By-law within the lands zoned Low Rise Residential Four Zone (RES-4) and shown as being affected by this

subsection on Zoning Grid Schedule Number 253 of Appendix “A”, no new uses shall be permitted until such time as the following conditions have been met and this holding provision has been removed by by-law:

- a) The parcel of land has been consolidated with the lands fronting Ridgemount Street and conditional approval of a Site Plan including, but not limited to, appropriate site access and servicing, has been granted by the City’s Director of Planning; and
- b) A satisfactory Functional Servicing and Stormwater Management Report (FSR/SWM) has been completed to the satisfaction of the Regional Municipality of Waterloo. The FSR/SWM shall include additional information regarding the attenuation rates, ensure conformity with the Upper Blair Creek Functional Drainage Study and include elevations at the crossing of the sanitary service and the 450 regional water main.”

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____, 2024.

Mayor

Clerk

DRAFT