

AMENDMENT NO. ____ TO THE OFFICIAL PLAN
OF THE CITY OF KITCHENER

CITY OF KITCHENER

980 and 1018 Hidden Valley Road
Part of Lots 3 and 4, RCP 1519
Condominium Application 30CDM-23204

AMENDMENT NO. ____ TO THE OFFICIAL PLAN
OF THE CITY OF KITCHENER

CITY OF KITCHENER
980 and 1018 Hidden Valley Road

INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning and Strategic Initiatives Committee of February 26, 2024
APPENDIX 2	Minutes of the Meeting of Planning and Strategic Initiatives Committee – February 26, 2024
APPENDIX 3	Minutes of the Meeting of City Council –

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ____ to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to add a new site-specific policy within Policy 15.D.12.2 -Hidden Valley to permit these lands which are proposed to be connected to a municipal wastewater system and which are within Draft Plan of Vacant Land Condominium Application 30CDM-23204 to have a minimum lot width of approximately 24.0 metres and a minimum lot area of approximately 929 square metres.

SECTION 3 – BASIS OF THE AMENDMENT

The subject lands are designated Low Rise Residential with Area Specific Policy 15.D.12.2 in the 2014 Official Plan. These policies state that where a municipally-provided wastewater collection system is available, only single detached and duplex dwellings are permitted, to a maximum net residential density of 4 units per hectare. Any such development must be compatible with the estate lots in the Hidden Valley Residential Community.

The applicant is requesting an Official Plan Amendment to add new site-specific policy v) to Specific Policy 15.D.12.2 - Hidden Valley. Specific Policy Area 2 on Map 5 applies to the whole of the Hidden Valley Community. However, wording within the requested new specific policy would ensure that only lots within Draft Plan of Vacant Land Condominium 30CDM-23204.

The proposed amendment would facilitate the above noted subdivision and is consistent with associated Zone Change Application ZBA23/010/H/BB. This amendment also implements the Low Rise Residential – Large Lot designation of the Council approved Master Plan for Hidden Valley. This designation proposes minimum lot widths of 24 metres and minimum lot area of 929 square metres.

Planning staff is of the opinion that the amendment would allow development that is compatible with the estate lots in the Hidden Valley Residential Community. Additionally, all lots would be on full municipal services. The density for the entire residential area of Hidden Valley inclusive of the subject lands and number of units proposed is approximately 3 units per hectare. Therefore, the intent of the policy to establish 4 units per hectare is being achieved. Moreover, densities as measured by net residential dwelling units per net hectare are guidelines for the preparation of Secondary and Community Plans and are not meant to apply to individual developments, according Policy 15D.3.6. of the Official Plan.

The amendment as proposed herein is consistent with the objectives of the Provincial Policy Statement and Places to Grow - Growth Plan for the Greater Golden Horseshoe, which both promote the creation of livable, sustainable and complete communities through efficient development patterns and an appropriate mix of land uses. Furthermore, the Official Plan Amendment conforms to the Regional Official Plan.

SECTION 4 – THE AMENDMENT

1. The City of Kitchener Official Plan is hereby amended as follows:

a) Part D, Section 15.D.12.2.a) is amended by adding section 15.D.12.2.a) v) as follows:

15.D.12.2

a) v) Notwithstanding Policy 15.D.12.2.a) iii), on lands municipally addressed as 980 and 1018 Hidden Valley Road and subject to Draft Plan of Condominium 30CDM-23024, having a connection to a municipally-provided wastewater collection system, these lands will a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.

APPENDIX 1

Notice of the Meeting of Planning and Strategic Initiatives – February 26, 2024

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives –
February 26, 2024

