

PROPOSED BY – LAW
January 16, 2024
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
– Evaya Development Inc.
– 980 and 1018 Hidden Valley Road)

WHEREAS it is deemed expedient to amend By-law 85-1 and By-law 2010-051 for the lands specified above;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Schedule Number 242 of Appendix “A” to By-law Number 85-1 is hereby amended by removing therefrom the lands specified and illustrated as Area 1 on Map. No. 1, in the City of Kitchener, attached hereto.
2. Schedule Number 242 of Appendix “A” to By-law Number 85-1 is hereby further amended by removing the zone boundaries as shown on Map No. 1 attached hereto.
3. Zoning Grid Schedule Number 242 of Appendix “A” to to By-law Number 2019-051 is hereby amended by adding thereto the lands specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, and by zoning the lands specified and illustrated as Area 1 as Low Rise Residential One Zone (RES-1) with Site Specific Provision (389).
4. Zoning Grid Schedule Number 242 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.
5. Section 19 of By-law Number 2019-051 is hereby amended by adding Site Specific Provision (389) thereto as follows:

“(389). Notwithstanding Section 7.3 of this By-law, within the lands zoned RES-1 and

shown as being affected by this subsection on Zoning Grid Schedule Number 242 of Appendix "A", the Minimum *Interior Side Yard Setback* shall be 2.0 metres and Minimum *Front Yard Setback* to a habitable portion shall be 4.5 metres."

- 5. This By-law shall become effective only if Official Plan Amendment No. __ (980 and 1018 Hidden Valley 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 _____, 2024.

Mayor

Clerk