

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
– Colt Canada Corporation – 1036, 1082 & 1094 Wilson Avenue)

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 216 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) with Holding Provision (22H) to General Industrial Employment Zone (EMP-2) with Site Specific Provision (405).
2. Zoning Grid Schedule Number 216 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 2 on Map No. 1, in the City of Kitchener, attached hereto, from General Industrial Employment Zone (EMP-2) to General Industrial Employment Zone (EMP-2) with Site Specific Provision (405).
3. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (405) thereto as follows:

"405. Notwithstanding Section 5.6, Table 5-5 of this By-law within the lands zoned General Industrial Employment Zone (EMP-2) and shown as affected by this subsection on Zoning Grid Schedule Number 216 of Appendix 'A', the following special regulations shall apply:

 - a) A minimum parking rate of 1 space per 105 square meters for *Manufacturing* use.
 - b) A minimum parking rate of 1 space per 50 square meters for *Office* use."

4. This By-law shall become effective only if Official Plan Amendment No. __ (1036, 1082 and 1094 Wilson Avenue) 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

