

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
– Jason Clark Dale, Jennifer Lyn Ruth Dale, James Robert Dale
and Amy Dale – 75 First 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 173 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 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Four Zone (RES-4) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (404).
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (404) thereto as follows:
 - “404. Notwithstanding Section 4.12.4, Section 5.6, Table 5-5, and Section 7.3, Table 7-6 of this By-law within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as affected by this subsection on Zoning Grid Schedule Number 173 of Appendix ‘A’, the following shall apply:
 - a) no minimum amount of *street line façade openings*;
 - b) a minimum *parking space* requirement of 0.8 *parking spaces per dwelling unit*;
 - c) a minimum *visitor parking space* requirement of 0 *visitor parking spaces*;
 - d) a minimum *drive aisle* width of 5.3 metres;
 - e) a *parking lot setback* from a *side lot line* of 0 metres;
 - f) a *parking lot setback* from a *rear lot line* of 1 metre;
 - g) a minimum westerly *interior side yard setback* of 1.28 metres;
 - h) a maximum *Floor Space Ratio* of 0.63;

- i) for *dwelling units* located at *ground floor level*, no patio areas adjacent to the *dwelling unit* will be required; and
- j) Geothermal wells are prohibited.”

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

Mayor

Clerk