

PROPOSED BY – LAW

_____, 2025

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
– Kardumovic, Zakia; Kardumovic, Anel – 400 Westwood Drive)

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:

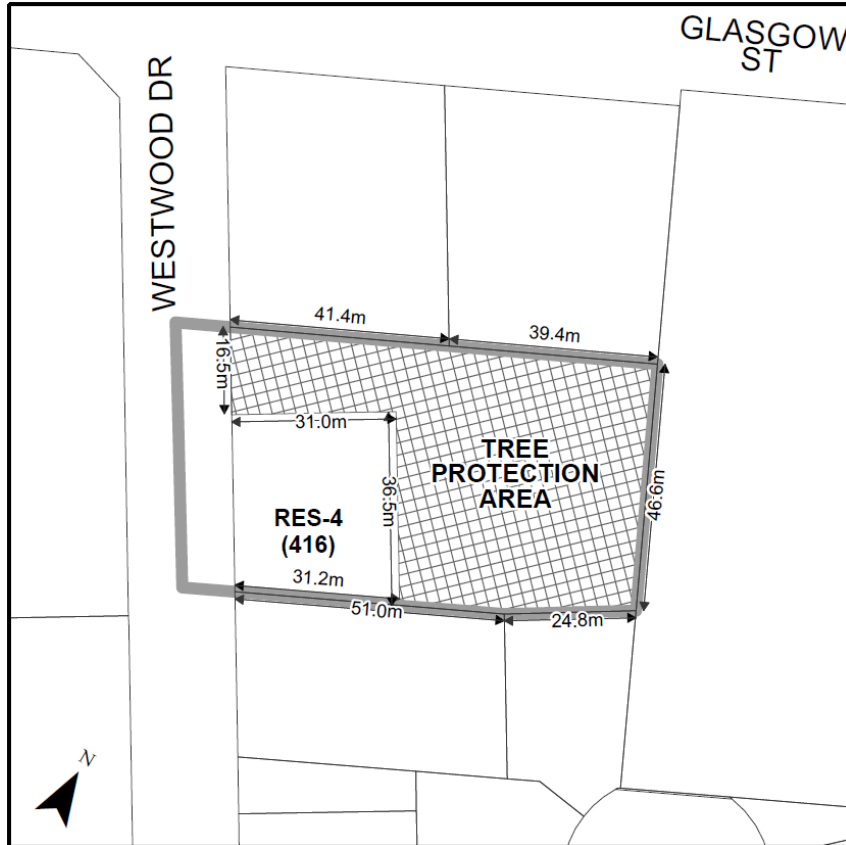
1. Zoning Grid Schedule Number 17 of Appendix "A" to By-law Number 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential One Zone (RES-1) to Low Rise Residential Four Zone (RES-4) with Site Specific Provision (416).
2. Zoning Grid Schedule Number 17 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 By-law 2019-051 is hereby amended by adding Section 19 (416) thereto as follows:

"416. Notwithstanding Table 7-1 and Table 7-4 of this By-law within the lands zoned Low Rise Residential Four Zone (RES-4) and shown as affected by this subsection on Zoning Grid Schedule Number 17 of Appendix 'A', the following special regulations shall apply for a Street Townhouse Dwelling Unit:

- a) The maximum number of *dwelling units* in a *street townhouse dwelling* shall be 5, not including any *additional dwelling units*.
- b) The minimum *lot width* (external unit) shall be 8.3 metres.
- c) The minimum *front yard* shall be 4.5 metres.
- d) The minimum *rear yard* shall be 7 metres.
- e) The maximum *lot coverage* shall be 65%.
- f) Geothermal energy systems are prohibited.

- g) No buildings, fences or structures (including decks, terraces, balconies or major storm water management structures and pipes) shall be located within the hatched area shown on Figure 1 hereto.

Figure 1: Site Specific Provision Map (416)



PASSED at the Council Chambers in the City of Kitchener this _____ day of _____, 2025.

Mayor

Clerk