

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

CITY OF KITCHENER
Hidden Valley Land Use Master Plan Implementation

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

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 incorporate modifications to the text and mapping of the Official Plan in order to implement the land use and implementation recommendations contained within the Hidden Valley Land Use Master Plan and supporting technical studies.

SECTION 3 – BASIS OF THE AMENDMENT

On June 24, 2019, Council approved a Land Use Master Plan for the Hidden Valley Area. The Master Plan included policy direction and a plan to guide implementation. Since Council's approval, technical analysis and public and collaborator engagement has been completed to inform implementation of the Master Plan through updates to the Official Plan and Zoning By-law. The following studies were undertaken to inform proposed policies and land use recommendations:

- Comprehensive Environmental Impact Study
- Heritage Impact Assessment
- Water Management Studies
 - Environmental Assessment for Flood Risk Reduction
 - Stormwater Management Strategy
 - Source Water Protection Study
- Upper Hidden Valley Sanitary Pumping Station and Forcemain Environmental Assessment
- Health Impact Assessment
- Transportation and Noise Impact Study

Supporting water management studies were undertaken to ensure compliance with Section 7.3 of the Kitchener Official Plan, specifically Policy 7.C.3.3, since the historic land use designations were originally made without the benefit of a (sub)watershed plan. The water dependencies (water balance) of the Hidden Valley Provincially Significant Wetland are now understood, and strategies for stormwater management are available to guide future development to ensure both flood / natural hazard protection and natural heritage conservation.

Community and collaborator engagement was completed as part the 2019 Master Plan prior to Council's approval. Further community and collaborator engagement on land use options, alongside early findings from the technical studies was held in May 2024 and available for public review and comment between May 2024 and July 2024.

The following text provides additional information on the basis of this Official Plan Amendment, which comprises modifications to the Hidden Valley Specific Area Policy and mapping to implement the land use and implementation recommendations of this project. This Official Plan amendment is consistent with and conforms to the Provincial Planning Statement (2024), the Region of Waterloo Official Plan (2009, as amended), and represents good planning.

Policy Modifications

City staff are recommending modifications to Policies 13.C.4.17 and 13.C.4.18 under Section 13.C.4 – Street System – Heritage Corridors to reflect completion of the Heritage Impact Assessment. Policy 13.C.4.18.i) has been added to include Hidden Valley Road as a specified heritage corridor and to implement the recommendations of the Heritage Impact Assessment. Policy 13.C.4.17 has been amended to remove Hidden Valley Road from the list of streets having potential cultural heritage value or interest, as this street has been studied through the Heritage Impact Assessment.

Specific Area Policy Modifications

City staff are recommending several modifications to Section 15.D.12.2 – Hidden Valley as follows:

Low Rise Residential

City staff are recommending minor modifications to the low rise residential policies of the Area Specific Policy to reflect the completion of necessary infrastructure studies to service the Hidden Valley community and to reflect the planned function of Hidden Valley as a complete community over the long-term.

Natural Heritage Conservation/Open Space

City staff are recommending specific policies as recommended through the Environmental Impact Study to guide development and site alteration in Hidden Valley. To conserve and enhance natural features and functions. Development will not be permitted within lands designated Natural Heritage Conservation.

Water Management

City staff are recommending the inclusion of policies that are specific to Hidden Valley as they relate to water management. These policies implement the Sourcewater Protection Study and Stormwater Management Strategy to provide appropriate direction for future development and works in the area.

General Industrial Employment and Business Park Employment

City staff are recommending removal of the General Industrial Employment and Business Park Employment policies from Section 15.D.12.2. These Hidden Valley-specific policies are no longer required following completion of the Hidden Valley Land Use Implementation project which has recommended new land uses for the Study Area. The policies of the Official Plan as they relate to the Business Park Employment designation at the intersection of Wabanaki Dr. and Hidden Valley Rd. continue to apply. All the existing 'Business Park' lands, save and except for the City-owned parcel at the southeasterly corner of Hidden Valley Road and Wabanaki Drive, were identified in the City's Comprehensive Review of Employment Lands Study (2010) as 'lands under review' and were not included within the 'protected employment' category.

Mapping Modifications

Map 2 – Urban Structure Plan

City staff are recommending that lands identified as the "Area of Amendment" on Schedule "A" be assigned "Urban Corridor" on Map 2 – Urban Structure. The modifications will support a mix of uses along the corridor and implement the recommendation of the 2019 Master Plan. The introduction of the "Urban Corridor" also reflects the area's proximity to existing transit services at Fairway Station and future transit services in the area. Further changes are proposed to place lands north of Hidden Valley Road and east of Wabanaki Drive within "Community Areas", removing these lands from "Industrial Employment Areas", enabling the application of non-employment land use designations within this portion of Hidden Valley. Refinements to the "Green Areas" have been completed to implement the recommendations of the Comprehensive EIS.

Map 3 – Land Use Plan

City staff are recommending that lands identified as "Lands subject to this amendment" on Schedule "B" be re-designated as shown on Schedule "B". The purpose of the recommended land use changes is to apply appropriate 2014 Official Plan land use designations to lands within the Study Area. The proposed land use changes are informed by the 2019 Master Plan and refinements resulting from the technical reports and consultation undertaken as part of this Study.

Map 5 – Specific Policy Areas

City staff are recommending that the boundary of the Hidden Valley Area Specific Policy (shown as Area 2 on Map 5) be updated to reflect the Study Area boundary of the 2019 Master Plan. This involves minor adjustments to the boundary along Wabanaki Drive.

Map 6 – Natural Heritage System

City staff are recommending that lands identified as "Lands subject to this amendment" on Schedule "C" be re-designated as shown on Schedule "C". The purpose of the recommended changes is to implement the findings of the Comprehensive Environmental Impact Study prepared by LGL Environmental Research Associates (November 2024) which confirmed the delineation of the *Natural Heritage System* within the Study Area.

Map 9 – Cultural Heritage Resources

City staff are recommending that the north-south portion of Hidden Valley Road be designated as a "Heritage Corridor" and the southern west-east portion of Hidden Valley Road be recognized as a "Cultural Heritage Landscape" as identified through the Heritage Impact Assessment. The Draft Heritage Impact Assessment was presented to Heritage Kitchener on May 7, 2024 (DSD-2024-193).

It should be noted that the designation of the north-south portion as a Heritage Corridor does not mean that the road is being designated under Part IV of the *Ontario Heritage Act*, instead the heritage corridor will be recognized in the Official Plan, and any development on or adjacent to the corridor might trigger the need for certain technical studies, such as Corridor Enhancement Plans in case a development application has been submitted to ensure that the heritage attributes of Hidden Valley Road remain conserved.

Map 11 – Integrated Transportation System

City staff are recommending that Map 11 be updated to reflect the Regional Council approved alignment of the River Road Extension. This would replace the "Proposed Corridor" overlay with a "Planned" road alignment. Modifications to the multi-use pathway and on road connection network are also proposed to align with the Cycling and Trails Master Plan and updated environmental studies in

the area. The transit corridor shown on Map 11 is further proposed to be aligned with Map 2 – Urban Structure Plan, which reflects the approved alignment of Stage 2 ION Light Rail Transit (LRT).

SECTION 4 – THE AMENDMENT

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

a) Part C, Section 13.C.4.17 is amended by adding the following clause after clause h):

i) Hidden Valley Road

A Corridor Enhancement Plan will be required to be prepared for development adjacent to Hidden Valley Road in accordance with Policy 13.C.4.16. The City reserves the right to ask for additional studies including but not limited to Heritage Impact Assessments, Conservation Plans to identify and mitigate any potential impacts to Hidden Valley Road as a result of any proposed development on adjacent lands.

b) Part C, Section 13.C.4.18 is amended by deleting clause "b) Hidden Valley Road" and renumbering the subsequent clauses accordingly.

c) Part D, Section 15.D.12.2 a) is amended by deleting the text shown in strikethrough, adding the text highlighted in grey, and renumbering clauses as shown:

15.D.12.2 ***Hidden Valley***

Low Rise Residential

a) Notwithstanding the Low Rise Residential land use designation on lands within ~~the Hidden Valley Residential Community~~, it is recognized that portions of the community have limited access to municipal sanitary services ~~and contain estate residential lots~~. Accordingly the following will apply:

- i) where individual septic systems are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare;
- ~~ii) where a municipally provided wastewater collection system is determined to be available by the City, the maximum net residential density will be 4 units per hectare. Any such development will be compatible with the estate lots in the Hidden Valley Residential Community;~~
- ii iii)** all lots fronting onto Hidden Valley Road will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The City will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system.
- iii iv)** notwithstanding Policy 15.D.12.2.a) ~~ii iii)~~, on lands municipally addressed as 1054 and 1070 Hidden Valley Road, described as Part of Lots 3 and 4, RCP 1519, and subject to Draft Plan of Subdivision 30T-11204, all lots fronting onto Hidden Valley Road and having a connection to a municipally-provided wastewater collection system, will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.
- iv)** Notwithstanding Policy 15.D.12.2.a) ~~ii 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.

- d) Part D, Section 15.D.12.2 b) is amended by deleting the text shown in strikethrough and adding the text highlighted in grey:

~~Natural Heritage Conservation/Open Space~~

- b) ~~All lands in the Hidden Valley Community and along the Grand River which are designated Natural Heritage Conservation or Open Space lands will be dedicated to and/or acquired by the City for conservation, recreation and trail purposes.~~

Natural Heritage Conservation

- b) Notwithstanding Policy 7.C.2.25, *Significant Wildlife Habitat* in Hidden Valley as identified on Map 6 comprises both candidate and confirmed *significant wildlife habitat* and forms part of the *Natural Heritage System*.
- c) Notwithstanding Policy 7.C.2.29, to protect federally, provincially, regionally and locally significant species, a special zoning regulation provision will be applied, where appropriate, to lands identified as
- i) *Significant Habitat of Endangered or Threatened Species* where development or site alteration shall not be permitted in such habitat, except in accordance with provincial and federal requirements; and
 - ii) *Significant Wildlife Habitat*, confirmed and candidate, where an *Environmental Impact Study* shall be completed and approved demonstrating that there will be no negative impact on such identified habitat.
- d) Notwithstanding Policy 17.E.11.12, the following minimum buffer criteria will apply to the Natural Heritage System as shown on Map 6:
- i) 30 metres for wetlands and watercourses;
 - ii) 10 metres for all other natural heritage features if physical barriers are installed; and
 - iii) 20 metres for all other natural heritage features if no physical barriers are installed.

Natural Heritage & Environmental Management

- e) Notwithstanding Section 17.E.11 or Policy 7.C.3.8, where an Environmental Impact Study or Stormwater Management Plan is prepared for lands in and adjacent to the natural heritage system, direct, indirect, and cumulative impacts including but not limited to chloride, water balance, enhancements, buffer widths, corridor/linkage design, and mitigation measures to achieve a net benefit are to be considered.
- f) Notwithstanding Section 17.E.11 or Policy 7.C.3.8, where an Environmental Impact Study or Stormwater Management Plan is prepared for lands in and adjacent to the natural heritage system a monitoring program is to be prepared that will include three phases: "pre-construction" that will document current conditions, and be used as baseline information, "during-construction" that will ensure stormwater management, vegetation protection measures, sedimentation and siltation control measures and mitigation measures, etc. are maintained and function as approved and "post-construction" that will ensure systems/facilities continue to satisfy the design criteria and to identify any specific additional monitoring and maintenance requirements that may be necessary.
- g) Notwithstanding Section 17.E.11, the specific location, width, and optimal habitat characteristics of linkages will be determined through the completion of an Environmental Impact Study in accordance with the Comprehensive Environmental Impact Study

prepared by LGL Environmental Research Associates (November 2024) at the time of development or site alteration. The identification of linkage corridors will not require an amendment to this Plan.

Source Water Protection

- h) Notwithstanding Section 7.C.13, as part of a complete application or prior to issuance of a building permit or site alteration permit, a salt management plan, prepared in accordance with the Regional Salt Management Planning Implementation Guideline, will be submitted with the objective of minimizing the environmental impact of winter maintenance activities involving the use of de-icing salt on surface and groundwater resources. In addition, the City through consultation with the Region and the GRCA may consider allowing the use of winter stormwater bypass, so long as it is demonstrated in technical studies submitted with development applications that groundwater infiltration targets can continue to be achieved and a satisfactory fluvial geomorphologic study determines that there will be no significant impact to the fluvial regime or *natural heritage system*.
- i) Notwithstanding Section 7.C.1, development is encouraged to minimize the amount of lot area dedicated to roadways and surface parking lots which require the application of de-icing salts.
- j) Notwithstanding Section 7.C.1, to minimize chloride loading in runoff to protect water quality and ecosystem health, the use of salt will be reduced through the implementation of operational measures described in the Hidden Valley Source Water Protection Assessment Study (2024).
- k) Notwithstanding Section 7.C.1, since snow can be contaminated with salt, oil, grease and heavy metals from vehicles, litter, and airborne pollutants, it must be handled and stored in ways that protect both the *natural heritage system* and *Wellhead Protection Sensitivity Areas*. In order to reduce chloride loading, snow storage will not be permitted on site and must be transported to a an appropriate location where it is either melted or stockpiled and allowed to melt.
- l) Notwithstanding Policy 7.C.1.6, a Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the *Clean Water Act*, issued by the Risk Management Official, will be required as part of complete application requirements or prior to issuance of a building permit or site alteration permit.

Stormwater Management

- m) Notwithstanding Policy 7.C.3.8, a Stormwater Management Report, with a focus on maintaining quality and quantity characteristics for both the surface water and groundwater receiving systems in Hidden Valley in accordance with the Stormwater Management Strategy prepared by Matrix Solutions (December 2024) will be required at the time of development or site alteration to support future development applications.
- n) Notwithstanding Section 7.C.1 and Policy 7.C.3.8, the design of drainage systems and lot grading will include consideration for cold weather stormwater flows and winter maintenance. Development applications will promote and may require the strategic design of new road networks to reduce the need for road salt application.

Transportation

- o) Any development located within the Ministry of Transportation's permit control area will be subject to Ministry of Transportation review and approval prior to the issuance of a building permit or site alteration permit.

e) Part D, Section 15.D.12.2 c) *General Industrial Employment* is deleted in its entirety.

- f) Part D, Section 15.D.2.2.d) and 15.D.2.2 e) *Business Park Employment* are deleted in their entirety.

2) The City of Kitchener Official Plan is hereby further amended as follows:

- a) Map 2 – Urban Structure Plan is amended as shown by “Lands subject to this amendment” on the attached Schedule ‘A’;
- b) Map 3 – Land Use Plan is amended as shown by “Lands subject to this amendment” on the attached Schedule ‘B’;
- c) iMap 5 – Specific Policy Areas is amended as shown by “Lands subject to this amendment” on the attached Schedule ‘C’;
- d) Map 6 – Natural Heritage System is amended as shown by “Lands subject to this amendment” on the attached Schedule ‘D’;
- e) Map 9 – Cultural Heritage Resources is amended as shown by “Lands subject to this amendment” on the attached Schedule ‘E’; and
- f) Map 11 – Integrated Transportation System is amended as shown by “Lands subject to this amendment” on the attached Schedule ‘F’.

APPENDIX 1

Notice of the Meeting of Planning and Strategic Initiatives Committee
of January 27, 2025

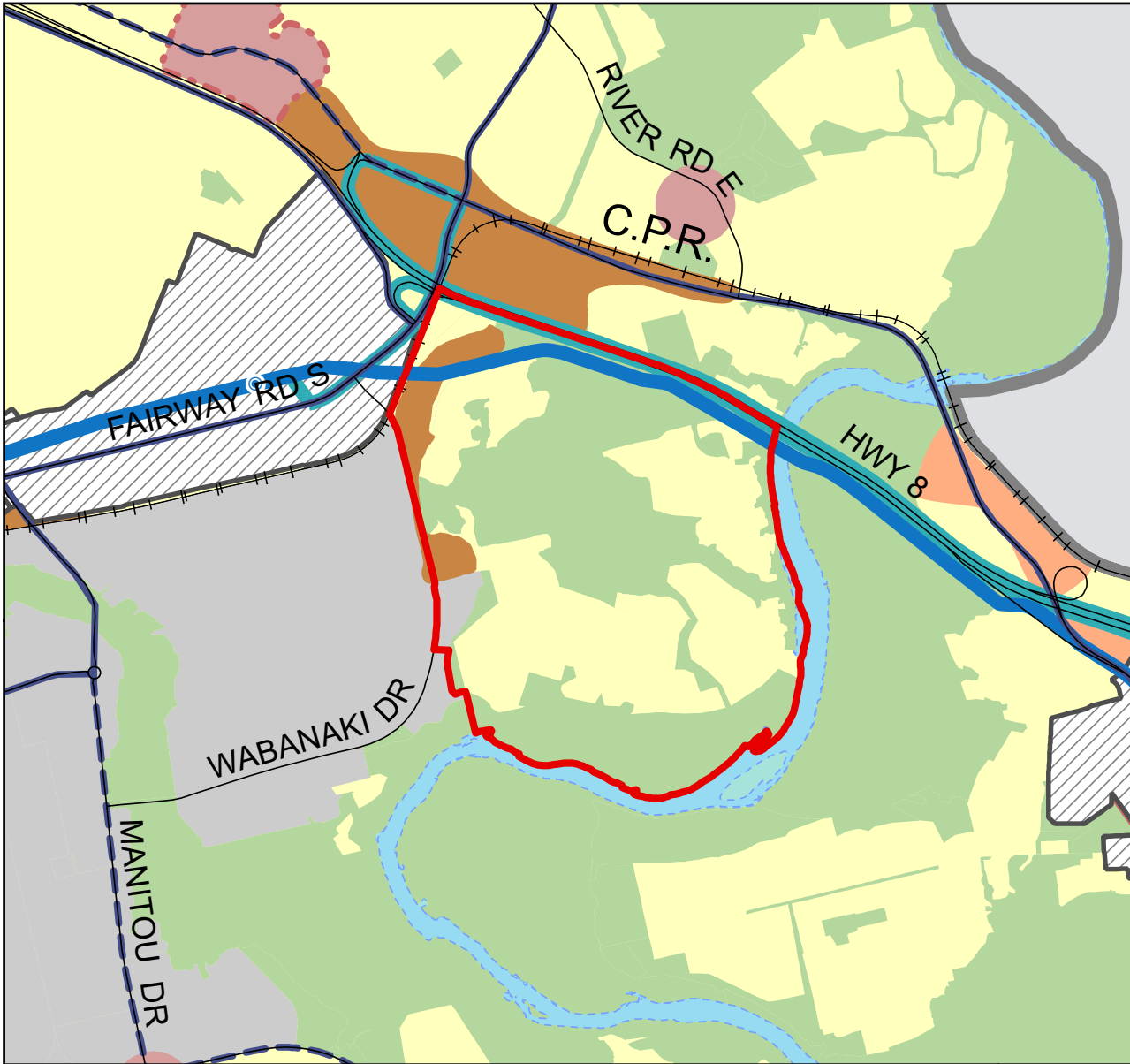
Advertised in the Waterloo Region Record on January 3, 2025

APPENDIX 2

Minutes of the Meeting of Planning and Strategic Initiatives Committee –
January 27, 2025
















APPENDIX 3

Minutes of the Meeting of City Council – XXXX XX, 2025



**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 2
URBAN STRUCTURE**

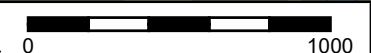


-  Protected Major Transit Station Area
-  City Node
-  Community Node
-  Neighbourhood Node
-  Urban Corridor
-  Arterial Corridor
- Other Areas**
-  Community Areas
-  Industrial Employment Areas
-  Green Areas
- Transit**
-  Existing Transit Corridor
-  Planned Transit Corridor
-  Light Rail Transit Corridor
-  Adapted Bus Rapid Transit Corridor
-  Rapid Transit Station
- Area of Amendment**
-  Lands subject to this amendment

SCHEDULE 'A'

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:25,000

DATE: JANUARY 9, 2025

REVISED:

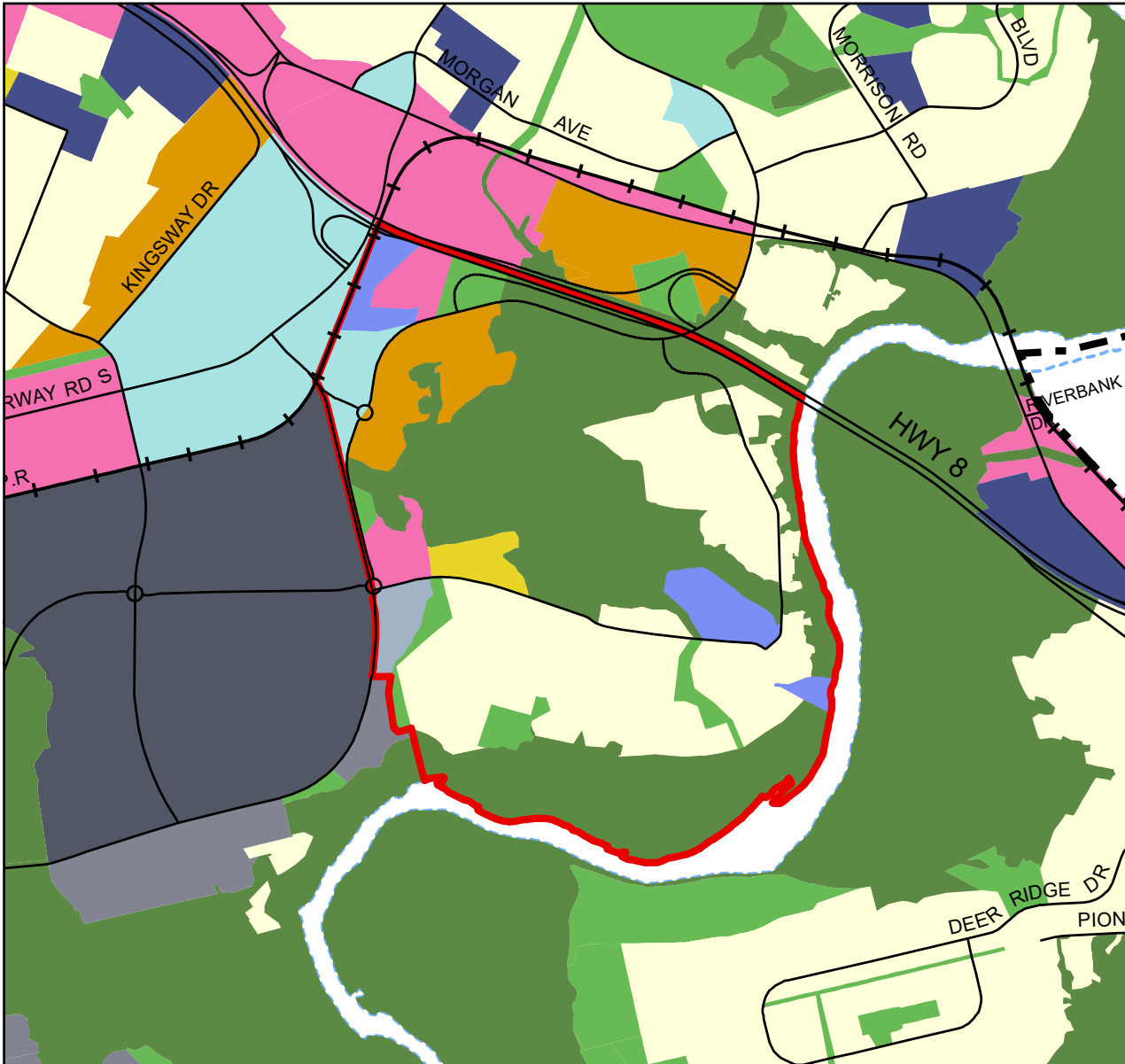
OFFICIAL PLAN AMENDMENT OPA24/005/K/CM

ZONING BY-LAW AMENDMENT ZBA24/008/K/CM

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE**



- Low Rise Residential
- Medium Rise Residential
- High Rise Residential
- Mixed Use
- Commercial
- Heavy Industrial Employment
- General Industrial Employment
- Business Park Employment
- Institutional
- Natural Heritage Conservation
- Open Space
- Major Infrastructure and Utilities
- Area of Amendment**
- Lands subject to this amendment

SCHEDULE 'B'	 0 METRES 500	REVISED:	OFFICIAL PLAN AMENDMENT OPA24/005/K/CM
APPLICANT: CITY OF KITCHENER	SCALE 1:20,000		ZONING BY-LAW AMENDMENT ZBA24/008/K/CM
CITY OF KITCHENER	DATE: JANUARY 9, 2025		City of Kitchener DEVELOPMENT SERVICES DEPARTMENT, PLANNING
			FILE: OPA24005KCM_MAP3 .mxd

**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 5
SPECIFIC POLICY AREAS**

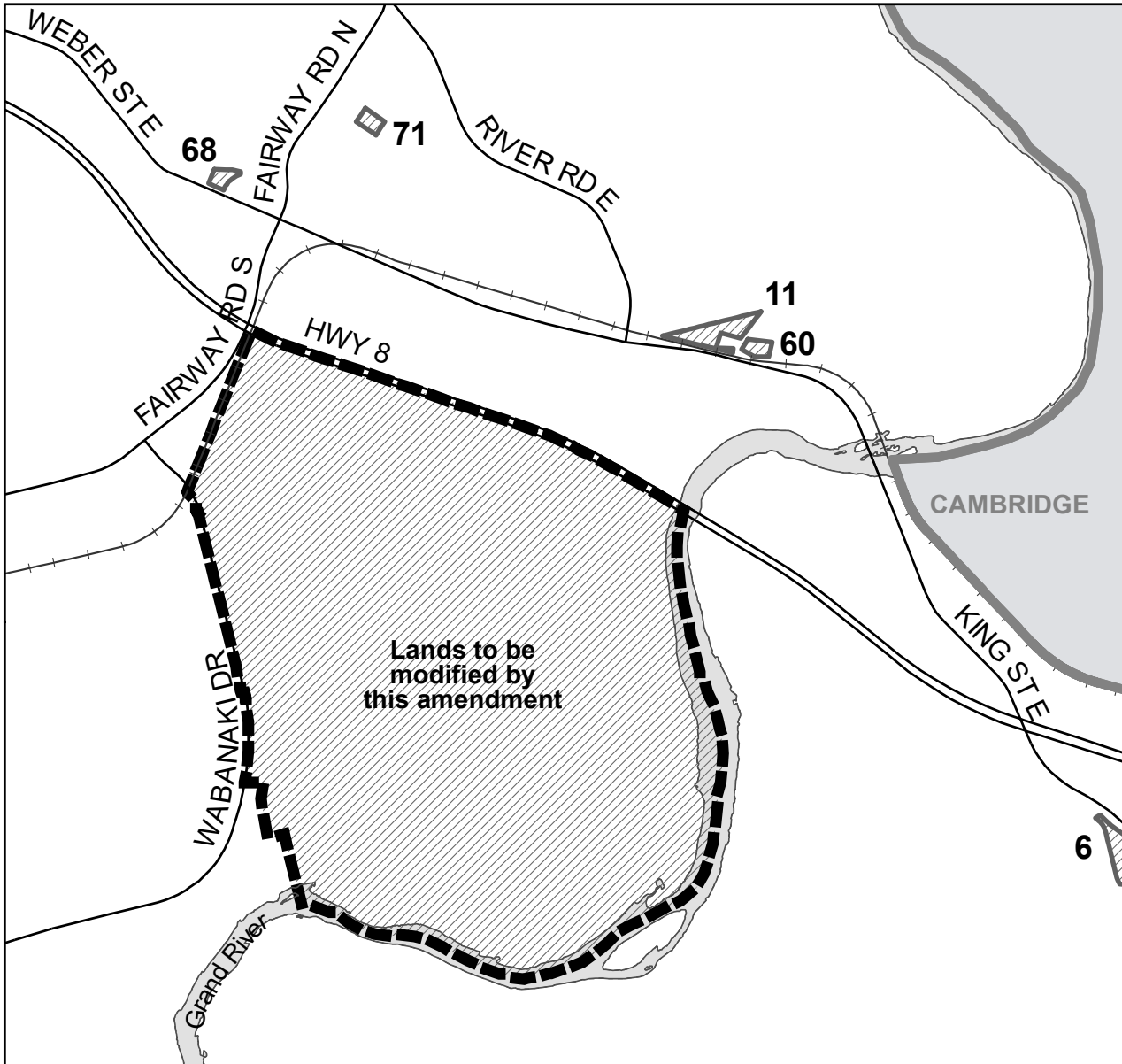


Specific Policy Areas

-  6. 4169, 4189 and 4198 King St E
-  11. 24 Morrison Rd
-  60. 7 Morrison Rd
-  68. 2934 King St E
-  71. 32 & 42 Windom Rd

Area of

-  To Modify Specific Policy Area
- 2. Hidden Valley



SCHEDULE 'C'

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



METRES

SCALE 1:20,000

DATE: JANUARY 9, 2025

REVISED:

OFFICIAL PLAN AMENDMENT OPA24/005/K/CM

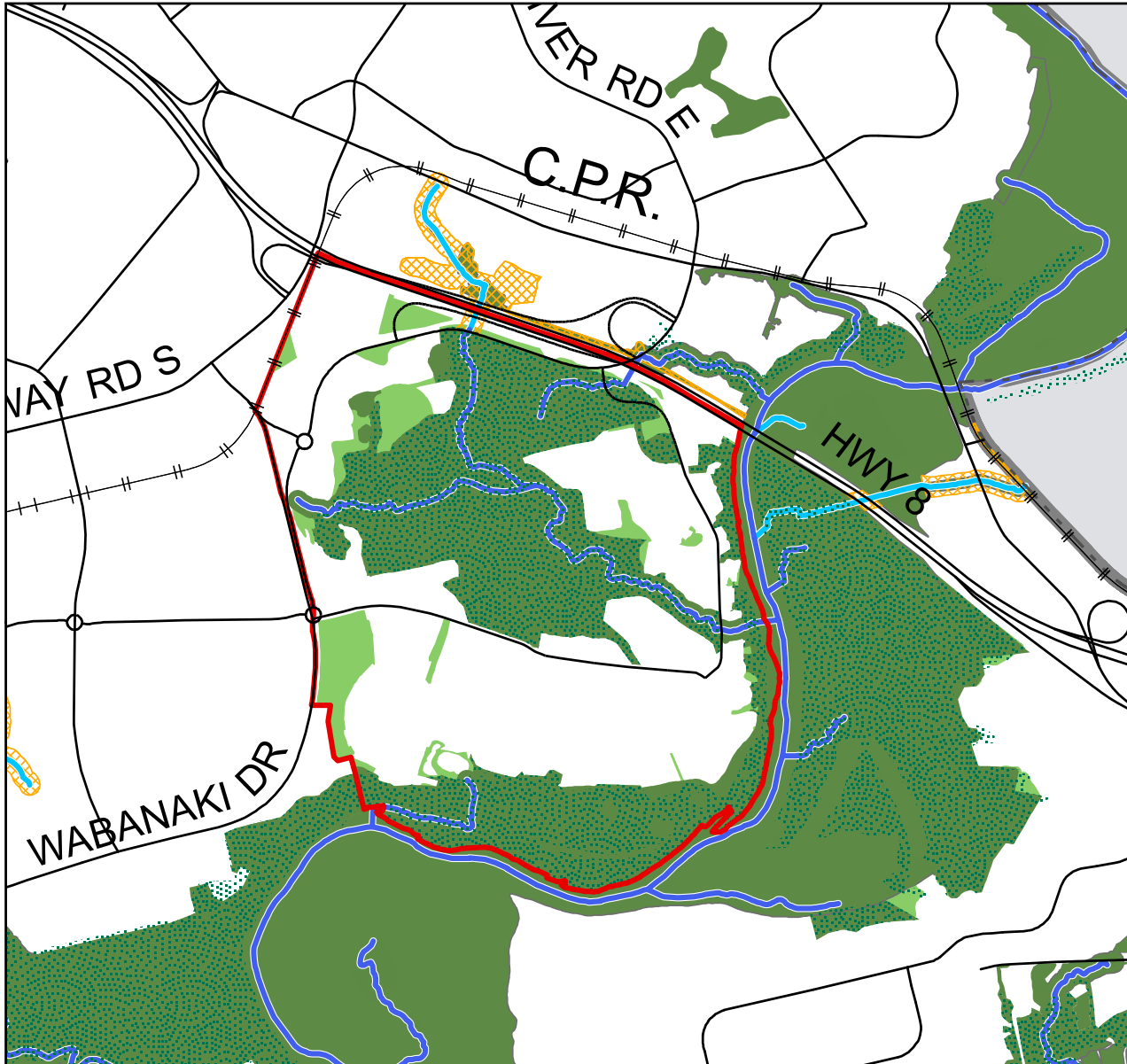
ZONING BY-LAW AMENDMENT ZBA24/008/K/CM

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 6
NATURAL HERITAGE SYSTEM**



Natural Heritage System

-  Kitchener Core
-  Natural Heritage Features
-  Significant Wildlife Habitat and Significant Landforms*
-  Region Core
-  Environmental Features
-  Ecological Restoration Areas
-  Stream - Ecological Restoration
-  Stream

Area of Amendment

-  Lands subject to this amendment

Notes:

*Contains candidate and confirmed Significant Wildlife Habitat within Specific Policy Area 2. Hidden Valley

In accordance with Policy 7.C.2.9, the Habitat of Endangered and/or Threatened Species is not shown in order to protect the species and its associated habitat from disturbance but nevertheless forms part of the Kitchener Natural Heritage System.

SCHEDULE 'D'

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:20,000

DATE: JANUARY 9, 2025

REVISED:

OFFICIAL PLAN AMENDMENT OPA24/005/K/CM

ZONING BY-LAW AMENDMENT ZBA24/008/K/CM

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 9
CULTURAL HERITAGE RESOURCES**



Heritage Corridor



Cultural Heritage Landscapes

- 1. 501-545 Morrison Road & 10 Sims Estate Place (Sims Estate)
- 4. 300 Joseph Schoerg Crescent (Betzner Farmstead)
- 5. Joseph Schoerg Crescent 58R-10533 Pts 2 & 3

Canadian Heritage River

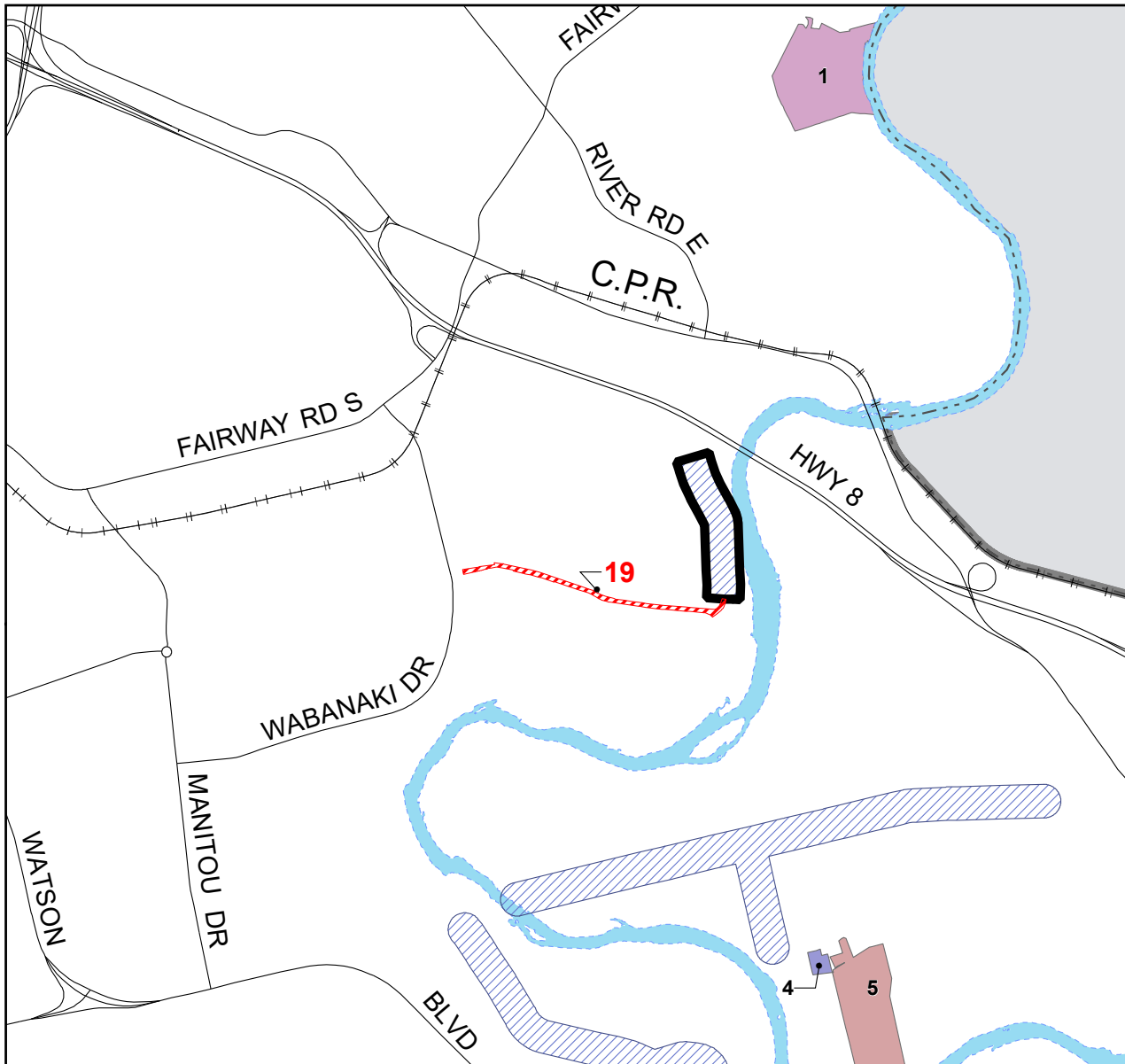


Area of Amendment

- Cultural Heritage Landscape to be Added subject to this amendment
- 19. Hidden Valley Rd

Area of Amendment

- Heritage Corridor to be Added subject to this amendment



SCHEDULE 'E'

APPLICANT: CITY OF KITCHENER

CITY OF KITCHENER



SCALE 1:30,000

DATE: JANUARY 9, 2025

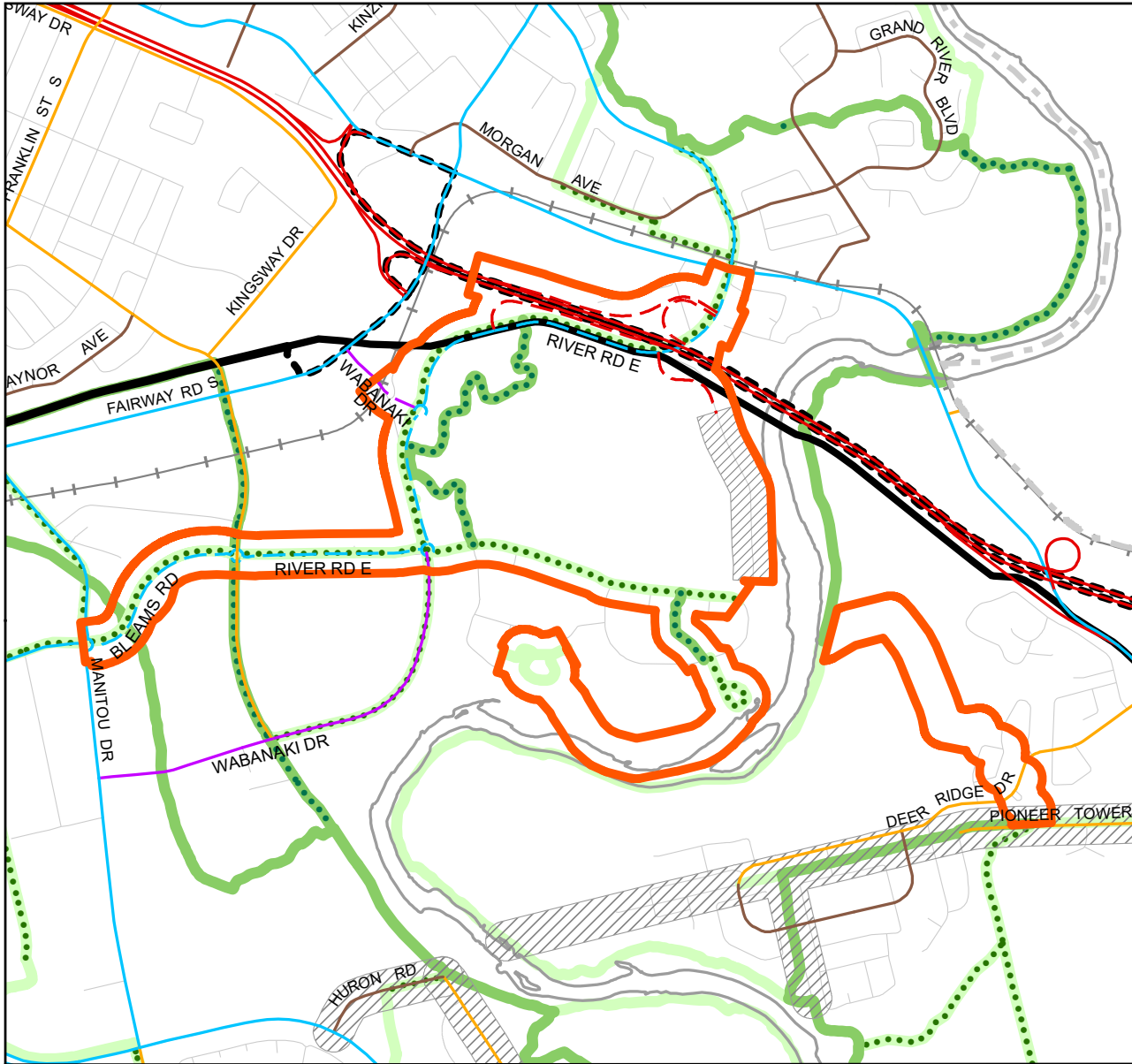
REVISED:

OFFICIAL PLAN AMENDMENT OPA24/005/K/CM

ZONING BY-LAW AMENDMENT ZBA24/008/K/CM

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
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**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 11
INTEGRATED TRANSPORTATION SYSTEM**



Street Network

- Provincial Highway Existing
- - - Provincial Highway Planned
- Regional Road Existing
- - - Regional Road Planned
- City Arterial Street Existing
- - - City Arterial Street Planned
- Major Community Collector Street Existing
- Minor Neighbourhood Collector Street Existing
- Local Street
- Heritage Corridor

Multi-Use Pathway and On Road Connection Network

- Primary Multi-Use Pathway/Connection (Type 1) Existing
- . . . Primary Multi-Use Pathway/Connection (Type 1) Planned
- Secondary Multi-Use Pathway/Connection (Type 2) Existing
- . . . Secondary Multi-Use Pathway/Connection (Type 2) Planned

Transit Corridor

- Rapid Light Rail Transit Corridor Public Transit Right-of-Way
- . . . Adapted Bus Rapid Transit Corridor

Area of Amendment

- ▭ Lands subject to this amendment

SCHEDULE 'F'	0 METRES 500	REVISED:	OFFICIAL PLAN AMENDMENT OPA24/005/K/CM
APPLICANT: CITY OF KITCHENER	SCALE 1:25,000		ZONING BYLAW AMENDMENT ZBA24/008/K/CM
CITY OF KITCHENER	DATE: JANUARY 9, 2025		City of Kitchener DEVELOPMENT SERVICES DEPARTMENT, PLANNING
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