

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 – Hidden
Valley Land Use Master Plan Implementation)

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 Numbers 217, 218, 219, 240, 241, 242, 243, 259, 260, 261, and 262 of Appendix “A: of By-law 2019-051 are hereby amended by adding thereto the parcels of land to By-law 2019-051 as shown on Attachment 1.
2. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (407) thereto as follows:

“407. Notwithstanding Section 4.7 of this By-law, within the lands zoned RES-1 on Zoning Grid Schedule Number 242 of Appendix "A" and described as Lot 2, Registrar's Compiled Plan 1519, a wholesale plumbing business shall be permitted to operate as a home business with a maximum floor area devoted to such use of 67 square metres and in accordance with all other regulations contained in Section 4.7. (By-law 95-92, S.2) (1084 Hidden Valley Road).”
3. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (408) thereto as follows:

“408. Notwithstanding anything else in this By-law, within the lands zoned RES-1 as shown on Zoning Grid Schedule Numbers 242 and 243 of Appendix

“A”, no new *Buildings* or *Structures*, including accessory *Buildings*, decks, swimming pools and retaining walls, shall be permitted below the “total development setback line” as determined by the Naylor Engineering Slope Stability Study, dated May 2005, for Plan of Subdivision 30T-04201. (By-law 2005-143, S.5) (1038 Hidden Valley Road)”

4. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (409) thereto as follows:

“409. Notwithstanding Section 7.3 of this By-law, within the lands zoned RES-1, shown as affected by this subsection, on Zoning Grid Schedule Number 242 of Appendix “A”, and being shown as affected by this subsection, the minimum *Lot Width* shall be 23.0 metres. (By-law 2018-093, S.4) (1054 & 1070 Hidden Valley Road).”

5. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (88H) thereto as follows:

“88H. Within the lands shown as affected by this provision on Zoning Grid Schedule Numbers 217, 218, 219, 240, 241, 242, and 261 of Appendix “A”, no development on the lands shall occur until such time as the *City’s* Director of Development and Housing Approvals is in receipt of a letter from the *City’s* Director of Engineering Services advising that municipal sanitary services, and any other necessary sanitary infrastructure upgrades, to support the proposed development have been satisfactorily completed, and this holding provision has been removed by by-law.”

6. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (89H) thereto as follows:

“89H. Within the lands shown as affected by this provision on Zoning Grid Schedule Numbers 218, 219, 240, 241, and 261 of Appendix “A”, no development on the lands shall occur until such time as the *City’s* Director of Development and Housing Approvals is in receipt of a letter from the *City’s* Director of Engineering Services advising that municipal water

services, and any other necessary water infrastructure upgrades, to support the proposed development have been satisfactorily completed, and this holding provision has been removed by by-law.”

7. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (90) thereto as follows:

“90H. Within the lands shown as affected by this provision on Zoning Grid Schedule Numbers 217, 218, 240, 241, 242, 260 and 261 of Appendix “A”, development, redevelopment, or site alteration shall not be permitted until a detailed *Environmental Impact Study* or other appropriate documentation has been prepared to the satisfaction of the public authority having jurisdiction demonstrating federal, provincial, regional and local policy or legislative requirements and/or restrictions for *significant wildlife habitat* or the *habitat of endangered species and threatened species* have been met.”

8. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (91) thereto as follows:

“91H. No *residential use* shall be permitted until a detailed transportation (road) and stationary noise study has been completed and implementation measures recommended to the satisfaction of the *City*. The detailed stationary noise study shall review the potential impacts of noise (e.g., HVAC systems) on the sensitive points of reception and the impacts of the development on adjacent noise sensitive uses.”

9. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (102) thereto as follows:

“102H. Within the lands shown as affected by this provision on Zoning Grid Schedule Numbers 217, 218, 219, 240, 241 and 242 Appendix “A”, development, redevelopment, or site alteration shall not be permitted until such time as the *City’s* Director of Development and Housing Approvals is in receipt of a Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, issued by the Risk Management Official”.

10. This By-law shall become effective only if Official Plan Amendment No. ___ (Hidden Valley Land Use Master Plan Implementation) 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 _____, 2025.

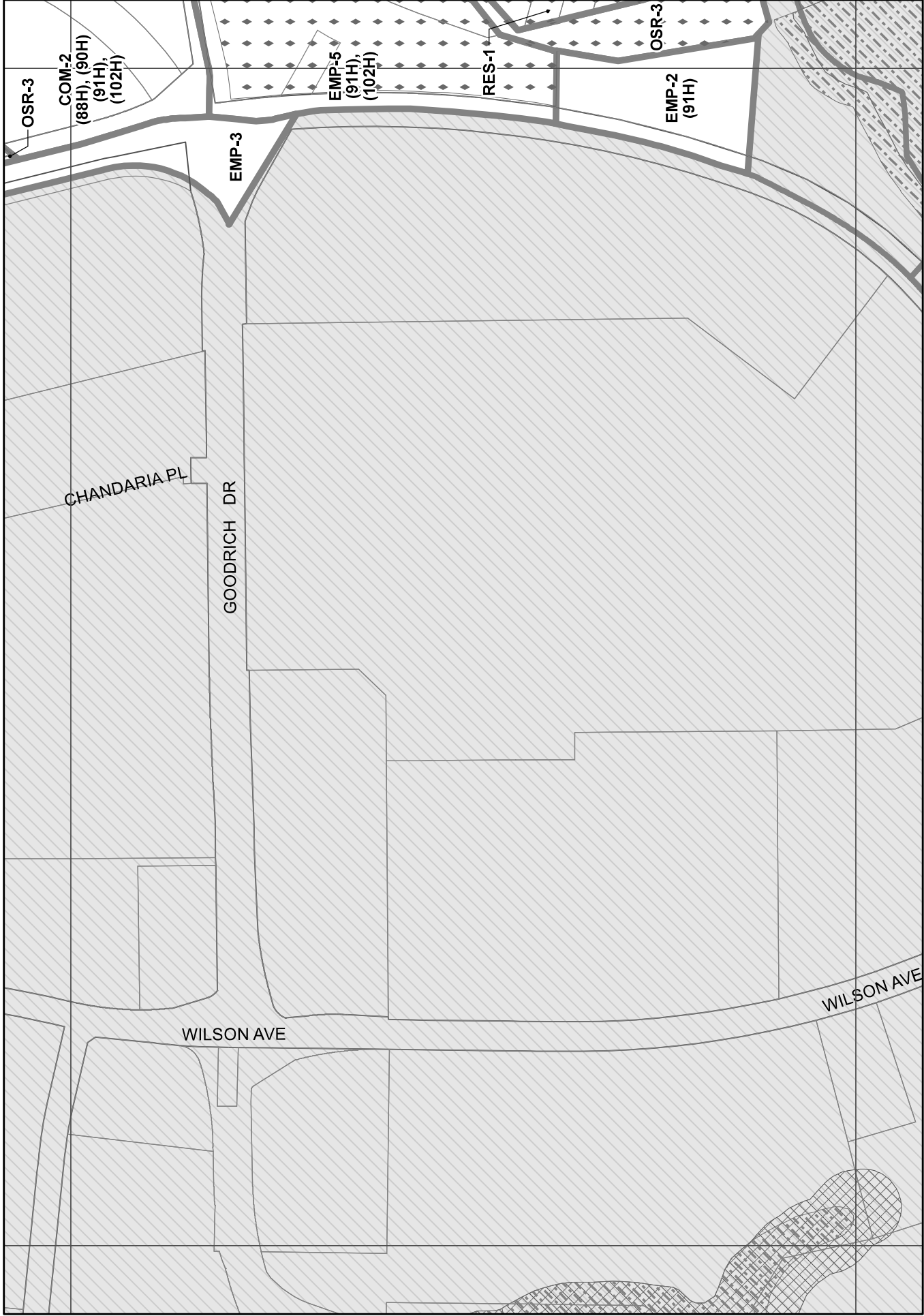
Mayor

Clerk



Appendix A - Zoning Grid Schedule 217

Attachment: ZBA24/008/K/CM



197	218	241
198	217	242
199	216	243

By-Laws

- Lands Subject to this Zoning By-law Amendment: [White box]
- Lands not Subject to this Zoning By-law Amendment: [Grey box]

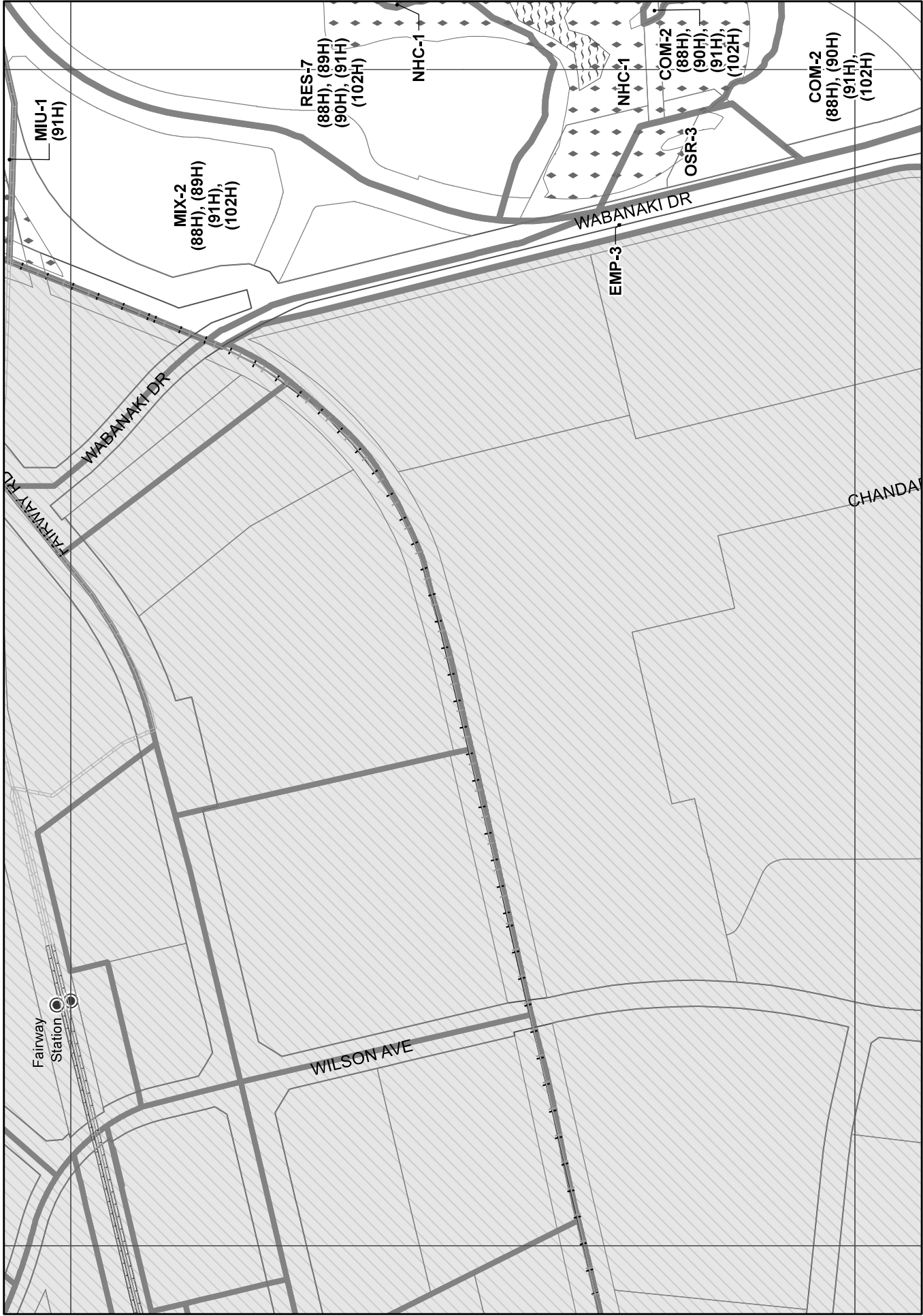
Overlays Applicable to By-Law 2019-051

- Flooding Hazard: [Wavy lines]
- Slope Erosion Hazard: [Diagonal lines]
- Ecological Restoration Areas: [Cross-hatch]
- Significant Wildlife Habitat and Landforms: [Dotted pattern]

[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number
Date: January 9, 2025

Appendix A - Zoning Grid Schedule 218

Attachment: ZBA24/008/K/CM



METRIC SCALE 1:4000
100 Meters



196	219	240
197	218	241
198	217	242

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number
Date: January 9, 2025

METRIC SCALE 1:4000
100 Meters



195	220	239
196	219	240
197	218	241

Overlays Applicable to By-Law 2019-051

- Ecological Restoration
- Flooding Hazard
- Slope Erosion Hazard
- Areas of Significant Wildlife Habitat and Landforms

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number
Date: January 9, 2025

Appendix A - Zoning Grid Schedule 240

Attachment: ZBA24/008/K/CM

METRIC SCALE 1:4000
100 Meters



By-Laws

- [5000] Zoning By-law Index Number
- (88) Site Specific Provision Number
- 1 Property Detail Schedule Number

Date: January 9, 2025

By-Laws

- [] Lands Subject to this Zoning By-law Amendment
- [] Lands not Subject to this Zoning By-law Amendment

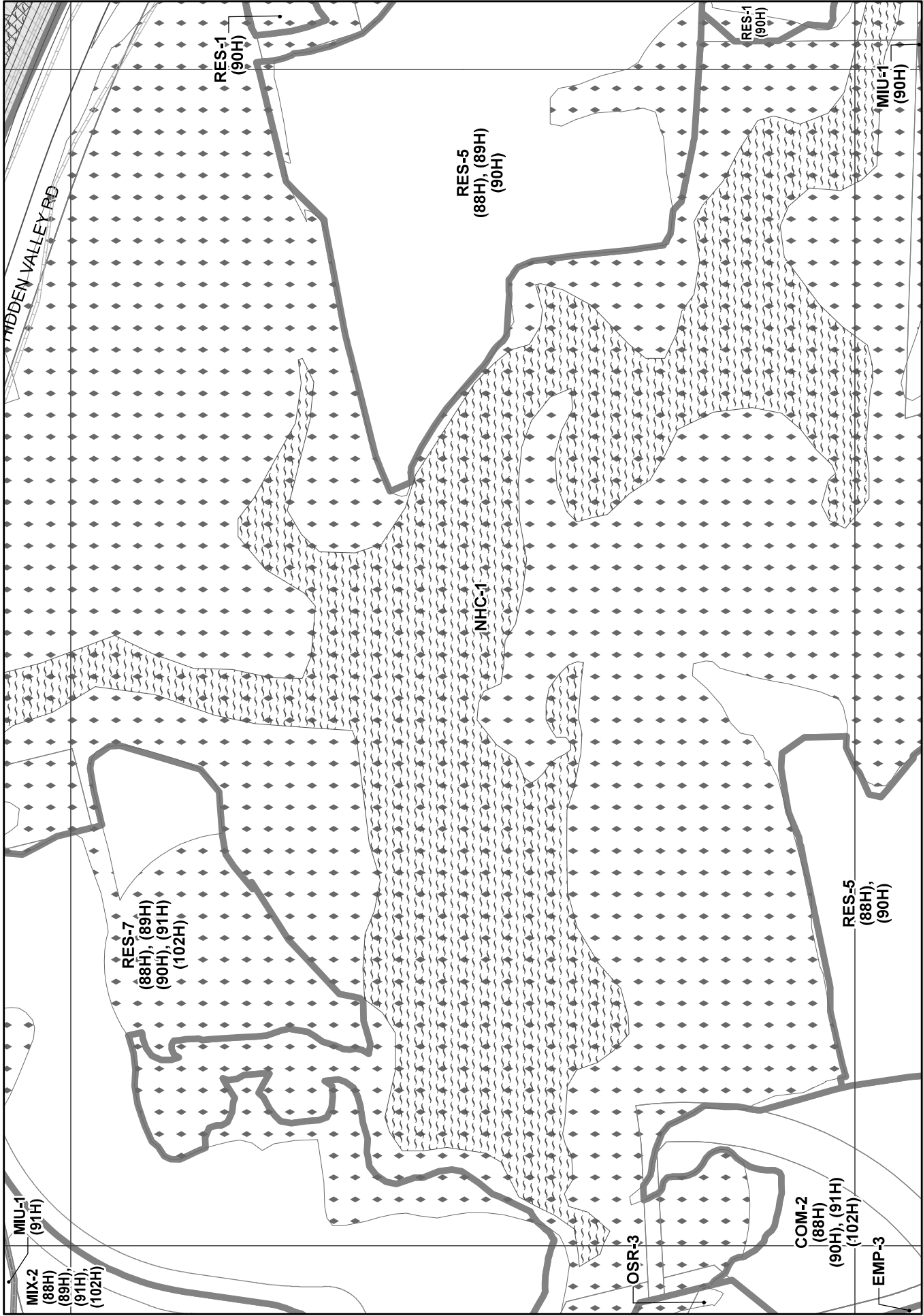
Overlays Applicable to By-Law 2019-051

- [] Flooding
- [] Hazard
- [] Ecological Restoration Areas
- [] Slope Erosion
- [] Hazard
- [] Significant Wildlife Habitat and Landforms

220	239	263
219	240	262
218	241	261

Appendix A - Zoning Grid Schedule 241

Attachment: ZBA24/008/K/CM



METRIC SCALE 1:4000
100 Meters



219	240	262
218	241	261
217	242	260

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

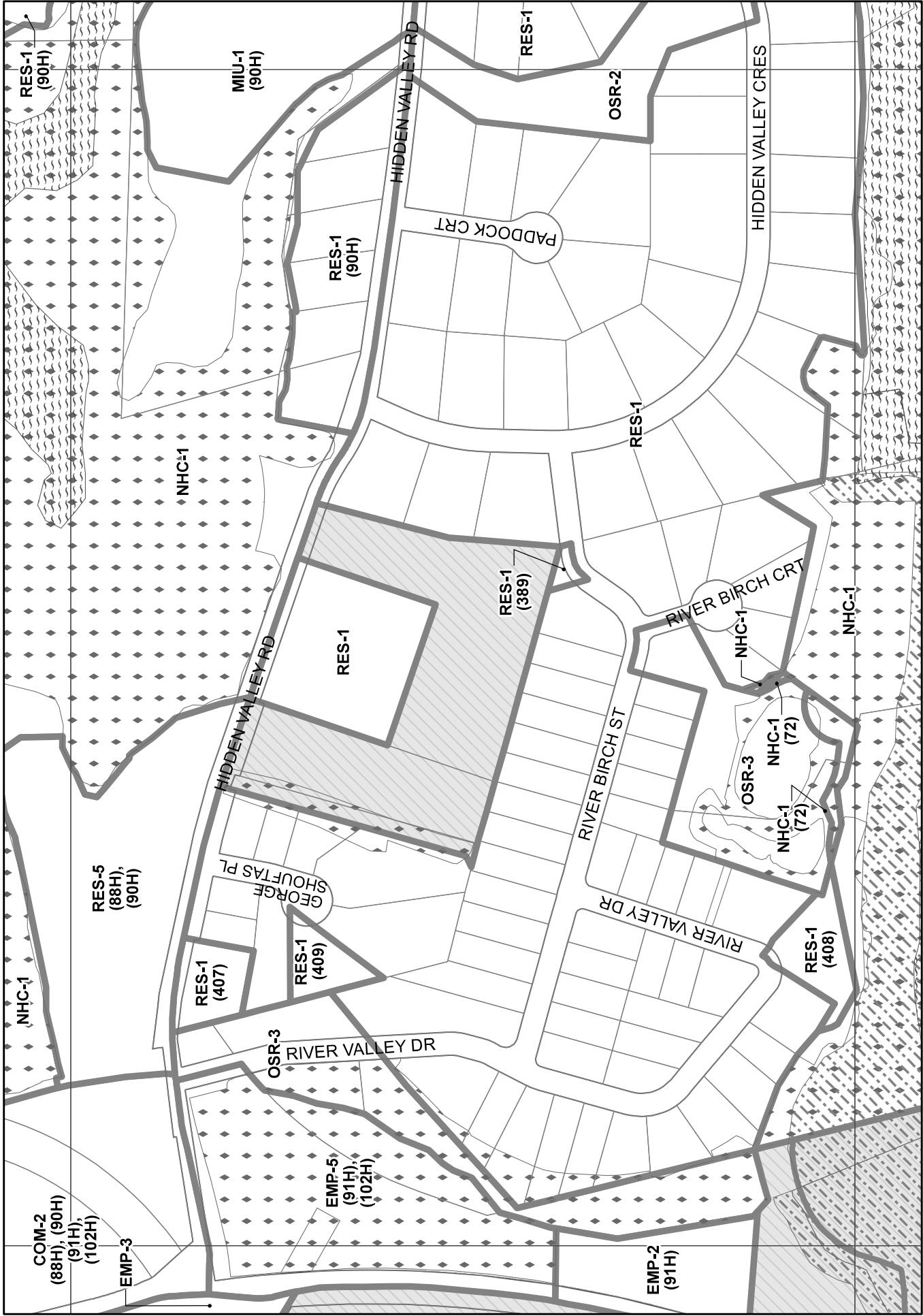
- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number
Date: January 9, 2025

Appendix A - Zoning Grid Schedule 242

Attachment: ZBA24/008/K/CM

METRIC SCALE 1:4000
100 Meters



218	241	261
217	242	260
216	243	259

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

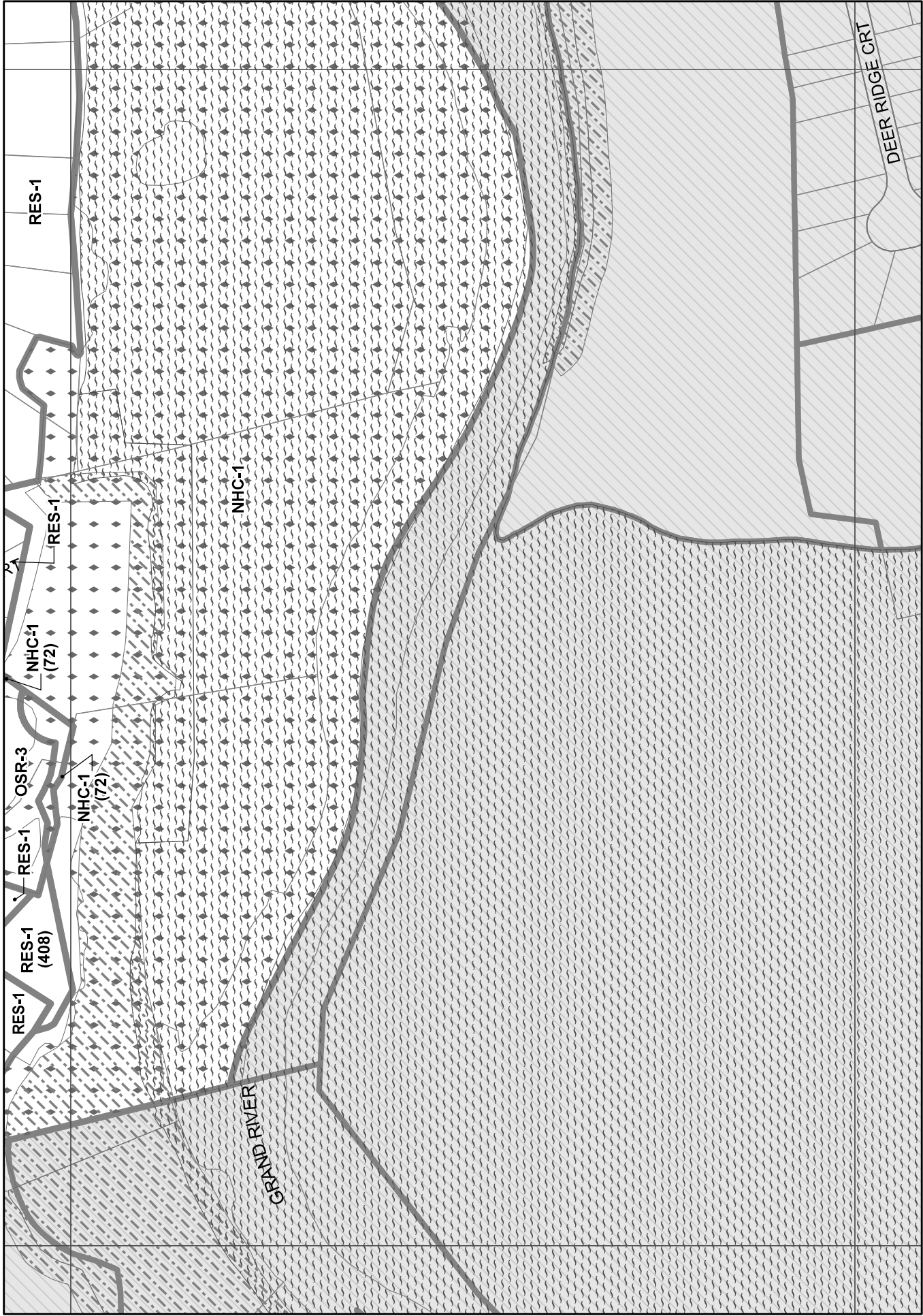
Overlays Applicable to By-Law 2019-051

- Flooding
- Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

[5000] Zoning By-law Index Number
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Appendix A - Zoning Grid Schedule 243

Attachment: ZBA24/008/K/CM



METRIC SCALE 1:4000
100 Meters



217	242	260
216	243	259
215	244	258

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number
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Appendix A - Zoning Grid Schedule 259

Attachment: ZBA24/008/K/CM



METRIC SCALE 1:4000
100 Meters



242	260	278
243	259	279
244	258	280

By-Laws

- [White Box] Lands Subject to this Zoning By-law Amendment
- [Grey Box] Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

- [Wavy Line Box] Flooding Hazard
- [Diagonal Line Box] Slope Erosion Hazard
- [Cross-hatch Box] Ecological Restoration Areas
- [Dotted Box] Significant Wildlife Habitat and Landforms

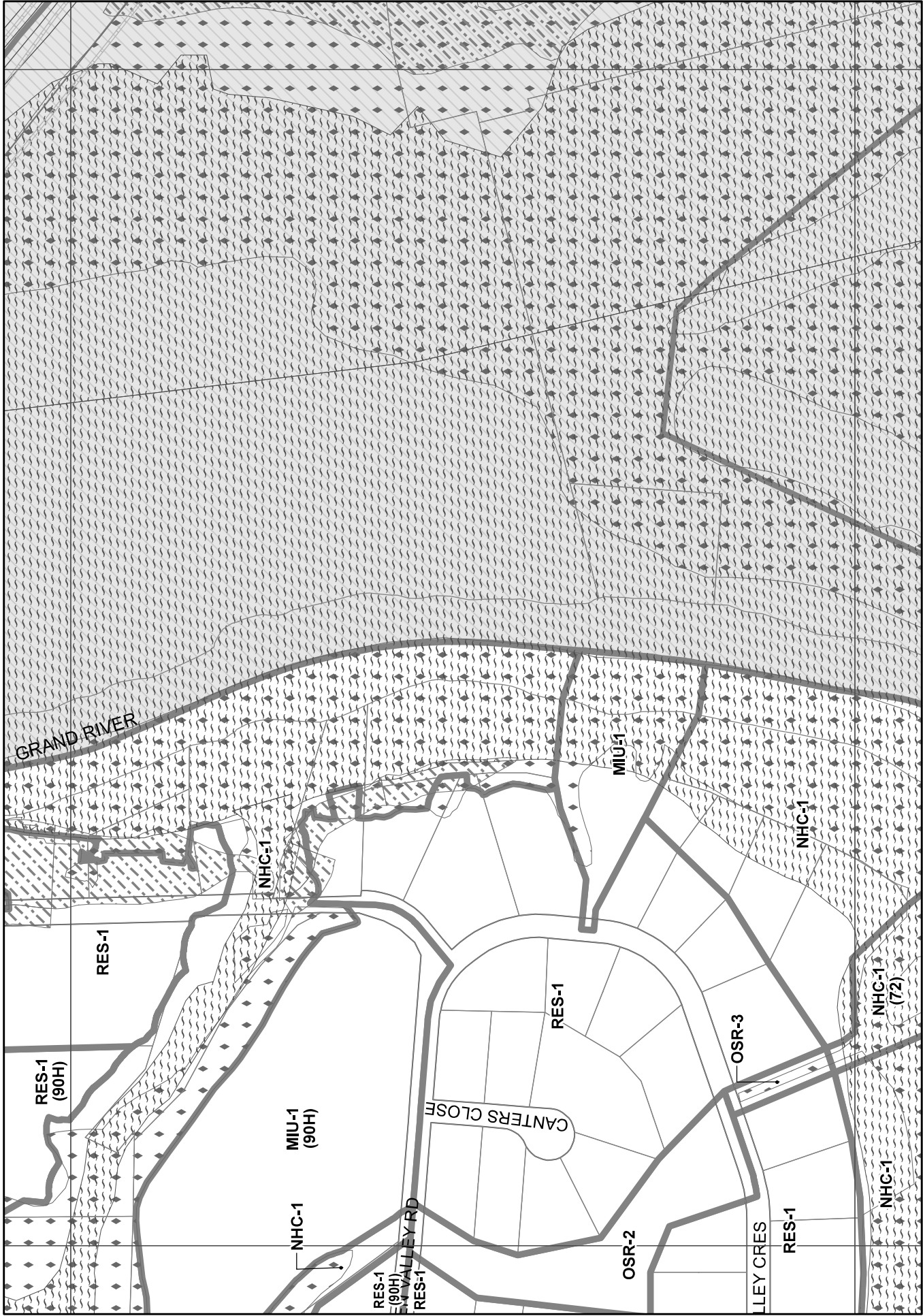
[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
 1 Property Detail Schedule Number

Date: January 9, 2025

Appendix A - Zoning Grid Schedule 260

Attachment: ZBA24/008/K/CM

METRIC SCALE 1:4000
100 Meters



241	261	277
242	260	278
243	259	279

By-Laws

- [5000] Zoning By-law Index Number
- (88) Site Specific Provision Number
- 1 Property Detail Schedule Number

Overlays Applicable to By-Law 2019-051

- Flooding
- Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Date: January 9, 2025

Appendix A - Zoning Grid Schedule 261

Attachment: ZBA24/008/K/CM

METRIC SCALE 1:4000
100 Meters



240	262	276
241	261	277
242	260	278

Overlays Applicable to By-Law 2019-051

- Flooding Hazard
- Slope Erosion Hazard
- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

By-Laws

- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

[5000] Zoning By-law Index Number
 (88) Site Specific Provision Number
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Date: January 9, 2025

Appendix A - Zoning Grid Schedule 262

Attachment: ZBA24/008/K/CM

METRIC SCALE 1:4000
100 Meters



239	263	275
240	262	276
241	261	277

- Overlays Applicable to By-Law 2019-051**
- Flooding
 - Ecological Restoration Areas
 - Significant Wildlife Habitat and Landforms
 - Slope Erosion Hazard

- By-Laws**
- Lands Subject to this Zoning By-law Amendment
 - Lands not Subject to this Zoning By-law Amendment

[5000] Zoning By-law Index Number
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