

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 –  
Growing Together East (PMTSA Lands))

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 145, 146, 147, 169, 170, 171, 172, 196, 197, 198, 218, 219, 220, 278, 279, 280, 288, 289, 290, 295, and 296 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 4.3 b) of By-law 2019-051 is hereby amended by adding the portions of the below text that are highlighted in grey and deleting the portions of the below text shown with a strikethrough thereto as follows:

“b) The following regulations shall apply to ~~the following~~ Protected Major Transit Station Areas identified on Appendix F to this By-law.

- ~~Grand River Hospital;~~
- ~~Central Station;~~
- ~~Victoria Park/Kitchener City Hall;~~
- ~~Queen/Frederick;~~
- ~~Kitchener Market;~~
- ~~Borden; and~~
- ~~Mill”.~~

3. Section 6 of By-law 2019-051 is hereby amended by adding an additional footnote to “Table 6-5: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings” as follows:

**Additional Regulations to Table 6-5**

- (5) Where the *lot area* is 2.0 hectares or greater, this regulation shall not apply within the Fairway and Sportsworld Protected Major Transit Station Areas as shown in Appendix F of this By-law.
4. Section 6 of By-law 2019-051 is hereby further amended by adding “(5)” after “Minimum *floor space ratio*” in “Table 6-5: Multiple Dwellings, Mixed Use Buildings, and Non-Residential Buildings”.
5. Section 18 of By-law 2019-051 is hereby amended by adding the following after Section 18.4 xx):  
  
“xxi) 4220 King Street East (By-law 2022-142)  
xxii) 4396 King Street East (By-law 2023-035)  
xxiii) Block Line Road and Courtland Avenue East (OLT PL190267)  
xxiv) 117-133 Vanier Drive (By-law 2021-096)”
6. Section 19 (183) of By-law 2019-051 is hereby amended by deleting “RES-5” after the word “zoned” and before the word “and” and replacing it with “SGA-2”.
7. Section 19 (358) of By-law 2019-051 is hereby amended by adding the portions of the below text that are highlighted in grey and deleting the portions of the below text shown with a strikethrough thereto as follows:  
  
“358. ~~Notwithstanding Section 5.6, Table 5-5, Section 8.3, Table 8-1, and Table 2 of this Bylaw within the lands zoned MIX-3 and shown as being affected by this subsection on Zoning Grid Schedule Number 289 of Appendix "A", the following special regulations shall apply:~~ Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule Number 289 of Appendix A, the following shall apply:

- a) One *multiple dwelling*, with a maximum of 88 *dwelling units*, shall be permitted on a *lot* without a non-residential *use*, where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can provide a non-residential *use* through future development phases. Said *building* shall be permitted to have a *street line façade*, and no additional *street line façade* regulations from the ~~MIX-3~~ SGA-4 Zone shall apply to the *building*.
- b) For the Sportsworld Drive *street line*, there shall be no minimum *ground floor street line façade* width as a percent of the width of the abutting *street line* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can provide a minimum *ground floor street line façade* width of 45 metres.
- c) The minimum percent *street line façade openings* of the ~~MIX-3~~ SGA-4 Zone shall only apply to a *building* immediately abutting the intersection of the King Street East and Sportsworld Drive.
- d) A mid-rise *building* shall not be required to have a *base* (podium) and shall not be subject to *stepback* requirements.
- e) For a *building* immediately abutting the intersection of King Street East and Sportsworld Drive, the minimum amount of non-residential *gross floor area* on the *ground floor* shall be 1,300 m<sup>2</sup>.
- f) There shall be no requirement for minimum percent of non-residential *gross floor area*.
- g) The maximum *Floor Space Ratio* shall be 6.2.
- h) The maximum *building height* shall be 99 metres.
- i) The maximum number of *storeys* shall be 30.
- j) The minimum interior *side yard setback* (i.e., *setback* from the easterly side *lot line*) shall be 3.0 metres.

~~k) The minimum number of parking spaces for Dwelling Unit and Multiple Dwelling shall be 0.85 spaces per dwelling unit."~~

8. Section 19 (353) of By-law 2019-051 is hereby amended by adding the portions of the below text that are highlighted in grey, deleting the portions of the below text shown with a strikethrough thereto as follows:

"353. ~~Notwithstanding Section 5.6, Table 5-5 and Section 8, Table 8-2 of this By-law within the lands zoned MIX-3 and shown as being affected by this subsection on Zoning Grid Schedule Numbers 278, 279, 289, and 290 of Appendix "A", the following special regulations shall apply:~~ Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule Numbers 278, 279, 289, and 290 of Appendix A, the following shall apply:

- a) The maximum *Floor Space Ratio* shall be 5.2 and shall be calculated pre-road widening.
- b) The maximum *building height* shall be 70.0 metres.
- c) The maximum number of *storeys* shall be 18.
- ~~d) The maximum parking rate for multiple dwelling units shall be 1.4 spaces per unit inclusive of visitor parking.~~
- d) e) The minimum *ground floor building height* for any *building* with *street line façade* shall be 3.0 metres.
- e) f) The minimum number of *storeys* in the *base* of a mid-rise *building* or tall *building* shall be 2.
- f) g) The minimum non-residential *gross floor area* shall be 1380 square metres.
- g) h) Geothermal Energy Systems shall be prohibited."

9. Section 19 (37) of By-law 2019-051 is hereby amended by adding the portions of the below text that are highlighted in grey and deleting the portions of the below text shown with a strikethrough thereto as follows:

“37. Within the lands zoned **SGA-4** ~~COM-4~~ and shown as affected by this provision on Zoning Grid Schedule 279, 289 and 290 of Appendix A, the following regulations shall apply:

a) The minimum *front yard* and *exterior side yard setback* shall be 0 metres, except that no *building* shall be located within 5 metres of an above ground hydro line;

~~b) Individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use in Table 9.1 requiring a minimum gross floor area of 1,500 square metres provided the total gross floor area of such individual retail outlets does not exceed 25 percent of the total gross floor area. The maximum gross floor area for any individual retail outlet shall be 6,100 square metres; and,~~

**b) e)** All lands affected by this provision shall be deemed to be one *lot* and the internal *lot lines* of the original *lots* shall not be construed to be *lot lines* for the purposes of any zoning regulations provided that all applicable regulations of this By-law, relative to the lands as a whole and its external *lot lines* are observed.”

10. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (419) thereto as follows:

“419. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedule 197 of Appendix A, the minimum *lot width* shall be 15.0 metres.”

11. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (420) thereto as follows:

“420. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 170 and 171 of Appendix A, the following shall apply:

- a) For all lands affected by this subsection, *lot lines* shall not be construed to be *lot lines* for the purposes of any zoning regulations provided that all applicable regulations of this subsection relative to the lands as a whole and its external *lot lines* are observed.
- b) Internal *lot lines* created by registration of a plan of condominium or consent shall not be construed to be *lot lines* for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole *lot* and its external *lot lines*, existing prior to any condominium plan registration or consent are strictly observed.”

12. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (421) thereto as follows:

“421. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 170 and 171 of Appendix A, the following shall apply:

- a) The minimum *Base/Podium setback* from the rail corridor shall be 17.4 metres and the minimum *Tower setback* from the rail corridor shall be 20.0 metres.”

13. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (422) thereto as follows:

“422. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 170 and 171 of Appendix A, the following shall apply:

- a) The minimum *Base/Podium setback* from the rail corridor shall be 3.6 metres and the minimum *Tower setback* from the rail corridor shall be 4.5 metres.”

14. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (423) thereto as follows:
- “423. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 170 and 171 of Appendix A, the following shall apply:
- a) The minimum *Base/Podium setback* from the rail corridor shall be 3.6 metres and the minimum Tower *setback* from the rail corridor shall be 20.0 metres.”
15. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (424) thereto as follows:
- “424. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 170 and 171 of Appendix A, the following shall apply:
- a) The minimum *Base/Podium setback* from the rail corridor shall be 3.6 metres and the minimum Tower *setback* from the rail corridor shall be 4.5 metres.”
16. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (425) thereto as follows:
- “425. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedules 147 and 170 of Appendix A, the following shall apply:
- a) The Maximum *Floor Space Ratio* for *Multiple Dwellings* shall be 0.69;
- b) The maximum *building height* shall be 12.3 metres. At no point shall the vertical distance between the lowest finished *grade* and the uppermost point of the *building* exceed 110% of the maximum *building height*;

- c) Private Patio Areas for *Multiple Dwellings* shall be permitted to be located above garage parking areas;
- d) Steps or access ramps may be permitted within the required *front yard* and *side yard* abutting a street provided that the maximum *height* is 0.95 metres above finished *grade* level within 3.0 metres of a *street line*; and
- e) Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment and Climate Change Noise Guideline NPC-300, all *dwellings* shall incorporate receptor-based and architectural noise control measures, including the following:
  - i) Upgraded windows on all building facades with a view of the nearby CN rail yard, pursuant to a minimum STC 37 standard,
  - ii) Upgraded exterior walls, including brick/stone veneer or acoustically equivalent masonry construction, pursuant to a minimum STC 54 standard, and
  - iii) A central air conditioning system.”

17. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (426) thereto as follows:

“426. Within the lands zoned SGA-3 and shown as affected by this provision on Zoning Grid Schedule 170 of Appendix A, the following shall apply:

- a) The maximum *floor space ratio* for *multiple dwellings* shall be 1.5;
- b) The Minimum *side yard* abutting a *street* shall be 8.2 metres;
- c) The *maximum building height* for *multiple dwellings* shall be 25.0 metres. At no point shall the vertical distance between the lowest finished *grade* and the uppermost point of the *building* exceed 110% of the maximum *building height*;
- d) Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment and Climate Change Noise Guideline NPC-



300, all *dwelling*s shall incorporate receptor-based and architectural noise control measures, including the following:

- i) Upgraded windows on all *building* facades with a view of the nearby CN rail yard, pursuant to a minimum STC 37 standard,
- ii) Upgraded exterior walls, including brick/stone veneer or acoustically equivalent masonry construction, pursuant to a minimum STC 54 standard, and
- iii) A central air conditioning system.”

18. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (427) thereto as follows:

“427. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 279, 289 and 290 of Appendix A, the following shall apply:

- a) For all lands affected by this subsection, the internal *lot lines* of the original *lots* shall not be construed to be *lot lines* for the purposes of any zoning regulations provided that all applicable regulations of this by-law relative to the lands as a whole and its external *lot lines* are observed.”

19. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (428) thereto as follows:

“428. Within the lands zoned EUF-1 on portions of the lands addressed 1215 and 1225 Courtland Avenue East and shown as affected by this provision on Zoning Grid Schedule 170 of Appendix A, the following shall apply:

- a) Notwithstanding the provisions of Table 14-2, the maximum additional building floor area may be permitted to exceed 25% of *existing ground floor building floor area*.
- b) All additional *building floor area* will be subject to the completion of an Environmental Impact Study (EIS) completed to the satisfaction of the *City* and the Grand River Conservation Authority.

20. Section 20 of By-law 2019-051 is hereby amended by repealing Holding Provision (41H) in its entirety and replacing it thereto as follows:

“41H. Notwithstanding the permitted *uses* within the SGA-4 zone, with the lands shown as being affected by this provision on Zoning Grid Schedule 289 of Appendix A, no residential *use* or other sensitive *use* shall be permitted until such time as the following condition has been met, and this holding provision has been removed by by-law:

- a) A Record of Site Condition is submitted and approved to the satisfaction of the Ministry of the Environment, Conservation and Parks or any successor Ministry (“MECP”). This Holding Provision shall not be removed until the *City* is in receipt of a letter from MECP, to the satisfaction of the *City’s* Director of Development and Housing Approvals, advising that a Record of Site Condition has been completed and filed to the satisfaction of the MECP.”

21. Section 20 of By-law 2019-051 is hereby amended by adding Holding Provision (104) thereto as follows:

“104H. Notwithstanding the permitted *uses* within the applicable SGA-2, SGA-3, and SGA-4 zones, within the lands shown as being affected by this provision on Zoning Grid Schedules 288, 289, 290, 295, and 296 of Appendix A, no *residential uses* shall be permitted until such time as the following condition has been met, and this holding provision has been removed by by-law:

- a) The *City* has received a letter from the Corporation of the City of Cambridge’s Manager of Development Engineering and the City of Kitchener’s Director of Engineering stating that the proposed sanitary flows are acceptable, to the satisfaction of the *City’s* Director of Housing and Development Approvals.”

22. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (105) thereto as follows:

“105H. Notwithstanding the permitted *uses* within the SGA-1, SGA-2, and SGA-3 zones, within the lands shown as being affected by this provision on Zoning Grid Schedules 145, 171, 172, 196, 197, 218, 219, 279, 288, and 289 of Appendix A, no residential *use* or other sensitive *use* shall be permitted until such time as the following condition has been met, and this holding provision has been removed by by-law:

- a) A Record of Site Condition is submitted and approved to the satisfaction of the Ministry of the Environment, Conservation and Parks or any successor Ministry (“MECP”). This Holding Provision shall not be removed until the *City* is in receipt of a letter from MECP, to the satisfaction of the *City*’s Director of Development and Housing Approvals, advising that a Record of Site Condition has been completed and filed to the satisfaction of the MECP.”

- 23. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (106) thereto as follows:

“106H. Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment Conservation and Parks Noise Guideline NPC-300, within the lands zoned SGA-1, SGA-2, SGA-3, and SGA-4 and shown as affected by this provision on Zoning Grid Schedules 146, 169, 170, 171, 197, 198, 218, and 219 of Appendix A, a *day care facility, dwelling unit, home occupation, lodging house, school, large residential care facility, small residential care facility* shall not be permitted in any *building* except where:

- a) A Noise Feasibility Study compliant with the MECP’s NPC-300 guidelines and to the satisfaction of the *City* is completed as early as possible in the land use planning process to demonstrate acoustic feasibility between the proposed sensitive land uses and/or nearby existing industrial uses and rail yard uses.
- b) A Noise Impact Study compliant with the MECP’S NPC-300 guidelines and to the satisfaction of the *City* is completed which updates the Noise Feasibility Study based on the approved site plan to recommend

appropriate noise attenuation measures to ensure MECP sound level limits are not exceeded, and any necessary agreement has been entered into, between the *City* and the owner of the property, providing for the implementation of any recommended noise attenuation measures.”

24. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (107) thereto as follows:

“107H. Within the lands zoned SGA-1, SGA-2, SGA-3, and SGA-4 and shown as affected by this provision on Zoning Grid Schedules 145, 170, 172, 196, 197, 218, 219, 220, 278, 279, 288, 289, 290, 295, and 296 of Appendix A, a *day care facility, dwelling unit, home occupation, lodging house, school, large residential care facility, small residential care facility* shall not be permitted in any *building* except where:

- a) A Noise Impact Study compliant with the MECP’s NPC-300 guidelines and to the satisfaction of the *City* is completed based on the approved site plan to recommend appropriate noise attenuation measures to ensure MECP sound level limits are exceeded, and any necessary agreement has been entered into, between the *City* and the owner of the property, providing for the implementation of any recommended noise attenuation measures.”

25. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (108) thereto as follows:

“108H. Notwithstanding the permitted *uses* within the SGA-4 zone, within the lands shown as being affected by this provision on Zoning Grid Schedule 197 of Appendix A, any redevelopment resulting in an increase to the *existing gross floor area* on the date of the passing of the by-law greater than 500 square metres will not be permitted until such time as the *City* is in receipt of a Record of Site Condition, prepared in accordance with Ontario Regulation 153/04, as amended, under the *Environmental Protection Act* and acknowledged by the MECP, confirming that the subject property is

suitable for redevelopment and this Holding Provision has been removed by By-law.”

26. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (109) thereto as follows:

“109H. For lands zoned SGA-4 as shown on Zoning Grid Schedules 170 and 171 of Appendix A, as affected by this section and subject to a Holding Provision “H”, the use of geothermal energy systems shall not be permitted until the Holding Provision “H” is removed in whole or in part, by By-law and until;

- i. The *City* receives acknowledgment from the *Region* advising of the approval of any technical studies in support of the use of geothermal energy systems on the property.
- ii. The Owner enters into appropriate Development Agreements with the *Region* to provide for the implementation of the acknowledged and/or approved technical studies related to the use of geothermal energy systems.”

27. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (110) thereto as follows:

“110H. Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment Conservation and Parks Noise Guideline NPC-300, notwithstanding the permitted *uses* within the SGA-4 zone, within lands as shown on Zoning Grid Schedules 170 and 171 of Appendix A, as affected by this section and subject to a Holding Provision “H”, the following sensitive *uses*:

- *Day Care Facility*
- *Dwelling Units*
- *Commercial School, Elementary School, Post-Secondary School, and/or Secondary School*
- *Health Clinic*

- *Health Office*
- *Hospice*
- *Hotel*
- *Lodging House*
- *Place of Worship*
- *Large Residential Care Facility*
- *Small Residential Care Facility*

shall not be permitted until this Holding Provision has been removed by by-law. The Holding symbol shall not be removed, in whole or in part, until:

- i. Road/rail traffic and stationary noise studies have been approved to the satisfaction of the *City* in accordance with all the relevant legislation and Ministry of the Environment, Conservation and Parks, and *Region* guidelines. The indoor sound criteria for stationary and impulsive noise shall be 40 dBA (dBAI) during the daytime period (07:00 - 23:00) and 35 dBA (dBAI) during the nighttime period (23:00 - 07:00) for indoor sensitive spaces with windows and doors closed. The criteria shall be used to assist and guide mitigation design only, to the satisfaction of the *City*.

Further, all exterior walls directly exposed to railway line and noise sources in the rail yard shall be constructed with brick veneer or masonry equivalent, satisfactory to the *City*.

- ii. Any window design or building mitigation tool other than an Enclosed Noise Buffer for mitigation must be considered an appropriate tool to the satisfaction of the *City*.
- iii. Notwithstanding subsection i. above, any *Day Care Facility* shall be limited to the Courtland Avenue side of the site only and shall satisfy the Class 1 Area acoustical environment sound level criteria of the Ministry of the Environment, Conservation and Parks NPC-300 noise guideline, to the satisfaction of the *City*.

- iv. That the *City* has received a detailed vibration study in accordance with the relevant legislation and the Federation of Canadian Municipalities / Railway Association of Canada “Proximity” guidelines, satisfactory to the *City*.
  - v. That the *City* has received the required technical reports to address railway health and safety as per conclusions and recommendations of the “Development Viability Assessment of Virerra Village, Final Report” (Dillon Consulting, July 2019), satisfactory to the *City*.
  - vi. That the *City* has received a detailed dust and odour study in accordance with the relevant legislation, satisfactory to the *City*.”
28. Section 20 of By-law 2019-51 is hereby amended by adding Holding Provision (111) thereto as follows:
- “111H. Within the lands zoned SGA-4 and shown as affected by this provision on Zoning Grid Schedules 145, 146, 170, 171, 172, 197, 218, 219, 220, 278, 279, 288, 289, 290, 295, and 296 of Appendix A, *buildings* and *structures*, including temporary *structures* within the following Protected Major Transit Station Areas as shown on Appendix F, shall not exceed the following maximum heights:
- a) Block Line: 120.0 metres
  - b) Fairway: 92.4 metres
  - c) Sportsworld: 110.0 metres

Until such time as:

- a) A detailed NAV Canada Land Use Assessment or Aeronautical Assessment prepared by a qualified consultant has been completed to the satisfaction of NAV Canada, in consultation with the *Region*, and the holding symbol affecting these lands has been removed by by-law. The recommendations and/or conditions, including maximum permitted *building* and *structure* height, will be secured through a development agreement in accordance with section 41 of the Planning Act , R.S.O. 1990, c. P.13, as amended, and registered on the title to the lands; or

b) The *Region* has completed the Region of Waterloo International Airport Master Plan update in progress at the time of the application of this holding provision and any necessary updates to the Federal Airport Zoning Regulations have been completed, and the holding symbol affecting these lands has been removed by by-law.”

- 29. Appendix G – Priority Streets in By-law 2019-051 is hereby amended as shown in Attachment 2.
- 30. This By-law shall become effective only if By-law 2024-065 (Growing Together PMTSAs) comes into force and effect.
- 31. This By-law shall become effective only if Official Plan Amendment No. \_\_\_\_ (Growing Together East) 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.

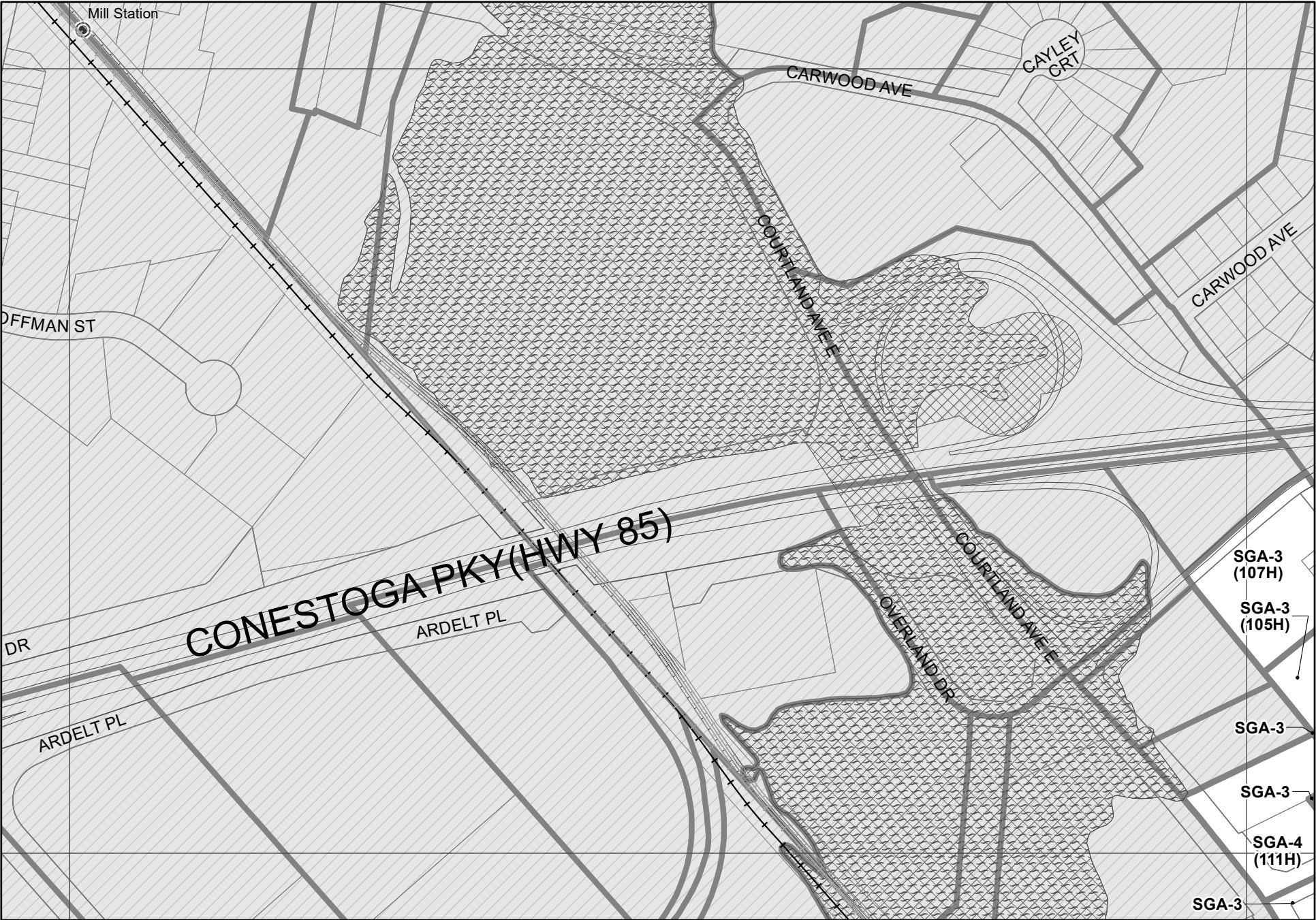
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



# **ATTACHMENT 1**

## Zoning Grid Schedules



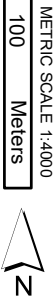
[5000] Zoning By-law Index Number  
(88) Site Specific Provision Number  
[1] Property Detail Schedule Number

Date: April 14, 2025

**By-Laws**  
[White Box] Lands Subject to this  
Zoning By-law Amendment  
[Shaded 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

118	144	173
117	145	172
116	146	171





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

Date: April 14, 2025

**By-Laws**  
[Outline] Lands Subject to this  
Zoning By-law Amendment  
[Shaded] Lands not Subject to this  
Zoning By-law Amendment

**Overlays Applicable to By-Law 2019-051**  
[Wavy lines] Flooding Hazard  
[Diagonal lines] Slope Erosion Hazard  
[Cross-hatch] Ecological Restoration Areas  
[Dotted] Significant Wildlife Habitat and Landforms

117	145	172
116	146	171
115	147	170



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

Date: April 14, 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

Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

116	146	171
115	147	170
114	148	169

METRIC SCALE 1:4000

100 Meters

N



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

Date: April 14, 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

Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

147	170	197
148	169	198
149	168	199

METRIC SCALE 1:4000



100 Meters







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

Date: April 14, 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

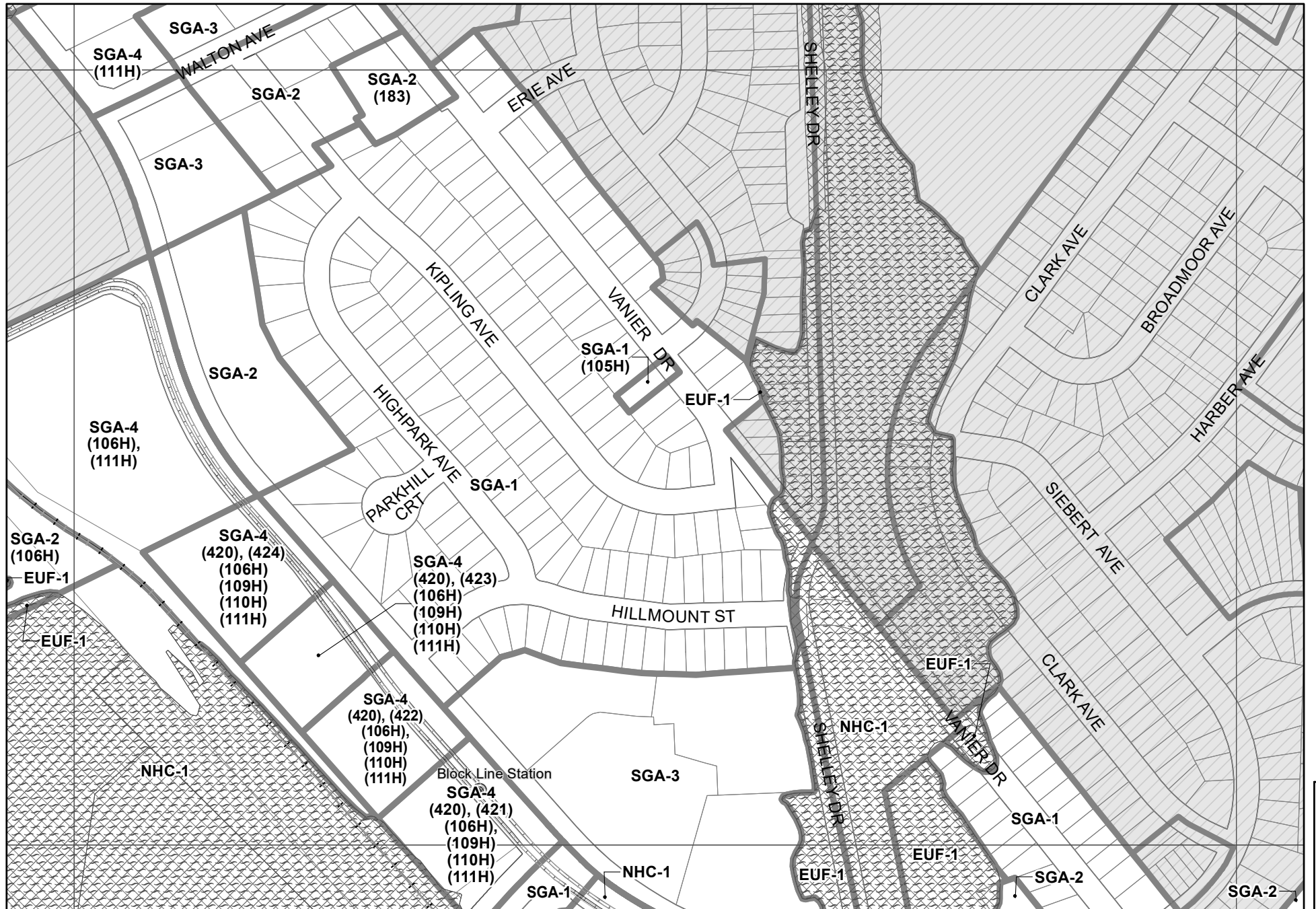
-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

146	171	196
147	170	197
148	169	198

METRIC SCALE 1:4000  
 100 Meters







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

Date: April 14, 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

145	172	195
146	171	196
147	170	197

METRIC SCALE 1:4000  
 100 Meters











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

Date: April 14, 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**

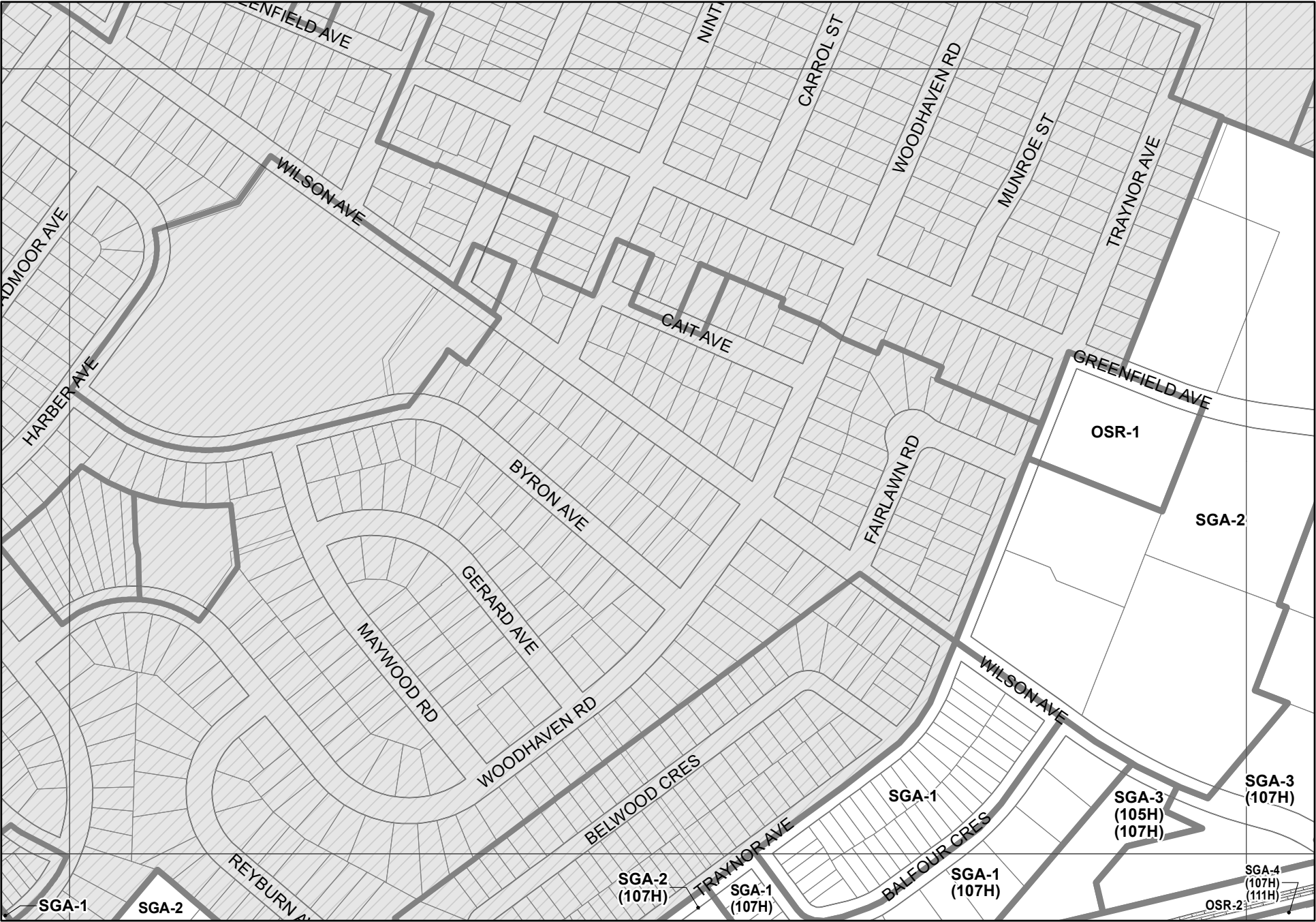
-  Flooding Hazard
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

144	173	194
145	172	195
146	171	196

METRIC SCALE 1:4000  
 100 Meters







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

Date: April 14, 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

Slope Erosion

Hazard

Ecological Restoration

Areas

Significant Wildlife Habitat and Landforms


172	195	220
171	196	219
170	197	218


METRIC SCALE 1:4000  
100 Meters









**Date: April 14, 2025**

 Lands Subject to this Zoning By-law Amendment

 Lands not Subject to this Zoning By-law Amendment

 Flooding Hazard
  Ecological Restoration Areas

 Slope Erosion Hazard
  Significant Wildlife Habitat and Landforms

171	196	219
170	197	218
169	198	217





METRIC SCALE 1:4000  
100 Meters

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

Date: April 14, 2025

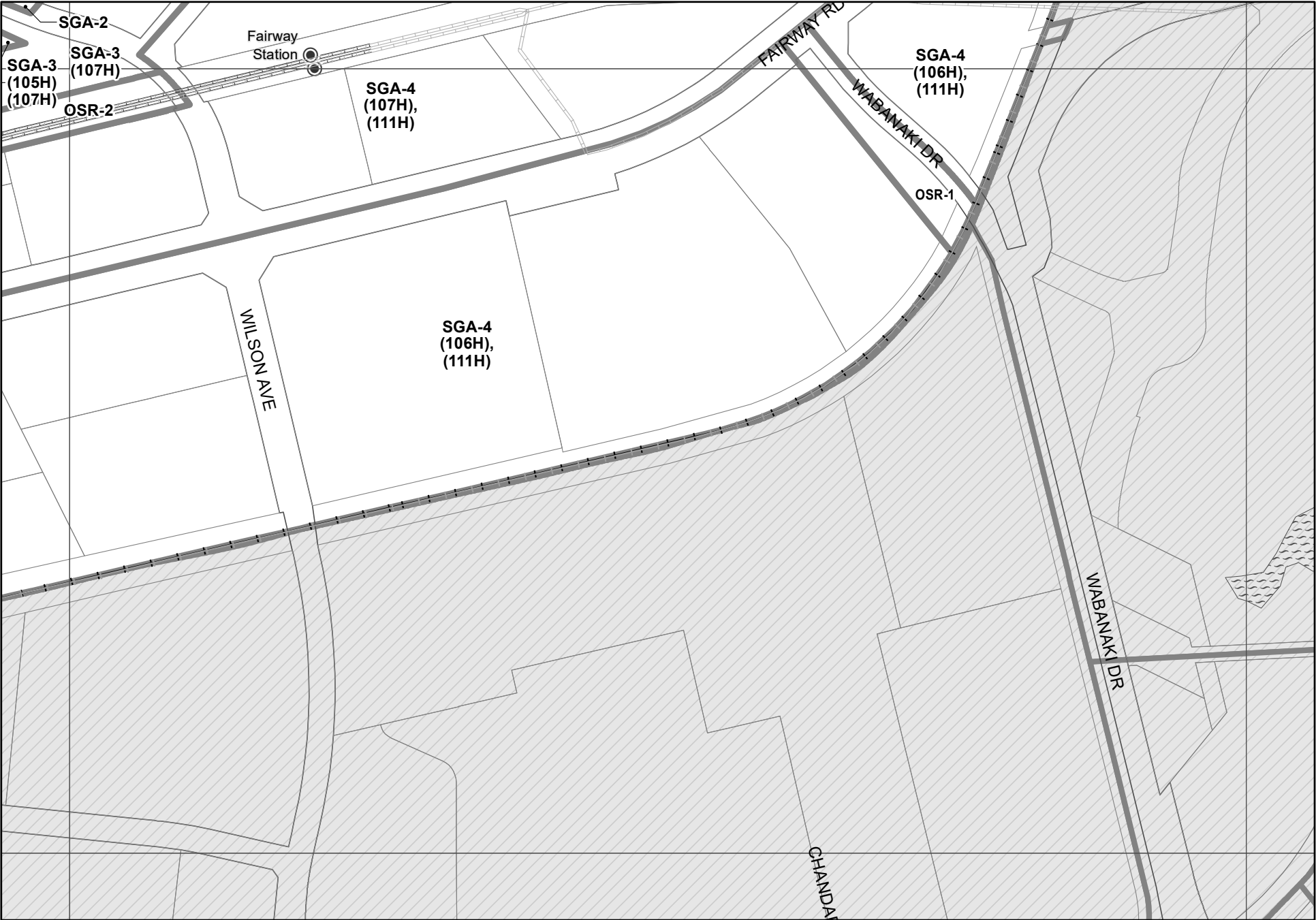
- By-Laws**
- Lands Subject to this Zoning By-law Amendment
  - Lands not Subject to this Zoning By-law Amendment

- Overlays Applicable to By-Law 2019-051**
- Flooding Hazard
  - Slope Erosion Hazard

- Ecological Restoration Areas
- Significant Wildlife Habitat and Landforms

170	197	218
169	198	217
168	199	216





METRIC SCALE 1:4000  
100 Meters

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

Date: April 14, 2025

By-Laws

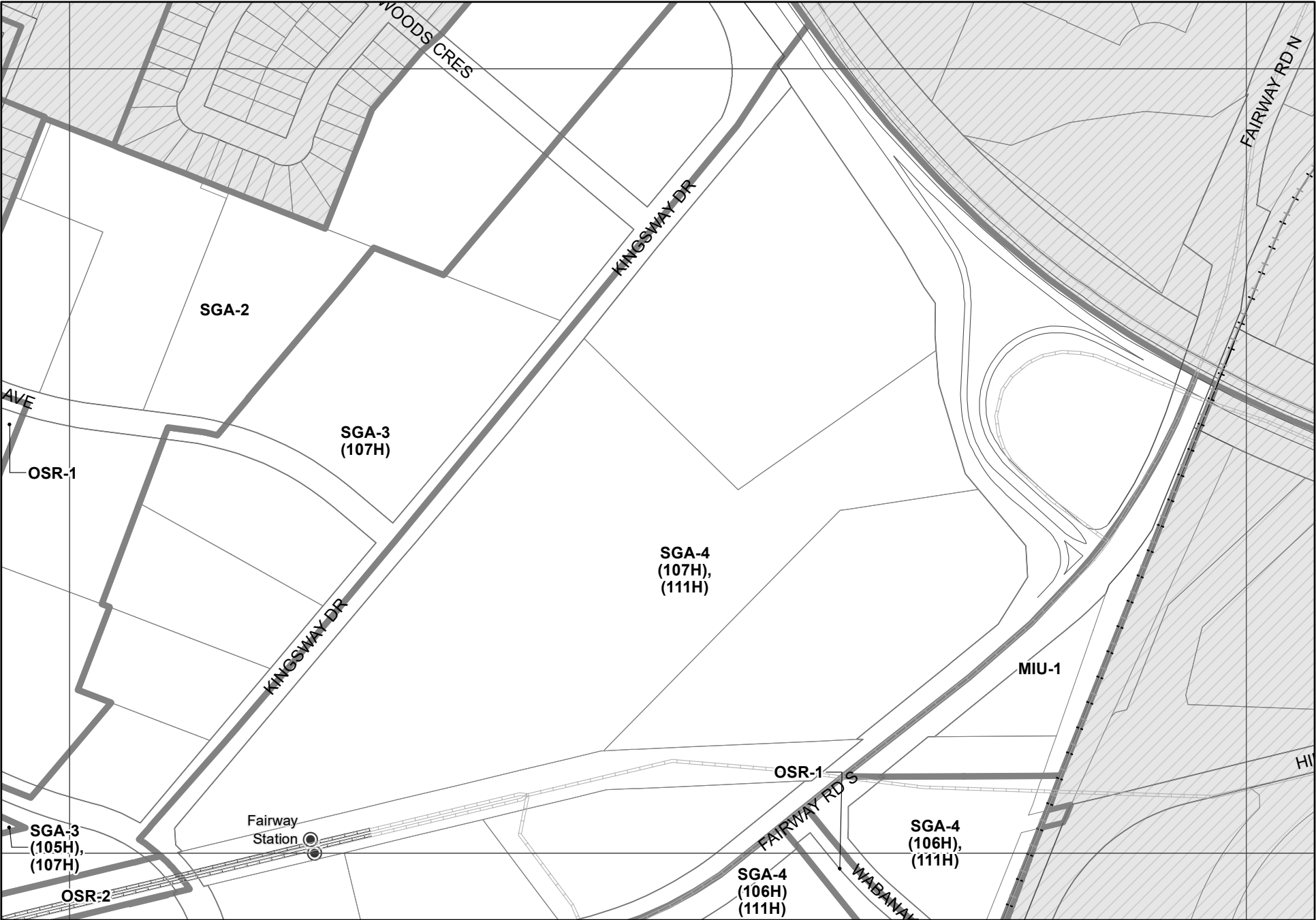
- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

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

196	219	240
197	218	241
198	217	242





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

Date: April 14, 2025

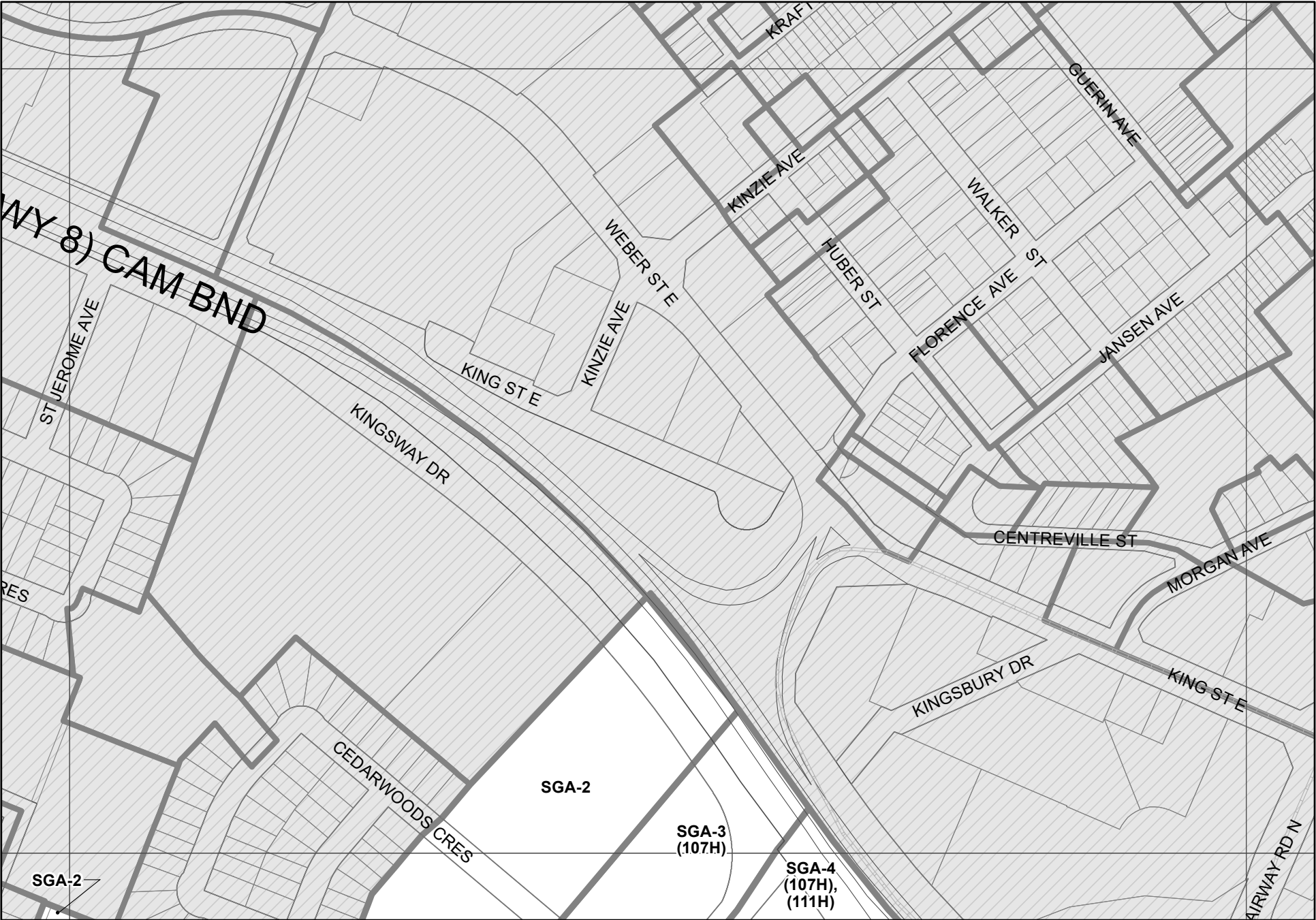
By-Laws

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

195	220	239
196	219	240
197	218	241



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

Date: April 14, 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

Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

194	221	238
195	220	239
196	219	240

METRIC SCALE 1:4000

100 Meters



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

Date: April 14, 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

Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

261	277	
260	278	290
259	279	289

METRIC SCALE 1:4000

100 Meters











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

Date: April 14, 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
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

260	278	290
259	279	289
258	280	288

METRIC SCALE 1:4000  
 100 Meters







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

Date: April 14, 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

Slope Erosion Hazard

Ecological Restoration Areas

Significant Wildlife Habitat and Landforms

259	279	289
258	280	288
257	281	287

100 Meters

N



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

Date: April 14, 2025

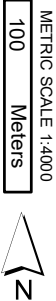
By-Laws

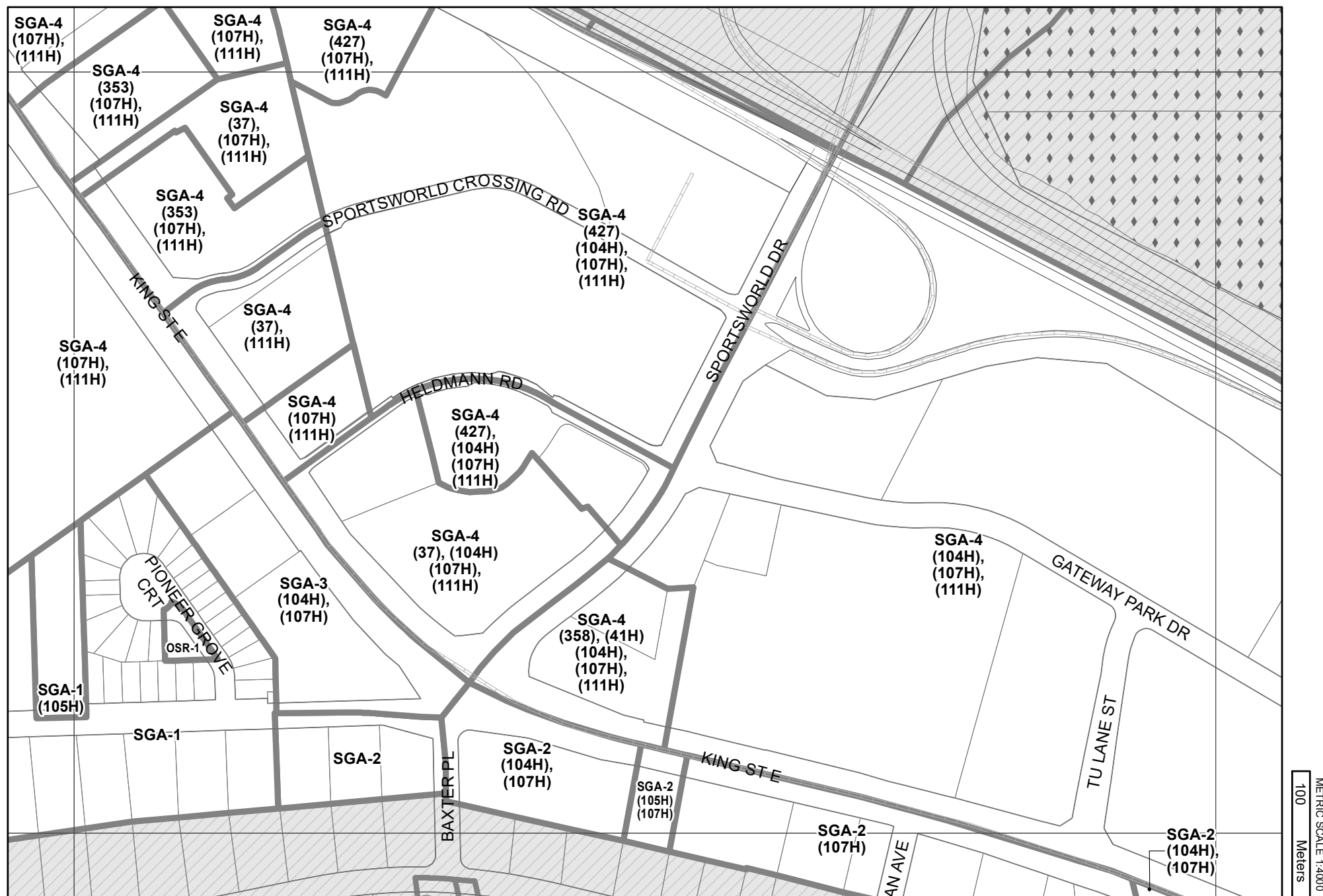
- Lands Subject to this Zoning By-law Amendment
- Lands not Subject to this Zoning By-law Amendment

Overlays Applicable to By-Law 2019-051

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

279	289	295
280	288	296
281	287	297











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

Date: April 14, 2025

#### By-Laws

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

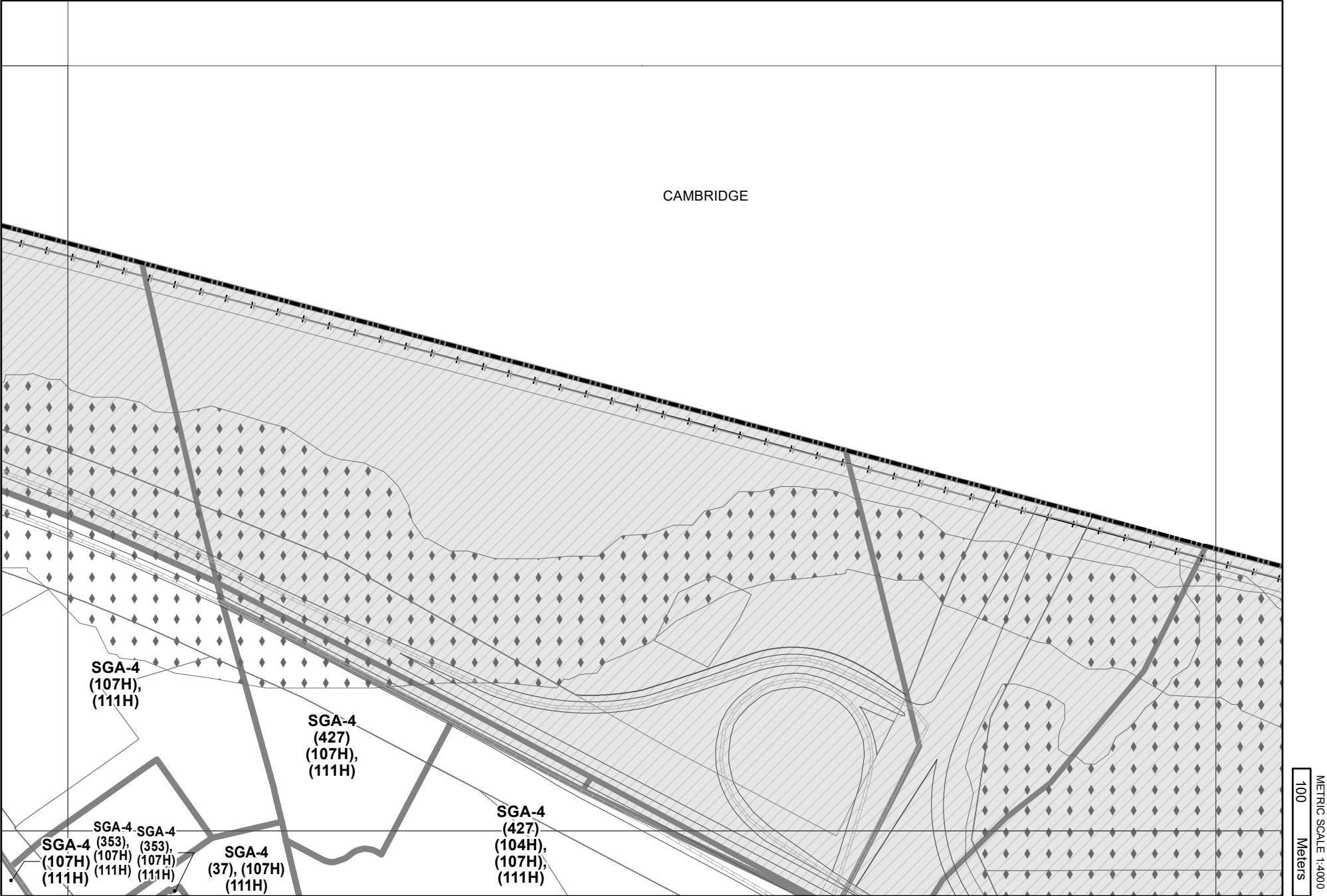
#### Overlays Applicable to By-Law 2019-051

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

278	290	294
279	289	295
280	288	296

METRIC SCALE 1:4000  
 100 Meters





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

Date: April 14, 2025

**By-Laws**  
[Outline] Lands Subject to this Zoning By-law Amendment  
[Hatched] Lands not Subject to this Zoning By-law Amendment

**Overlays Applicable to By-Law 2019-051**  
[Wavy] Flooding Hazard  
[Diagonal] Slope Erosion Hazard  
[Cross-hatch] Ecological Restoration Areas  
[Diamonds] Significant Wildlife Habitat and Landforms

277		
278	290	294
279	289	295











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

Date: April 14, 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
-  Slope Erosion Hazard
-  Ecological Restoration Areas
-  Significant Wildlife Habitat and Landforms

290	294
289	295
288	296

METRIC SCALE 1:4000  
 100 Meters





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

Date: April 14, 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  
 Slope Erosion Hazard

Ecological Restoration Areas  
 Significant Wildlife Habitat and Landforms

289	295
288	296
287	297




METRIC SCALE 1:4000  
100 Meters

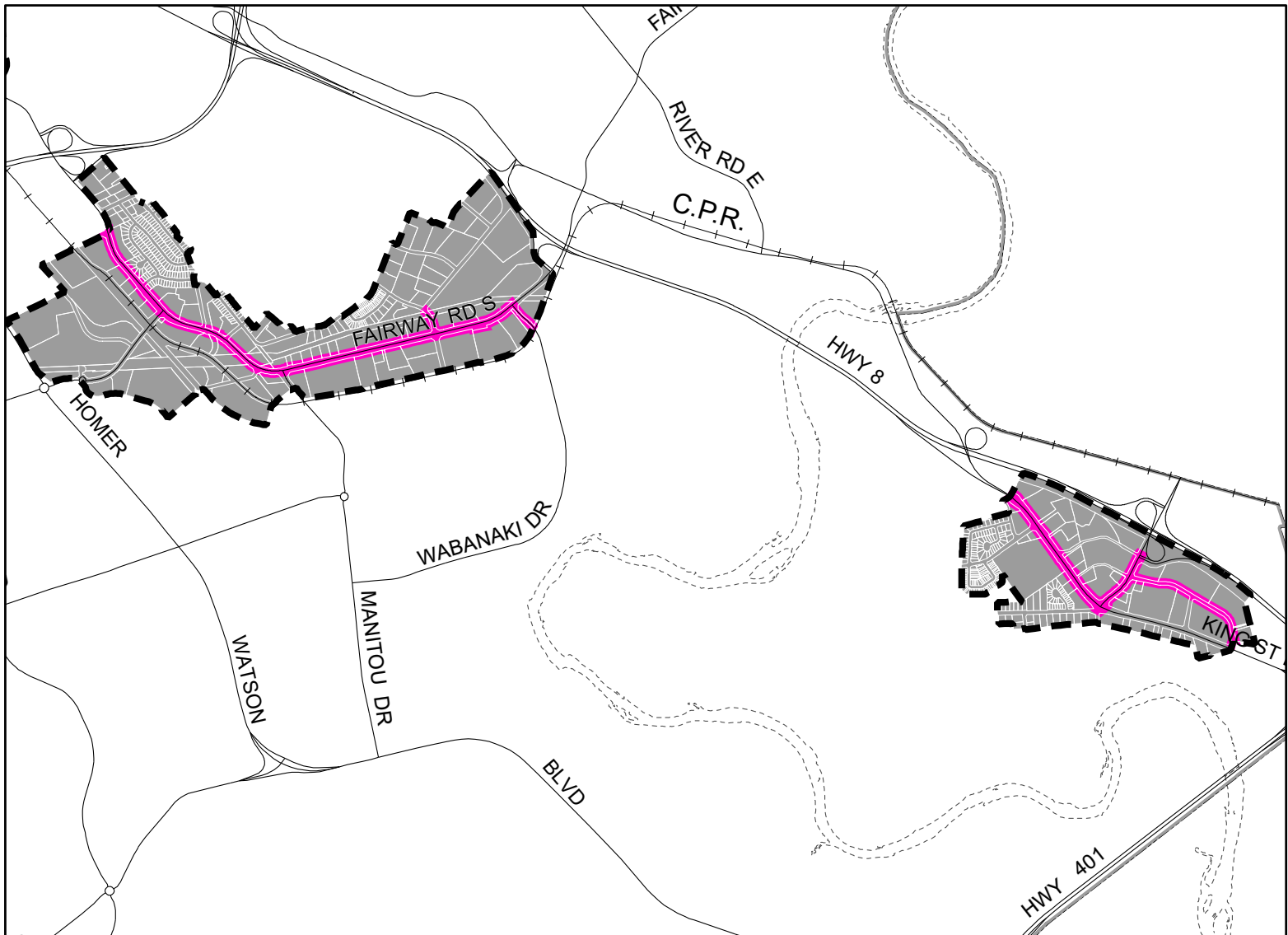


## **ATTACHMENT 2**

### Priority Streets Mapping

**Appendix G: Priority Streets**

-  Protected MTSA  
 Priority Streets  
 Area of Amendment

**Area of Amendment to add Priority Streets****Courtland Ave E** - FROM Hayward Ave TO Manitou Dr**Fairway Rd S** - FROM Manitou Dr TO Wabanaki Dr**Gateway Park Dr** - FROM Sportsworld Dr TO King St E**King St E** - FROM w. PMTSA Boundary TO Sportsworld Dr**Sportsworld Dr** - FROM King St E TO Sportsworld Crossing Rd**Wabanaki Dr** - FROM Fairway Rd S TO PMTSA Boundary**Wilson Ave** - FROM Fairway Rd S TO Kingsway Dr

Lot lines abutting street line segments shown on this appendix are subject to additional zoning requirements in accordance with Section 6 – Strategic Growth Area Zones (SGA).

METRIC SCALE 1:36,000  
 0 250 500 1,000  
 Meters

