

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 Schedule 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 Schedules 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 Schedule 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 (88) thereto as follows:

“(88H) Within the lands shown as affected by this provision on Zoning Grid Schedule 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 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 (89) thereto as follows:

“(89H) Within the lands shown as affected by this provision on Zoning Grid Schedule 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 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 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 the habitat of endangered and threatened species and/or *significant wildlife habitat* 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 of Kitchener. 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 Schedules 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 or conformation from the Region of Waterloo Risk Management Official that the proposed development will not negatively impact the quantity

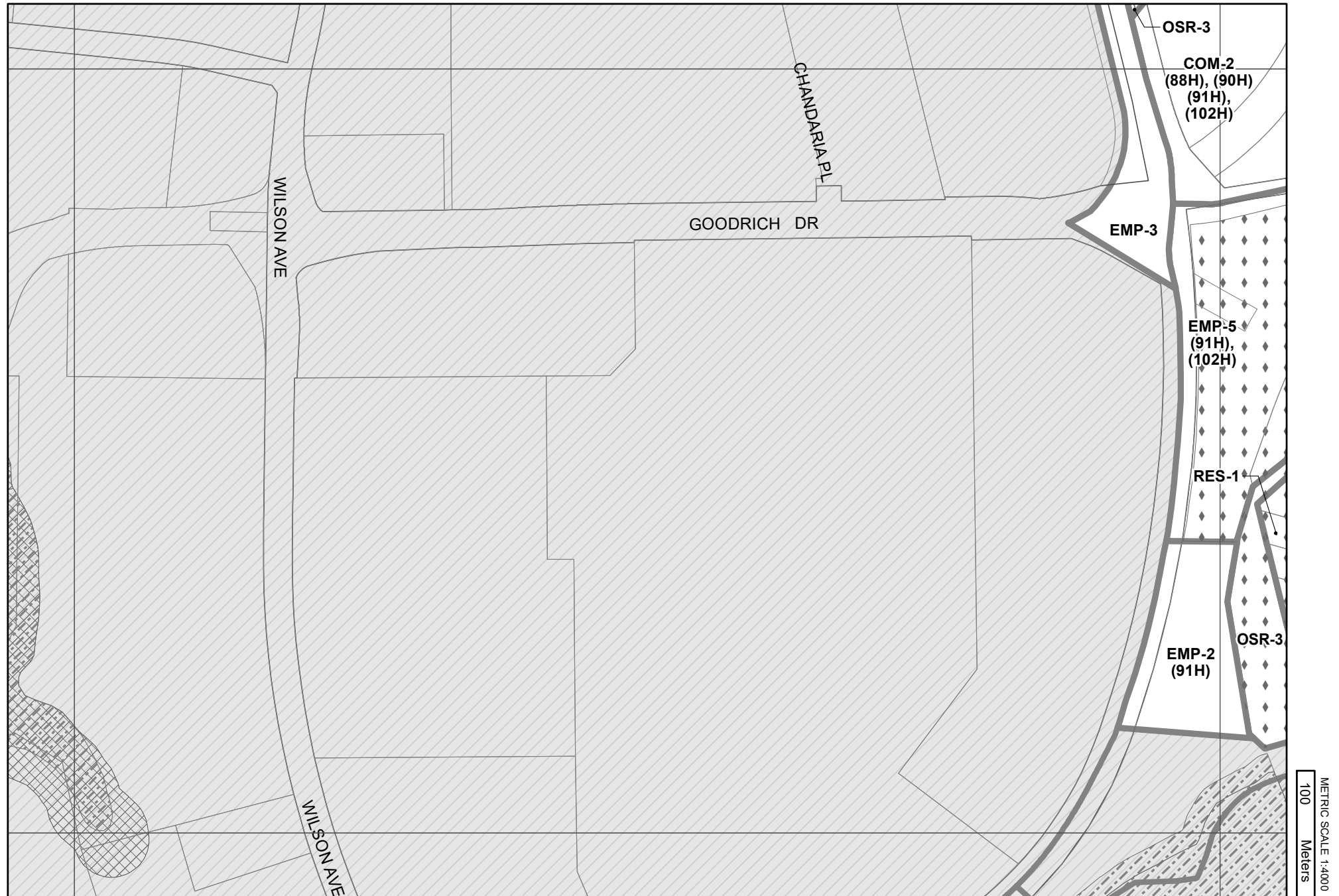
and/or quality of drinking-water resources in Source Water Protection Areas”

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



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

**Date: January 9, 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  
 [Diamond Box] Significant Wildlife Habitat and Landforms

|     |     |     |
|-----|-----|-----|
| 197 | 218 | 241 |
| 198 | 217 | 242 |
| 199 | 216 | 243 |

METRIC SCALE 1:4000  
 100 Meters





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

**By-Laws**  
[White Box] Lands Subject to this Zoning By-law Amendment  
[Hatched 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  
[Diamond Box] 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: 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

Slope Erosion

Hazard

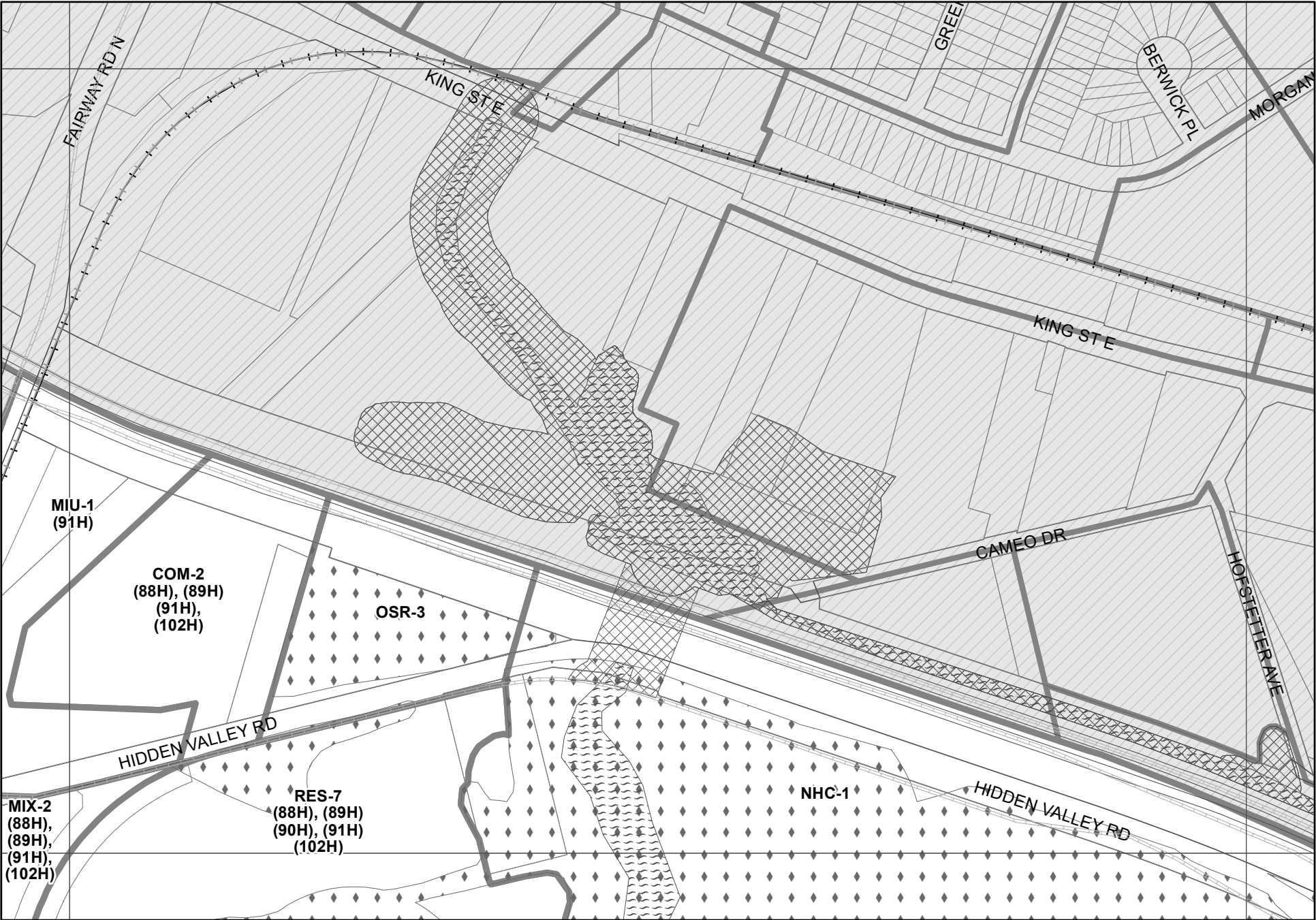
Ecological Restoration  
Areas

Significant Wildlife Habitat  
and Landforms

|     |     |     |
|-----|-----|-----|
| 195 | 220 | 239 |
| 196 | 219 | 240 |
| 197 | 218 | 241 |

METRIC SCALE 1:4000  
100 Meters

N



METRIC SCALE 1:4000  
100 Meters

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

Date: January 9, 2025

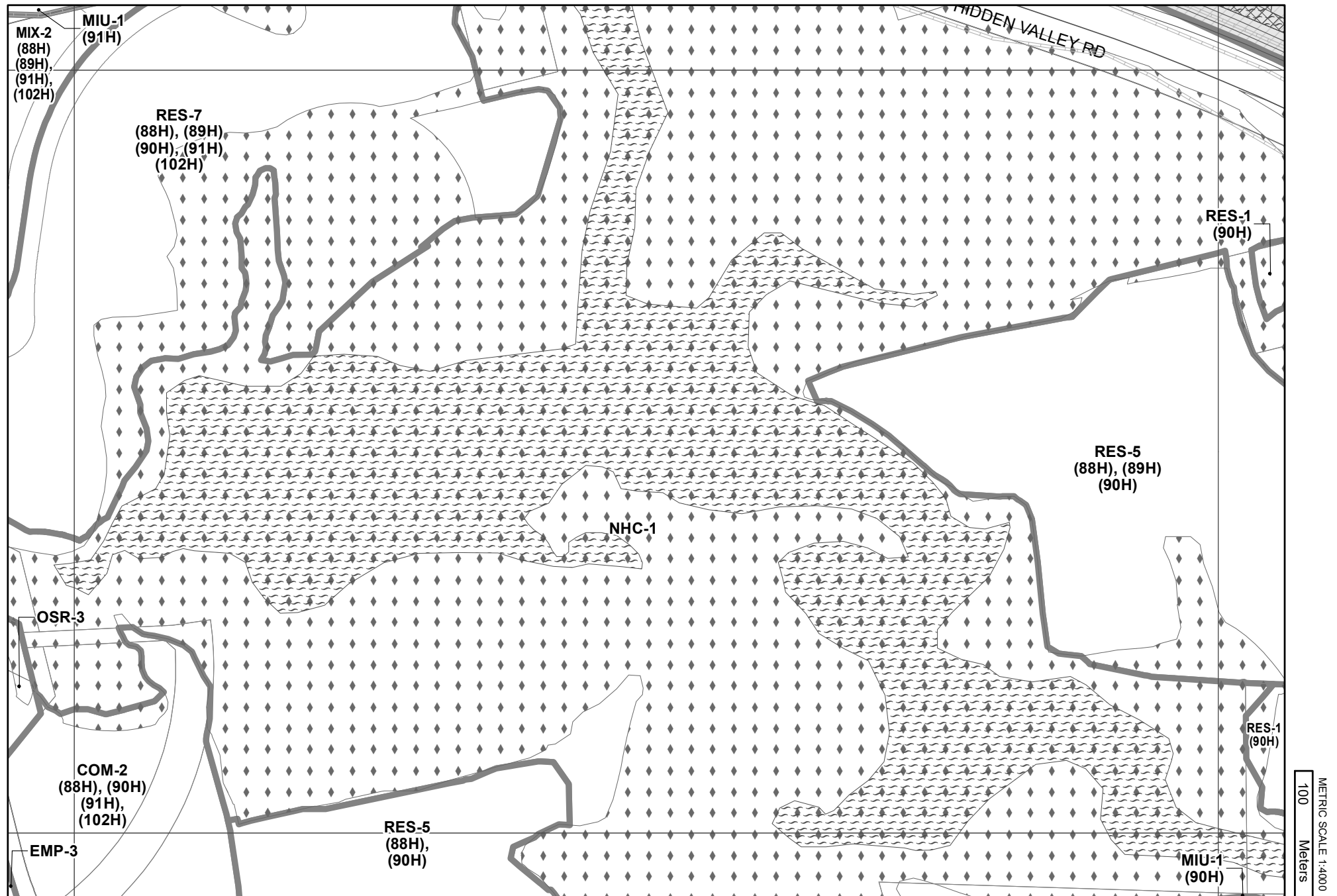
**By-Laws**  
[Outline] Lands Subject to this  
Zoning By-law Amendment  
[Shaded] Lands not Subject to this  
Zoning By-law Amendment

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

|     |     |     |
|-----|-----|-----|
| 220 | 239 | 263 |
| 219 | 240 | 262 |
| 218 | 241 | 261 |







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

Date: January 9, 2025

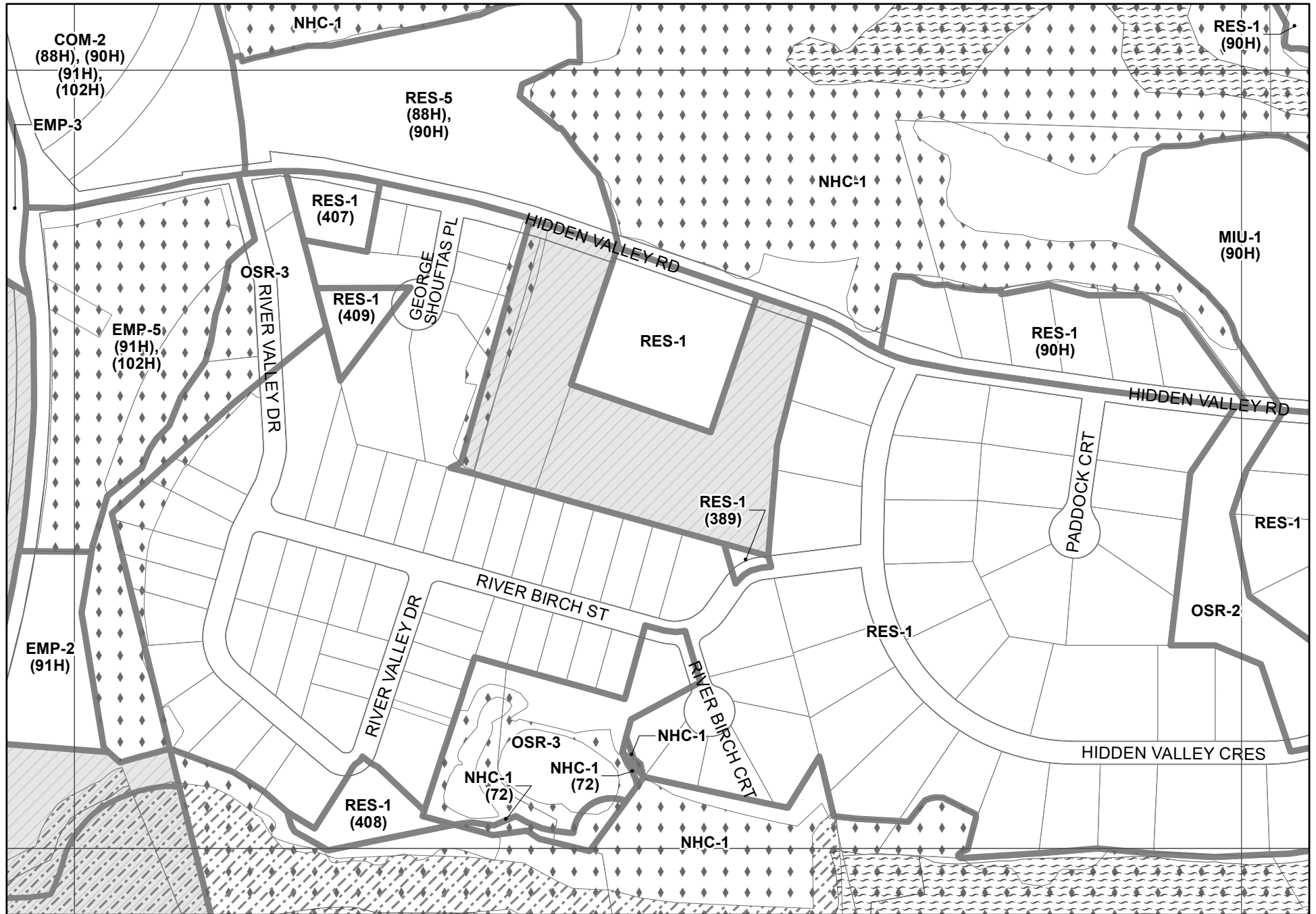
#### By-Laws

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

|     |     |     |
|-----|-----|-----|
| 219 | 240 | 262 |
| 218 | 241 | 261 |
| 217 | 242 | 260 |



[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

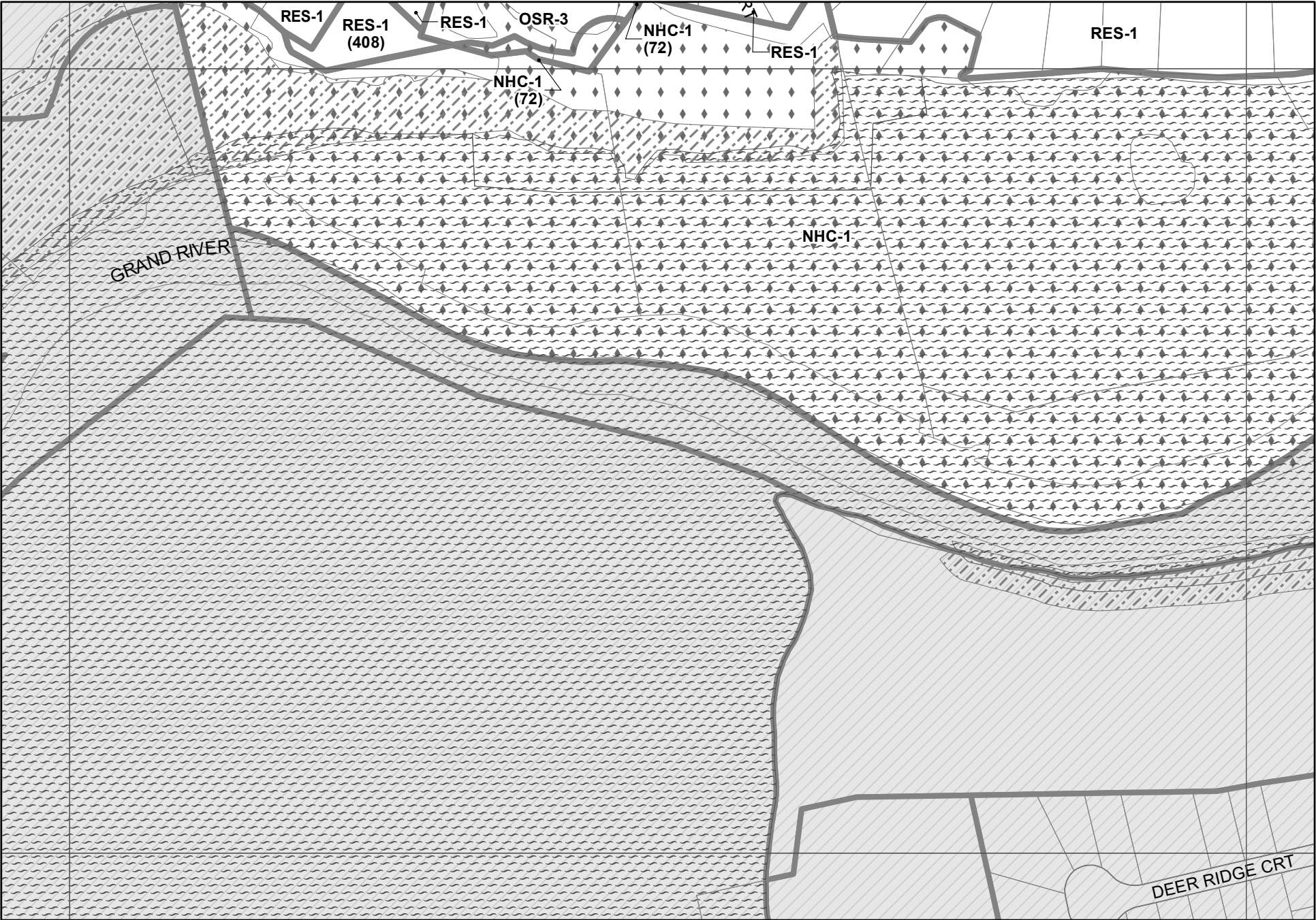
**Overlays Applicable to By-Law 2019-051**

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

|     |     |     |
|-----|-----|-----|
| 218 | 241 | 261 |
| 217 | 242 | 260 |
| 216 | 243 | 259 |

METRIC SCALE 1:4000  
 100 Meters





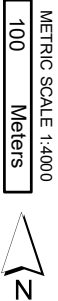
[5000] Zoning By-law Index Number  
(88) Site Specific Provision Number  
[1] Property Detail Schedule Number

Date: January 9, 2025

**By-Laws**  
[White Box] Lands Subject to this Zoning By-law Amendment  
[Hatched Box] 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  
[Triangles] Significant Wildlife Habitat and Landforms

|     |     |     |
|-----|-----|-----|
| 217 | 242 | 260 |
| 216 | 243 | 259 |
| 215 | 244 | 258 |





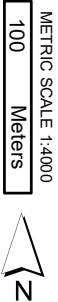
[5000] Zoning By-law Index Number  
(88) Site Specific Provision Number  
[1] Property Detail Schedule Number

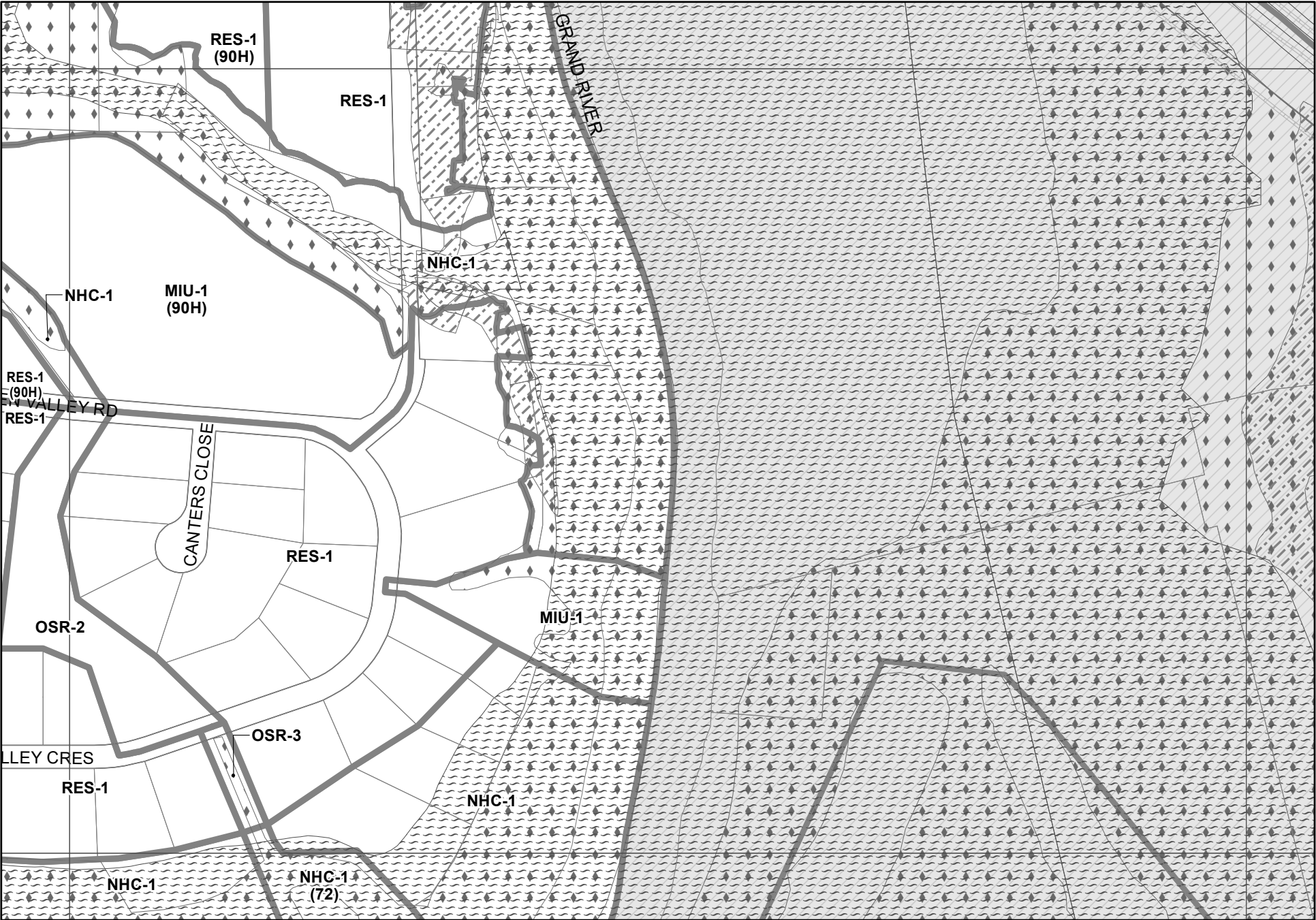
Date: January 9, 2025

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

|     |     |     |
|-----|-----|-----|
| 242 | 260 | 278 |
| 243 | 259 | 279 |
| 244 | 258 | 280 |





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

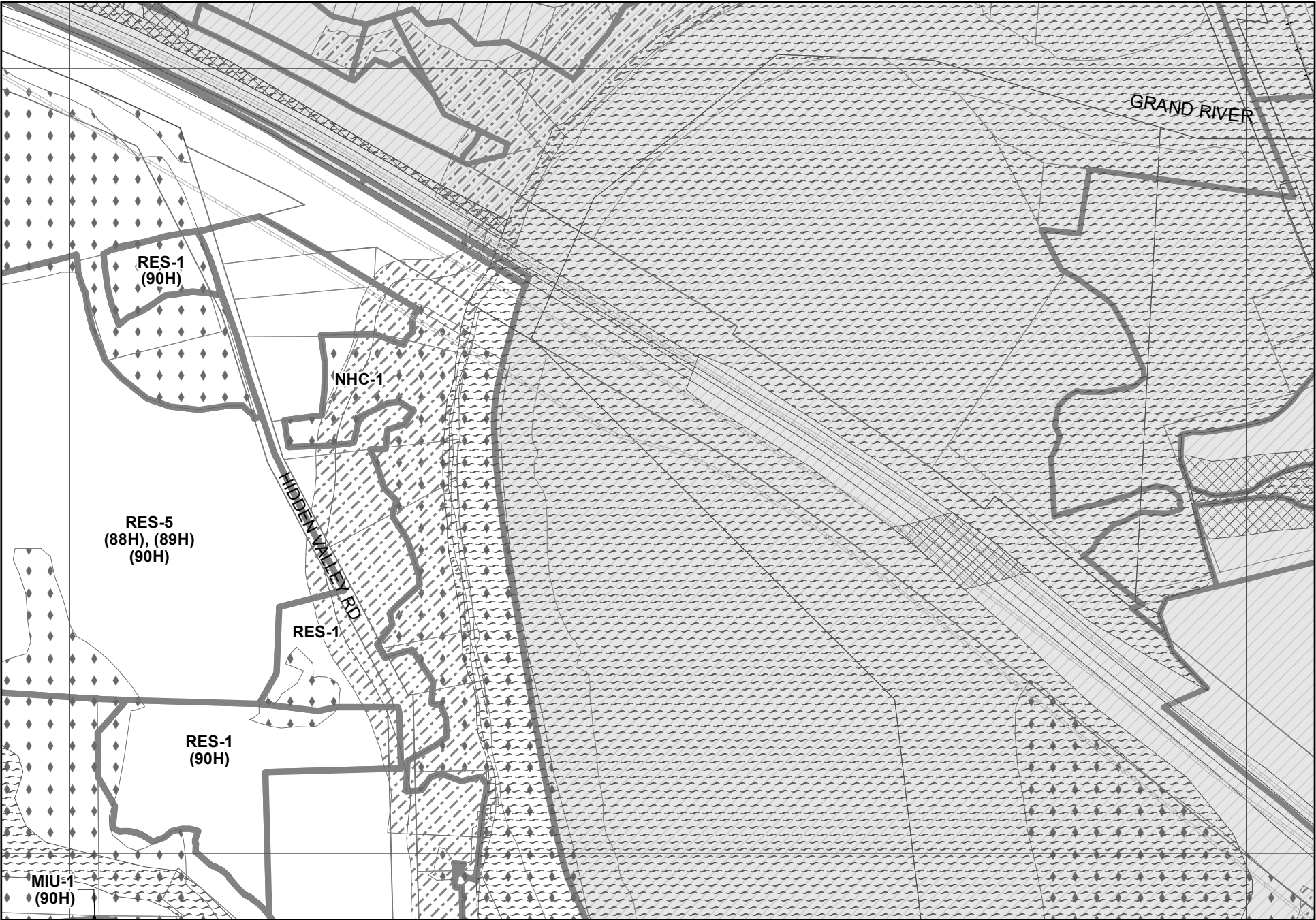
Date: January 9, 2025

**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**  
[Horizontal Lines] Flooding  
[Diagonal Lines] Hazard  
[Cross-hatch] Slope Erosion Hazard  
[Diamond Pattern] Ecological Restoration Areas  
[Triangle Pattern] Significant Wildlife Habitat and Landforms

|     |     |     |
|-----|-----|-----|
| 241 | 261 | 277 |
| 242 | 260 | 278 |
| 243 | 259 | 279 |

METRIC SCALE 1:4000  
100 Meters  
N



METRIC SCALE 1:4000  
100 Meters

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

Date: January 9, 2025

**By-Laws**  
[Thick black outline] Lands Subject to this Zoning By-law Amendment  
[Thin black outline] 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-hatching] Ecological Restoration Areas  
[Small triangles] Significant Wildlife Habitat and Landforms

|     |     |     |
|-----|-----|-----|
| 240 | 262 | 276 |
| 241 | 261 | 277 |
| 242 | 260 | 278 |





METRIC SCALE 1:4000  
100 Meters

[5000] Zoning By-law Index Number  
(88) Site Specific Provision Number  
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**By-Laws**  
[Outline] Lands Subject to this Zoning By-law Amendment  
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**Overlays Applicable to By-Law 2019-051**  
[Wavy] Flooding Hazard  
[Diagonal] Slope Erosion Hazard  
[Cross-hatch] Ecological Restoration Areas  
[Dotted] Significant Wildlife Habitat and Landforms

|     |     |     |
|-----|-----|-----|
| 239 | 263 | 275 |
| 240 | 262 | 276 |
| 241 | 261 | 277 |

