

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

– Maxwell Building Consultants Ltd. –132 Fairway Road North)

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 239 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 Four Zone (RES-4) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (436).
2. Zoning Grid Schedule Number 239 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 Zoning By-law 2019-051 is hereby amended by adding Section 19 (436) thereto as follows:
 - “436. Notwithstanding Sections 5.3.1(1), 5.6 and Table 5-5, 7.3 and Table 7-6 of this By-law, within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as being affected by this subsection on Zoning Grid Schedule Number 239 of Appendix “A”, the following special regulations shall apply:
 - a) The Minimum Front Yard Setback shall be 5.5 metres;
 - b) The Maximum Front Yard Setback shall be 7.5 metres;
 - c) The Minimum Exterior Yard Setback shall be 4.0 metres;
 - d) The Minimum Interior Side Yard Setback shall be 2.4 metres;
 - e) The Maximum Floor Space Ratio shall be 1.33;

- f) *Dwelling units* located at *ground floor* level shall not be required to have a patio area adjacent to the *dwelling unit* with direct access to such *dwelling unit*;
 - g) The minimum number of *parking spaces* shall be 5 *parking spaces*;
 - h) The minimum number of *visitor parking spaces* shall be 3 *visitor parking spaces*;
 - i) A maximum of 2 *angled parking spaces* may be reduced to a minimum of 2.4 metres in width and a minimum of 4.8 metres in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles; and
 - j) Geothermal Energy Systems shall be prohibited.”
4. This By-law shall become effective only if Official Plan Amendment No. ___ (132 Fairway Road North) 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