

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

- WM. J. Gies Construction Limited, Block 1, 58M-711)

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 226 and 277 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 Mixed Use One Zone (MIX-1) to Low Rise Residential Five Zone (RES-5) with Holding Provision (116H).
2. Zoning Grid Schedule Numbers 226 and 277 of Appendix "A" to By-law 2019-051 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
3. Section 20 of By-law 2019-051 is hereby amended by adding Section 20 (116H) thereto as follows:

"(116H) - Notwithstanding Section 7 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 Numbers 226 and 277 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) That a satisfactory detailed stationary noise study has been completed and implementation measures have been addressed to the satisfaction of the *City*. The detailed stationary noise study shall review the potential impacts of transportation noise from Lackner Boulevard on the sensitive points of reception and the impacts of the development on adjacent noise sensitive *uses*."

4. This By-law shall become effective only if Official Plan Amendment No. __ (Block 1, 58M-711) 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