

PROPOSED BY – LAW

\_\_\_\_\_ 2025

BY-LAW NUMBER \_\_\_\_

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 85-1, as amended,  
and 2019-051, as amended, collectively known as the  
Zoning By-law for the City of Kitchener

– 1000947521 Ontario Inc. –157 Schweitzer Street)

WHEREAS it is deemed expedient to amend By-law 85-1 and 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 182 of Appendix “A” to By-law Number 85-1 is hereby amended by removing 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.
2. Zoning Grid Schedule Number 182 of Appendix “A” to By-law Number 85-1 is hereby further amended by removing the zone boundaries as shown on Map No. 1 attached hereto.
3. Zoning Grid Schedule Number 182 of Appendix “A” to By-law 2019-051 is hereby amended by adding hereto the lands specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, and by zoning the lands specified as Area 1, Map No. 1 thereafter as Low Rise Residential Four Zone (RES-4) with Site Specific Provision (438).
4. Zoning Grid Schedule Number 182 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.
5. Section 19 of By-law 2019-051 is hereby amended by adding Section 19 (438) thereto as follows:
  - “438. Notwithstanding Sections 5.4 and Table 5-2, 7.3 and Table 7-2 of this By-law, within the lands zoned Low Rise Residential Four Zone (RES-4) and shown as being affected by this subsection on Zoning Grid Schedule Number 182 of Appendix “A”, the following special regulations shall apply:
    - a) For the building existing on the date of passing of this by-law, the following shall apply:

- i. The Minimum Front Yard Setback shall be 4.2 metres;
    - ii. The Minimum Rear Yard Setback shall be 5.0 metres;
  - b) For buildings constructed after the date of passing of this By-law, the Minimum Rear Yard Setback shall be 6.8 metres.”
6. This By-law shall become effective on the date that it is passed.

PASSED at the Council Chambers in the City of Kitchener this       day of  
, 2025.

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Mayor

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Clerk

DRAFT