

Annual Zoning Updates

Planning and Strategic Initiatives Committee

February 9, 2026

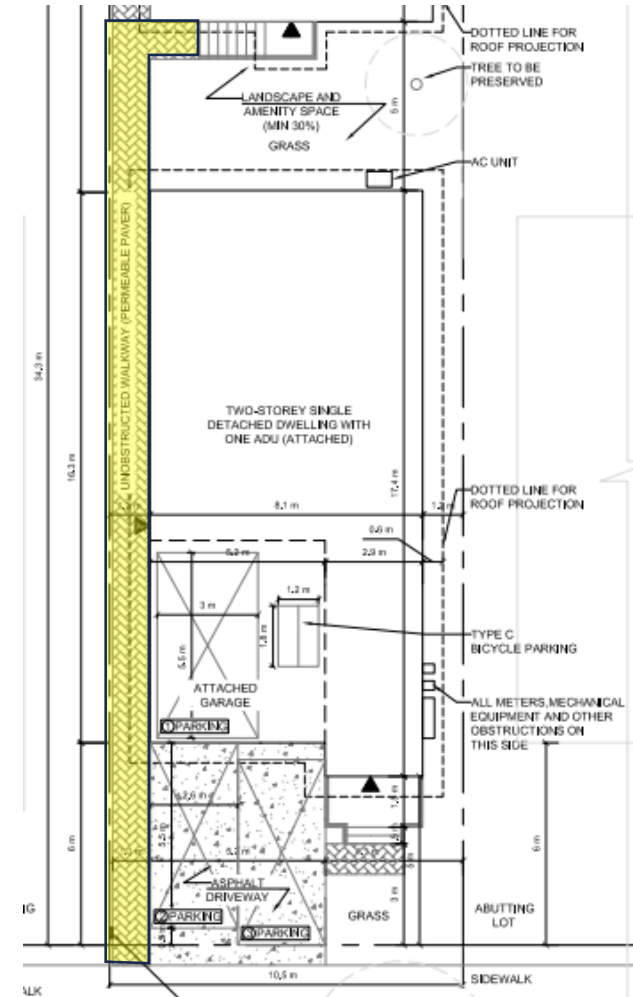
Sean Harrigan – Planner (Policy)

Minor, Technical, and Administrative

- Improvements identified through:
 - Consultation and working files with builders and developers.
 - Experience of Planning and Zoning staff.
 - Alignment with Emergency Services, Transportation, and Engineering requirements.
 - Alignment with Provincial legislation and Regional standards.
 - Inquiries from general public, builders, and developers.
- Proposed changes refined through further consultation with staff, builders, and developers.

Unobstructed Walkway

- Centralized location for consistency and ease of reference.
- New regulations for maximum slope, cross-slope, and length for safe and suitable access.
- Increased flexibility with amended regulations for steps and access ramp.



Private Home Day Care

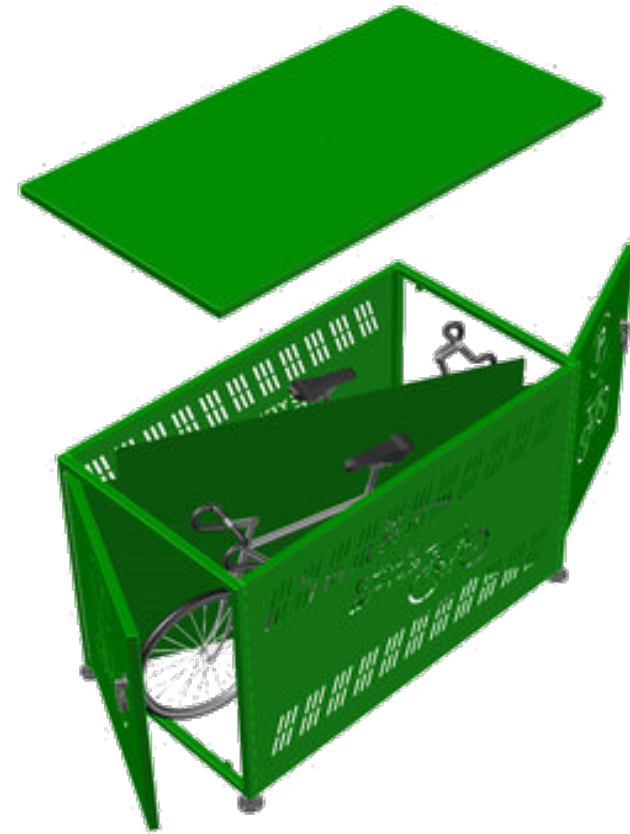
- Regulated by Province with help from Regional consultants (Child Care and Early Years Act, 2014).
- Thorough inspection and compliant investigation process.
- Max 6 children under 13 years old (max 5 if unlicensed).
- Max 3 children under 2 years old.
- Must count own children under 4 years old.

Private Home Day Care

- Proposed to be allowed any dwelling unit for increased flexibility.
- Remove current limitations that are inconsistent with standard practices and Provincial legislation.

Bike Lockers

- New wedge/pie shaped option for increased flexibility.
- Only applicable to individual bike lockers.
- Minimum size necessary to accommodate ~85% of adult bikes.



Lot Width for Townhouses and Multiple Dwellings

- Reduced minimum lot width for increased flexibility while maintaining intent of Zoning By-laws.
- Minimum 5.0 metre width for townhouses without a garage
- Minimum 14 metre width for multiple dwellings with 10 units or fewer in RES-5 zone

Setback Reductions

- Alignment with Planning Act and Ontario Regulation 257/25 allowing 90% compliance with minimum setbacks for certain properties and development.
- General Regulation and Overlay for consistent application and ease of reference.

Conclusion

- Staff are satisfied that the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement, complies with Kitchener's Official Plan, Region of Waterloo Official Plan, and applicable legislation, and represents good planning principles.
- Staff recommend approval of the proposed amendments.