

Kitchener 2051

Table of Contents

A Pivotal Moment	i
What is an Official Plan?	ii
Kitchener 2051: Purpose	iii
Our Shared Vision	iv
Our Shared Values	v
Our Shared Future.....	vi
How to Read This Plan	viii
1. Indigenous Engagement and Reconciliation	1
Responsibilities of the City of Kitchener.....	1
A Place to Focus – Honouring the Grand River	2
2. City Structure.....	4
Places to Protect.....	5
Places to Grow.....	5
Places to Focus	8
Growth Management.....	10
3. Housing: Making a Home for Everyone	11
Amount of Housing	11
Housing Forms & Tenures	12
Housing Affordability.....	14
Security and Stability of Housing.....	16
Supporting The People Who Build.....	17
4. Economy: Directing & Diversifying Economic Growth & Innovation	18
Local Food Systems	19
Waste to Resources	20
5. Energy Transition: Powering a Prosperous Kitchener	22
Energy Planning	23
6. Natural Environment: Conserving Nature in the City	29
Natural Heritage System.....	29
Watershed Planning	38
The Urban Forest.....	40
7. Sense of Place: Supporting Community Connection	44
Cultural Heritage.....	44
General Cultural Heritage Landscape Policies	48
Archaeology	60
Placemaking.....	60
Community Spaces.....	65
8. Mobility: Enabling Safe, Accessible, and Integrated Travel.....	69
Walking, Rolling, and Cycling	71
Transit	72
Goods Movement.....	72
Parking and Curbside Management	73
City-owned streets.....	73
Regional Roads	74
9. Infrastructure and Servicing: Supporting Growth through Re-investment	75
Water, Sanitary and Stormwater Services	77
Utilities.....	79

10. Community Health and Safety: Protecting People & Resources 80

 Protecting our Water 80

 Drinking Water Source Protection..... 83

 Water Efficiency and Conservation..... 89

 Natural Hazards – Flooding and Erosion..... 90

 Land Use Compatibility 96

 Mineral Aggregates 98

11. Land Use Designations..... 105

 Natural Heritage Conservation 106

 Prime Agriculture 107

 Open Space..... 109

 Mixed Use..... 110

 Commercial First 116

 Auto-Oriented Commercial 119

 Neighbourhoods 120

 Innovation Employment..... 121

 Institutional 122

 Industrial..... 124

 Major Infrastructure and Utilities 125

 Specific Policy Areas 126

12. Implementation: Administering the Plan 139

 Plan Conformity 139

 Designations, Boundaries, and Mapping..... 140

 Conflicting Policies 140

 Terminology 141

 Official Plan Updates and Monitoring 141

 Amendments 141

 Criteria for city Structure Changes 142

 Public Consultation and Public Notification 144

 Municipal Finance..... 145

 Growth Management..... 145

 Area-Specific Planning 146

 Right of Way Widening..... 147

 Community Improvement Plans..... 147

 Complete Application Requirements..... 148

 Environmental Impact Studies 149

 Zoning Bylaw 151

 Community Planning Permit System..... 151

 Holding Provisions 151

 Committee of Adjustment 152

 Non-Conforming and Non-Complying Uses 154

 Site Plan Control 155

 Plans of Subdivision, Condominium, and Part-lot Control..... 155

 Property Standards 156

 Demolition Control..... 156

 Inclusionary Zoning..... 157

Schedule A: Glossary 160

Schedule B: Other Information and Materials 177

Schedule C: Location of Historic Landfill Sites 180

Schedule D: City Roads to be Widened 181

Schedule E: Intersections That May Exceed the Designated Road Allowance 185

Schedule F: Regional Roads to be Widened..... 188
Schedule G: Source Water Protection Land Use Categories 191
Schedule H: Vulnerable Area Risk Assessment Table 193
Maps 194

A Pivotal Moment

Celebrating our Past and Building our Future, Together

Kitchener has long been a place of gathering, exchange, innovation, and care for people and the land. As a home for thousands of years to Indigenous peoples, for stewardship, trade, and travel along the Grand River, to the arrival of German Mennonite settlers in the early 1800's, to its emergence as an industrial centre at the heart of Waterloo Region after World War I, Kitchener's history is rooted in and strengthened by the energy of new people and ideas. Kitchener has grown into a vibrant city, home to innovators and entrepreneurs, students and families, newcomers and elders, makers and artists from around the world.

As Kitchener grows to a city of around 450,000 residents by 2051, we face a rapidly changing world. Global social, political, and technological shifts are transforming how we live, work, get around, and connect with each other.

This moment has many challenges. The cost of living continues to rise, with housing costs outpacing incomes. Our infrastructure, including roads, pipes, parks, and public spaces is aging and needs reinvestment. The climate emergency is reshaping how we build, move, and manage our resources. Reconciliation with Indigenous peoples calls for truth, relationship-building, and continued engagement grounded in reciprocity and respect.

This moment is also full of opportunity. Kitchener's greatest strength lies in the people who call it home: a skilled and diverse population driving innovation and creativity in every corner of the city. With this spirit of collaboration from across people of all backgrounds and skillsets, we can continue building strong neighbourhoods, vibrant public spaces, and growing urban centres in balance with the preservation and celebration of the natural environment.

Kitchener 2051 is the long-term roadmap for how we will grow and evolve through this pivotal time. It is the collective guide for managing change, including how we will plan for new people, homes, and jobs, design streets that are safe for everyone, protect our environment, and build communities where everyone feels welcome and supported.

The future of Kitchener depends not only on what we build, but how we care for one another. When people feel connected, supported, and that they belong, the city becomes stronger and more resilient. Community wellbeing and mutual care is as vital to Kitchener's success as new homes, jobs, and roads. The choices we make now will determine the kind of city we leave for future generations. With clear direction and collective action, this Plan charts a path toward a city that is resilient, ready to adapt, and determined to ensure that well-being, prosperity, and joy are within reach for all who call Kitchener home.

What is an Official Plan?

An Official Plan sets out the long-term vision, shared values, and policies that help guide decision making on where people live, work, move, and connect with each other.

Provincial law (through the Planning Act) outlines what an Official Plan does.

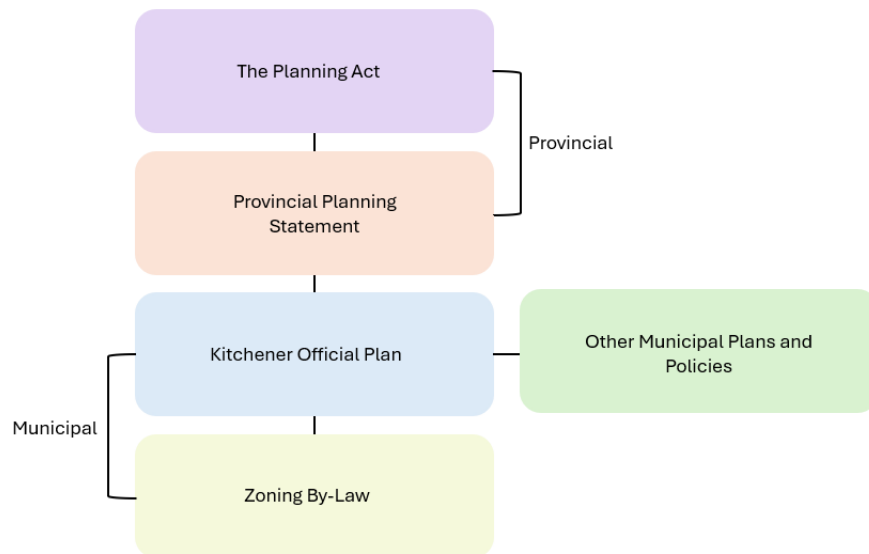
An Official Plan:

- Guides growth and change, especially how land and buildings are used;
- Informs decisions about land use, development, transportation, parks, and community facilities;
- Translates the city’s 25 year vision from the Strategic Plan into on-the-ground directions for how land is used; and,
- Provides direction for other tools such as the **City’s** Zoning Bylaw and other implementing bylaws.

The Plan conforms with Provincial rules, and policies, including the Planning Act and the Provincial Planning Statement.

The Plan also works alongside other municipal plans and policies in areas related to transportation, building, engineering, neighbourhood services and facilities, economic development and finance. Other planning tools, such as the Zoning Bylaw, must conform to the Official Plan.

Figure 1. Regulatory Framework



Kitchener 2051: Purpose

Kitchener 2051 is about the people who call Kitchener home - today and in the future. It's about shaping a city that reflects our community's values and aspirations for the city we want to become.

A city is a complex system with many overlapping social, environmental, and physical layers that need continuous renewal to meet the needs of its people. Strong cities embrace these complexities, respond quickly to emerging needs, and build for the future strategically, with purpose and determination. This Plan presents a shared vision for such a city, crafted from the things that matter most to our community and guiding change toward a thriving, inclusive, and sustainable Kitchener that works for everyone. It strengthens the things people love about Kitchener while positioning us to be adaptable, resilient and prepared for an uncertain future.

Guided by Our Shared Vision, Our Shared Values, and the Big Ideas of Our Shared Future, the Plan provides direction for how and where Kitchener will grow, including:

- How to provide housing that is diverse, affordable, and attainable.
- How to support a strong and diverse local economy.
- How people and goods will move throughout the city.
- How to design complete and connected neighbourhoods.
- How to protect and enhance natural areas.
- How to enable responsible growth through the efficient use of infrastructure and servicing.
- How strengthen resilience to natural, economic and social changes.

Our Shared Vision

This Plan builds on the city's Vision introduced in the 2023-2026 Kitchener Strategic Plan:

**Building a city for everyone where, together, we take
care of the world around us - and each other.**

The core element of our Shared Vision is care – for both people and the planet. Throughout the Plan process, the theme of ‘A Caring City’ emerged as the central thread that connected everything together - the foundation that holds up the building blocks of a great city.

Being a Caring City means welcoming people of all ages, backgrounds, and lived experiences and reflecting on and reconciling with the past while planning for a future rooted in community wellbeing, inclusion, and belonging.

This theme is woven throughout the Plan guides how we grow together toward a more caring, connected, and resilient future.

Our Shared Values

Looking out for one another – and creating the places and systems we need to thrive.

Shaped by the ideas, experiences, and aspirations shared by the community during the Plan process, the following values respond directly to the challenges our community is facing. Together, they reflect the shared desire for a future Kitchener that is safe, equitable, connected, and resilient, with a strong commitment to its people and the planet.

Understanding and integrating these shared values throughout the Plan is essential in responding effectively to the challenges we face today, while thoughtfully guiding Kitchener's growth to 2051.

Mutual Care & Belonging - A city that nurtures compassion and connection, ensuring everyone feels valued, supported, and part of the community.

Affordability - A city where everyone can afford to live, work, and build the future they want.

Access & Inclusion - A city where everyone, regardless of age, ability, income, or background, has access to the spaces, services and opportunities they need to succeed.

Thoughtful & Resilient Growth - A city that plans for change in a coordinated, forward-looking, and people-centred way, simultaneously addressing growth, climate, and community well-being.

Safe & Sustainable Mobility Options - A city where everyone can move safely and easily—by foot, bike, transit, or car, across Kitchener and beyond.

Our Shared Future

Our Shared Future captures the three Big Ideas at the heart of this Plan— Our Neighbourhoods, Our Economy, and Our Environment.

The Big Ideas are our collective aspirations for the future; they are snapshots of the Kitchener we want to be in 2051.

Our Neighbourhoods

Kitchener is a city where everyone can find their place, and every neighbourhood feels like home. Whether you rent or own, live alone, with others, or need care and support, there will always be a home for you in Kitchener's neighbourhoods. Kitchener's neighbourhoods are vibrant, connected, and inclusive places where people of all ages, incomes, and abilities can live, work, learn, play, and move around safely and conveniently. They are places to connect and gather, share ideas, and build lasting connections; places where individuals and families of all kinds can grow and prosper; and, places where the shops, services, parks, and jobs are close by.

We're focusing on:

- Making sure homes and neighbourhoods meet everyone's needs;
- Building affordable homes using all the tools the **City** has, including collaboration with other orders of government, builders, agencies, and organizations;
- Adding new homes of all kinds, particularly homes for those who need them most, to every neighbourhood in the city;
- Supporting the evolution of neighbourhoods as they become more diverse, inclusive, and people-centred; and,
- Making sure every neighbourhood has places to work, play, learn and connect with neighbours and family, and provides access to the shops and services that meet everyday needs.

Our Economy

Kitchener is a city where innovation and opportunity are close to home. Kitchener's economy will be as diverse and dynamic as the people it supports. It will be built on many types of businesses, from local shops and services to industry, innovation hubs, and creative enterprises located in neighbourhoods across the city. People and goods will move safely and efficiently through a well-connected mobility network, making it easy to get where they need to go. Investments in energy systems and infrastructure will help local businesses innovate and flourish, to build a resilient and competitive economy.

We're focusing on:

- Growing Kitchener's economy by adding more shops and services in all neighbourhoods, making it easier to get groceries, a cup of coffee, or a haircut;
- Supporting existing businesses by creating the conditions for their continued success in Kitchener;

- Creating more options to get people and goods where they need to go safely and conveniently, including walking, rolling, biking, transit, and driving;
- Creating the conditions to attract and retain the employers and industries of tomorrow, while building on Kitchener’s current economic strengths;
- Protecting Kitchener’s industrial lands for the businesses and uses that need them; and,
- Ensuring offices and other commercial areas are well-connected and located close to frequent transit.

Our Environment

Kitchener is a city that values and cares for the environment. We steward our air, land and water to protect nature but also to help keep people safe, healthy, and comfortable today, and for generations to come. Our city will produce almost no greenhouse gases and will be prepared for the warmer, wetter, and more extreme weather of the future. Kitchener supports a local food system that treats food as a human right and focuses on improving access to locally produced food. We protect our water to sustain our high quality of life, natural environment, and economic prosperity.

Guided by Indigenous knowledge and land-based cultural practices, we care for the land and water in the spirit of reconciliation. This work helps build a stronger, and more resilient community, grounded in respect, understanding, and shared responsibility.

We’re focusing on:

- Protecting the countryside and agricultural lands which are critical to local food and water security;
- Planning for new housing and jobs that support active and public transportation, while making efficient use of existing land and infrastructure;
- Driving greenhouse gas emissions to net zero and building climate resiliency in decision making;
- Actively planning for increased local food production and food access, as well as the protection of forest and freshwater foods;
- Protecting, growing, and enhancing nature in the city, including the tree canopy and natural areas;
- Protecting people and property from natural hazards and the impacts of climate change; and,
- Connecting people with each other, the land, the air, and the water, and helping people stay safe and comfortable in neighbourhoods across the city.

How to Read This Plan

Turning aspirations into action, the Plan translates our shared Vision, Community Values, and Big Ideas for the future into clear, actionable policies and directions that will shape how and where Kitchener will grow and change to 2051.

Our Shared Vision and Values form the foundation of the Plan, grounding it in the priorities and aspirations of the community. Together, they ensure the Plan responds to Kitchener’s current challenges while charting a clear and ambitious path forward.

Our Shared Future, the Big Ideas at the heart of this Plan, are what connects the City Structure to the more detailed Building Blocks that guide specific policy areas such as housing, economy, energy transition, mobility, sense of place, natural environment, community health and safety, and infrastructure and servicing. The policies set out in the City Structure and Building Blocks are then reflected in Land Use Designations and Implementation Sections. These are the tools that turn policy into practice.

Through this framework, the Plan will:

- Direct growth and change in Kitchener, focusing on how land and buildings are used;
- Guide decisions on development, mobility, community infrastructure, and services; and,
- Provide direction for implementation bylaws.

Tracking What’s Important

We want to make sure we are making real progress towards the shared goals set out in the three Big Ideas. Clear and measurable indicators will help the City track how the Plan is being put into action. It will also help City staff understand how effective the Plan’s policies are. By tracking these metrics, the City can see where the Plan is working and where new approaches are needed.

To ensure we are tracking our progress accurately and comprehensively, City staff will undertake an additional process following the approval of this Plan to determine how this tracking will work, what the inputs and outputs will be, and how we will report back and update our policies as needed.

Policy Language & Interpretation

The Plan informs land use decisions and priorities, including, but not limited to land use and mobility strategies and plans, development applications, and the budget process. It is intended to be read in its entirety, with all policies considered together to determine applicability and conformity. There is no implied priority in the order in which the policies appear, unless otherwise stated.

Tables, call-out boxes, maps, figures, appendices, and a glossary are used throughout the Plan, and should be read in the context of the related policies. These elements are intended to provide additional information or clarification.

Bolded words within the Plan are defined and included in the Glossary.

Will means the policy applies to all situations, without exception, usually in relation to a statement of action, legislative direction, or situations where a desired result is required.

Should means the policy applies to all situations, unless it can be clearly demonstrated to the satisfaction of the **City** that the policy is not reasonable, practical, or feasible in a given situation.

May means the policy direction is optional and not required. May statements give permission to do something rather than requiring or limiting action.

City means The Corporation of the City of Kitchener.

Kitchener or **the city** means the place or physical area of the municipality.

Council means the City Council for the City of Kitchener.

Plan means the Official Plan for the City of Kitchener.

The paragraphs introducing each Section and some subsections are preambles that are intended to set context for the Plan and assist in interpretation. Numbered objectives and policies are the fully operative portions on the plan. Content included within text boxes provide examples, stories or figures that may become dated and do not form part of the plan.

The theme of A Caring City was identified by residents as being fundamental to Kitchener's future. This is about welcoming residents of all ages, backgrounds, and lived experiences, and reflecting and reconciling on our past while planning for a future rooted in community wellbeing, inclusion, and belonging. The new Plan considers and embeds this theme across all policy areas to achieve this future.

1. Indigenous Engagement and Reconciliation

Responsibilities of the City of Kitchener

Integrating policies into municipal governance systems and facilitating meaningful relationships with Indigenous communities is one way the **City** can advance reconciliation. We acknowledge the history, culture, and land stewardship of Indigenous communities throughout Turtle Island. We also recognize that acknowledgement is only the beginning of cultivating stronger relationships and friendships with Indigenous communities.

This Plan is created under legislative land use planning frameworks and is informed and enriched by the knowledge and practices of Indigenous peoples who have been present on this land for generations. This Plan seeks opportunities for collaboration and connection with the land and waters within the city, focusing on protection and conservation of the natural environment while providing opportunities for thoughtful and resilient growth throughout the city. This Plan seeks to recognize our shared history presenting a framework for relationship-building with treaty holders and urban Indigenous communities. Ongoing engagement with Indigenous communities will ensure that this Plan achieves these objectives.

We all hold a responsibility to the Truth and Reconciliation Commission's Calls to Action, and the **City** is dedicated to continuing to work with Indigenous communities as partners and friends now and into the future.

The **City** will implement this Plan in a manner that is consistent with the recognition and affirmation of existing Aboriginal and Treaty rights in accordance with the Provincial Planning Statement.

ACKNOWLEDGING AND SUPPORTING INDIGENOUS CULTURE

The history of First Nations and local Indigenous communities is an important part of the city's unique heritage and culture and includes tangible and intangible or associative aspects. The **City** acknowledges Indigenous languages, cultural traditions, and expressions, hunting and gathering places and practices, dances, festivals, and ceremonies that have been passed down generations and recognizes their importance.

Settler cultural heritage predominantly focuses on the built environment supported by a legislative framework that mostly protects the tangible aspects of its heritage. The Ontario Heritage Act includes criteria related to historical and associative value, which are meant to recognize the intangible aspects of the heritage – aspects which do not have a physical presence such as history related to events, peoples, activities, and organizations – and cannot be seen.

The **City** acknowledges that documenting and conserving Indigenous heritage is challenging under the current cultural heritage legislative framework the **City** works under. In keeping with specific aspects of the Truth and Reconciliation's Call to Actions, and the United Nations Declaration on the

Rights of Indigenous Peoples, the **City** is dedicated to providing a foundation under which Indigenous heritage can be recognized, and where possible, conserved.

This Plan recognizes the strength of the city's cultural diversity and the importance of conserving it, and seeks to build communities in a way that promotes collaboration, connection, and meaningful conversations with Indigenous people.

EARLY INDIGENOUS ENGAGEMENT AND CONSULTATION

- 1.1. The **City** is committed to early and meaningful engagement with Indigenous communities to facilitate knowledge-sharing and support consideration of Indigenous interests in land use planning processes. This includes:
 - a. Maintaining a process for notification and engagement that reflects and respects Indigenous communities' role in land use planning;
 - b. Engaging early with Indigenous communities on land use planning matters including **development**, land use planning studies, environmental assessments, and policy reviews;
 - c. Engaging and collaborating with Indigenous communities on the shared responsibility to sustain the lands, waters, and resources for the benefit of generations to come. This includes the natural heritage system and water resources; and,
 - d. Engaging with Indigenous communities and considering identified interests when protecting and managing cultural heritage and archaeological resources.

A Place to Focus – Honouring the Grand River

The Grand River anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals in Kitchener and throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie.

The Grand River **watershed** has been home to the Chonnonton, Anishinaabeg, and Haudenosaunee peoples since well before the arrival of settlers in this area. The Grand River passes through the Traditional Territory and Ancestral Lands of the Mississaugas of the Credit First Nation and Six Nations of the Grand River.

The Mohawk name for the Grand River, O:se Kenhionhata:tie means "Willow River," for the many willows in the watershed. The Ojibwe name for Grand River is Owaashtanong-ziibi, "the one that washes the timber down and carries away the grass and the weeds."

Today, the Grand River is to be honoured for its outstanding cultural, scenic, and recreational landscapes. In recognition of the **cultural heritage values**, archaeological potential, recreational, scenic and ecological values, it has been recognized as a "Canadian Heritage River."

- 1.2. The **City** is working in partnership with Indigenous communities, the relevant Conservation Authority, and the community to conserve and protect the unique heritage, recreational and environmental aspects of the Grand River by:
 - a. Recognizing the cultural and historical significance of the Grand River;

- b. Protecting groundwater and surface water as the Grand River **watershed** is essential to supplying clean drinking water to humans, plants, and animals in addition to providing water needed to sustain farming and industries;
- c. Implementing a robust **Natural Heritage System** that requires the permanent protection of forests, wetlands, watercourses, and wildlife which are to be enhanced and protected;
- d. Acquiring and providing parks, open space, and connected trail corridors along the Grand River and its major tributaries;
- e. Ensuring public access points for enjoyment of the Grand River and its major tributaries;
- f. Enhancing recreational opportunities enjoyed by residents and visitors through nature viewing, fishing, swimming, and watersports; and,
- g. Supporting and encouraging opportunities for sustainable and diversified tourism that leverage historical, cultural, and natural assets along the Grand River and its tributaries.

2. City Structure

The city is forecast to grow to 446,000 residents and 180,800 jobs by 2051 - an average increase of about 4,900 people and 2,100 more jobs each year.

Kitchener’s City Structure outlines two elements that each play a role in shaping the future of our city and this Plan: Places to Protect and Places to Grow.

Places to Protect are for conservation, recreation, water management, and agriculture, and include the Green Areas and the Protected Countryside.

Places to Grow are areas that will accommodate growth and change and will offer a range and mix of housing, shops and services. The greatest opportunities for growth are within Strategic Growth Areas, followed by modest but meaningful growth in Neighbourhood Growth Areas. Industrial Growth Areas are protected for continued investment and job growth in manufacturing, related research and development, warehousing, goods movement, and limited supporting uses.

There are also parts of the city where we want to work together with partners and the community to create something special, referred to as Places to Focus. These Places to Focus have the potential to become even more vibrant, welcoming, and connected. They include the Grand River, Downtown Kitchener, and urban centres.

A series of land use designations will help implement the vision for each of the City Structure elements.

Figure 2. City Structure and Predominant Land Uses

City Structure Category	Element	Main Land Use Designations
<i>Places to Protect</i>	Green Areas	Natural Heritage Conservation Open Space
	Protected Countryside	Prime Agriculture
<i>Places to Grow</i>	Strategic Growth Area	Mixed Use A, B, and C* Institutional
	Neighbourhood Growth Area	Innovation Employment Neighbourhood Institutional Commercial First Open Space Auto-oriented Commercial
	Industrial Growth Areas	General Industrial Heavy Industrial

*Mixed Use C land use designation only permitted in Protected Major Transit Station Areas

- 2.1. Green Areas, Protected Countryside, Strategic Growth Areas, Neighbourhood Growth Areas, Industrial Growth Areas, Places to Focus, and Protect Major Transit Station Areas are identified on Map 2.

Places to Protect

GREEN AREAS

Nature is crucial for the well-being of both humans and the environment in Kitchener. This Plan recognizes its value to the place we call home and the protection it provides against an unpredictable climate future. Parks, open spaces, and the natural heritage system are essential as places to connect and foster wellbeing and a sense of belonging. Together these Green Areas need to be protected as we grow.

The **planned function** of Green Areas within the city structure is to protect and conserve ecological and recreational features and functions.

- 2.2. Development will be directed away from Green Areas in accordance with the policies of this Plan.

PROTECTED COUNTRYSIDE

The Protected Countryside contains valuable natural resources, features, and **designated vulnerable areas**, including agricultural lands, woodlands, mineral aggregate deposits and groundwater recharge areas. These assets contribute to the community health and safety, quality of life, and food security. The Protected Countryside contains some of the richest sources of groundwater in the Grand River watershed.

The **planned function** of the Protected Countryside is to maintain the integrity and long-term health of the environmental features, protect drinking water sources, and productive agricultural lands that exist today.

- 2.3. Urban development will not be permitted in the Protected Countryside.
- 2.4. Agricultural uses will be supported for the long term.
- 2.5. Municipal drinking water supplies and **designated vulnerable areas** will be protected.

Places to Grow

STRATEGIC GROWTH AREAS

Imagine a community where the best of urban living is only a short trip away. A community where you can access the best services and amenities, from retail to restaurants, theatres and music venues, and premier parks, community centres, and libraries. Strategic Growth Areas will see the highest concentration of new homes and a range of community supportive uses. They will also be the focus for employment opportunities, with jobs located close to frequent transit.

The **planned function** of Strategic Growth Areas is to accommodate the greatest opportunities for growth and change in the city, offering a range and mix of higher densities and uses. Strategic Growth Areas will be compact and walkable, well-served by frequent transit, **infrastructure** and **community facilities** and offer high-quality services and amenities.

- 2.6. Protected Major Transit Station Areas shown on Map 4 will be the primary focus for intensification.

- 2.7. The Protected Major Transit Station Areas are planned to achieve the following minimum densities:
- a. Grand River Hospital Station: 160 residents and jobs combined per hectare;
 - b. Central Station: 160 residents and jobs combined per hectare;
 - c. Victoria Park and Kitchener City Hall Station: 160 residents and jobs combined per hectare;
 - d. Queen and Frederick Station: 160 residents and jobs combined per hectare;
 - e. Kitchener Market Station: 160 residents and jobs combined per hectare;
 - f. Borden Station: 160 residents and jobs combined per hectare;
 - g. Mill Station: 160 residents and jobs combined per hectare;
 - h. Block Line Station: 80 residents and jobs combined per hectare;
 - i. Fairway Station: 160 residents and jobs combined per hectare; and,
 - j. Sportsworld Station: 160 residents and jobs combined per hectare.
- 2.8. Strategic Growth Areas that are not Protected Major Transit Station Areas will be the secondary focus for intensification.
- 2.9. Strategic Growth Areas will:
- a. accommodate the largest share of population and employment growth in the city;
 - b. accommodate and support major transit infrastructure and active transportation; and,
 - c. provide a range of high-quality services and amenities.
- 2.10. The **City** may use all available tools and resources to direct and shape growth and intensification within Strategic Growth Areas, such as a Community Planning Permit System, Community Improvement Plans, Financial Incentives, and streamlined development review.
- 2.11. Any **development** that proposes to modify the boundaries of Strategic Growth Areas must address the Strategic Growth Area Expansion policies in the Implementation Section of this Plan.

NEIGHBOURHOOD GROWTH AREAS

Imagine a community where you can grab your groceries, meet friends for coffee, get a haircut, or walk to work all without leaving your neighbourhood. A neighbourhood that can adapt to our daily needs and where it's easier to take care of ourselves, and each other. Also imagine being able to move into different forms of housing throughout the various stages of your life - all without leaving your neighbourhood. Any person or family will be able to find a home that they can afford and that meets their needs— in any neighbourhood. This is a goal for Neighbourhood Growth Areas as we aim to weave a mix of housing types and commercial uses, into the heart of our communities, making life easier and more connected for everyone. People of all ages, backgrounds, and lived experiences will feel welcome in all of Kitchener's neighbourhoods.

The **planned function** of Neighbourhood Growth Areas is to accommodate modest and meaningful growth and change in all neighbourhoods in the city and offer a range and mix of uses, housing types, and amenities.

- 2.12. Neighbourhood Growth Areas will:
- a. accommodate population and employment growth through **intensification** and within **designated growth areas**;
 - b. support transit and active transportation;
 - c. enable a range and mix of housing options; and,
 - d. enable a range of commercial, retail, service, and amenity uses.

INDUSTRIAL GROWTH AREAS

Industrial jobs had a foundational impact on Kitchener's development and economy and continue to shape our economic future. Industrial growth areas ensure that lands are available for the growth of manufacturing, related research and development, warehousing, goods movement, and limited supporting uses to keep our economy resilient and responsive to global changes. These are areas that are reserved for the businesses that need to be located away from homes because of noise, odour or other nuisances.

The **planned function** of Industrial Growth Areas is to provide areas for continued investment and job growth in manufacturing, related research and development, warehousing, goods movement, and limited supporting uses.

- 2.13. Industrial Growth Areas are Employment Areas as defined by the Provincial Planning Statement and 'Areas of Employment' as defined by the Planning Act. This includes instances where this Plan authorizes the continuation of a use that is excluded from the provincial definition of Area of Employment, as outlined in the land use policies of this Plan.
- 2.14. The Industrial Growth Areas are necessary and sufficient to meet the forecasted industrial jobs needs to the year 2051 and beyond.
- 2.15. Industrial Growth Areas will be protected for their planned industrial function.
- 2.16. Industrial Growth Areas will be protected from non-employment uses that would negatively impact their overall viability planned function.
- 2.17. Industrial Growth Areas will accommodate and support major transit infrastructure and **active transportation**.
- 2.18. The **City** will plan for the availability of adequately sized lots for industrial uses, including large-scale industrial **development** in coordination with adjacent municipalities.
- 2.19. The **City** may regulate the size of industrial parcels to prevent subdivision that could compromise the inventory of larger parcels.
- 2.20. **Development** which seek to create parcels smaller than the minimum lot size will evaluate:
- a. the availability of a variety of sizes of developable industrial parcels; and,
 - b. whether the **development** would facilitate **intensification** of already developed industrial parcels.
- 2.21. Any **development** to remove lands from Industrial Growth Areas or permit a use that is not permitted in the General Industrial or Heavy Industrial land use designation, will address the Industrial Conversion policies in the Implementation Section of this Plan.

Places to Focus

Places to Focus are areas where the **City** intends to lead the collective creation of something special. Places to Focus include the Grand River, Downtown, and four urban centres.

- 2.22. The **City** may use all available tools and resources to shape and influence Places to Focus, including:
- a. Community Planning Permit System;
 - b. Community Improvement Plan;
 - c. Financial incentives;
 - d. Capital investments such as parks, community centres, libraries, and other **community facilities**;
 - e. Area-specific planning;
 - f. Urban design concept planning;
 - g. Cultural heritage conservation;
 - h. Streamlined **development** review; and,
 - i. Coordination of municipal services and/or investment with other orders of government and agencies.

DOWNTOWN

Downtown Kitchener is the heart of the city that excites, supports, and unites. The Downtown Kitchener vision and principles are centered on radiating vibrancy, cultivating connection, and belonging, and will inform new and ongoing City initiatives.

- 2.23. Downtown will be planned as the primary arts, culture, recreational, and events destination in the city.
- 2.24. The **City** will support and provide opportunities for placemaking, art, music, and ethnic and cultural events and experiences in the Downtown.
- 2.25. King Street within the Downtown will be planned as the focus for high quality commercial and service uses.
- 2.26. **Major office** employment uses will be directed to Downtown.
- 2.27. Major civic institutional uses will be directed to Downtown.
- 2.28. Major transportation **infrastructure** connecting the city with the rest of the province will be located Downtown.
- 2.29. The **City** will undertake an evaluation of the **views and vistas** identified below to determine the **cultural heritage value** of each **vista** and the heritage attributes worthy of conservation:
- a. Gaukel Street from King Street to Victoria Park;
 - b. Ontario Street from Duke Street to Joseph Street;
 - c. Queen Street south from Duke Street to St. George Street;
 - d. Queen Street from Ellen Street to King Street; and,
 - e. Frederick Street from Duke Street to Weber Street.

URBAN CENTRES

Kitchener's four Urban Centres will complement Downtown by ensuring every community has a local "heart" that brings shops, services, community spaces, and gathering places closer to home.

- 2.30. The Urban Centres are generally located at or near:
- Strasburg Road and Block Line Road;
 - Highland Road West and Fischer-Hallman Road;
 - Ottawa Street North and River Road East; and,
 - Strasburg Road and Blair Creek Drive.
- 2.31. The **City** will work in partnership with interest holders and the community to invest in creating and enhancing the Urban Centres' sense of place.
- 2.32. Urban Centres will be planned to accommodate more homes, shops, services, and frequent transit with great places in between.
- 2.33. **Community facilities** are encouraged to co-locate with other permitted land uses within Urban Centres.
- 2.34. The **City** will explore opportunities to elevate Urban Centres as secondary areas for arts, culture, recreational, and events destinations in the city.
- 2.35. The City will explore opportunities to maximize the quantity and quality of public spaces and greenspaces within Urban Centres including through parkland dedication, land acquisition, and the optimal coordination of public and publicly accessible private spaces.

THE GRAND RIVER

The Grand River is more than a scenic landmark – it's the thread that weaves Kitchener's landscape, ecology, and history together. The Grand River – recognized as a "Canadian Heritage River" - anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals not just in Kitchener but throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie. However, the Grand River is just as significant for its Indigenous history and its cultural heritage.

Well before the arrival of settlers, Indigenous communities have made their homes along the Grand River. Then and now, the Grand River has been key to the lives of indigenous peoples and settlers alike. The river has been, and continues to be, a place for transportation, fishing, hunting and trapping, and spiritual connections as well as historic and current power, industry, agriculture, and drinking water supply.

- 2.36. The **City** will continue to work in partnership with Indigenous communities, the relevant Conservation Authority, and the broader community to honour, protect, and celebrate the Grand River as a place of deep cultural, historical, and ecological significance.
- 2.37. The **City** will continue to recognize the Grand River's ecological and **cultural heritage values**, its archaeological potential, and its recreational and scenic attributes.

Growth Management

The concepts of Designated Greenfield Area and Designated Growth Area will be rationalized in a future draft

Directing growth to the already built-up area of the city, shown on Map 1, makes efficient use of land, existing physical **infrastructure**, transit, and **community facilities**, while preserving agricultural land. Accordingly, this Plan directs a significant portion of growth to the Built-Up Area. Although most of our growth will be accommodated within the Built-Up Area, the Designated Growth Area is also an important location for planned growth. **Development** outside of the built-up area will contribute to a healthy, complete, and balanced community. Generally, new **development** outside of the built-up area will be planned and designed to be walkable, bikeable, and services by existing and planned transit corridors.

Policies

- 2.38. The **City** is forecast to grow to 446,000 residents and 180,800 jobs by 2051.
- 2.39. The forecasted population and employment growth is to be accommodated within the Urban Area identified on Map 1.
- 2.40. The **City** will plan for a minimum residential intensification target of 60% on lands identified on Map 1 as Built-Up Area. A least 60% of new homes built every year are within the Built-Up Area.
- 2.41. **Development** within the Designated Greenfield Area, shown on Map 1, will be planned to achieve a minimum density target of 67 residents and jobs per hectare by 2051. Those lands that were not subject to draft approved Plans of Subdivision by the end of 2019 will be cumulatively planned to a minimum density of 84 residents and jobs per hectare to achieve the 67 residents and jobs per hectare across the entire Designated Greenfield Area by 2051.
- 2.42. The **City** will monitor the achievement of the targets outlined in policy 2.45 and consider if policy adjustments are needed to help achieve them as further described in the Implementation policies of this Plan.
- 2.43. Any **development** proposal to expand the Urban Area shown on Map 1 will address the urban boundary expansion policies in the Implementation Section of this Plan.

3. Housing: Making a Home for Everyone

Stable, secure, and affordable housing is a human right and should be available to everyone. This means all residents have a right to a home that provides stability, dignity, and a strong connection to community. Building a caring city includes plentiful and affordable homes that are well-connected homes and meet the needs of all households.

The housing policies in this Plan accommodate a wide range of housing types and households needs over the coming decades. Meeting these needs has been challenging due to an ongoing affordability and supply crisis, climate change, economic shifts, and a growing number of people in need of safe and secure housing.

In response, the **City** must support and increase both the amount and variety of market, affordable, and supportive housing in all neighbourhoods. Housing options at all income levels supports our workforce and local economy.

Neighbourhoods will continue evolving with more diverse, inclusive, and people-centred housing.

What's the purpose of this Section?

This Section sets out policies advancing our objectives for housing in Kitchener. In addition to regulating **development**, it also sets out actions the **City** will take to advance our shared housing objectives.

Objectives:

- Ensure all existing and new residents have suitable housing that they can afford.
- Enable a full range of housing types, dwelling sizes, and tenures across the city and within every neighbourhood.
- Minimize the displacement of residents.
- Support others to build more of the homes we need.
- Locate homes close to services and amenities such as schools, childcare, healthcare, libraries, parks, and transit.

Amount of Housing

Kitchener's population growth needs to be matched by housing growth. Higher rents and sale prices are making it harder for more people in Kitchener to find homes. At the time of preparing this Plan, Kitchener is facing a housing deficit of approximately 3,000 homes. To enable the amount of new homes needed to house residents, existing and in the future, an average of just under 2,100 new homes need to be created each year.

Policies:

- 3.1. The **City** will maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential **development**.

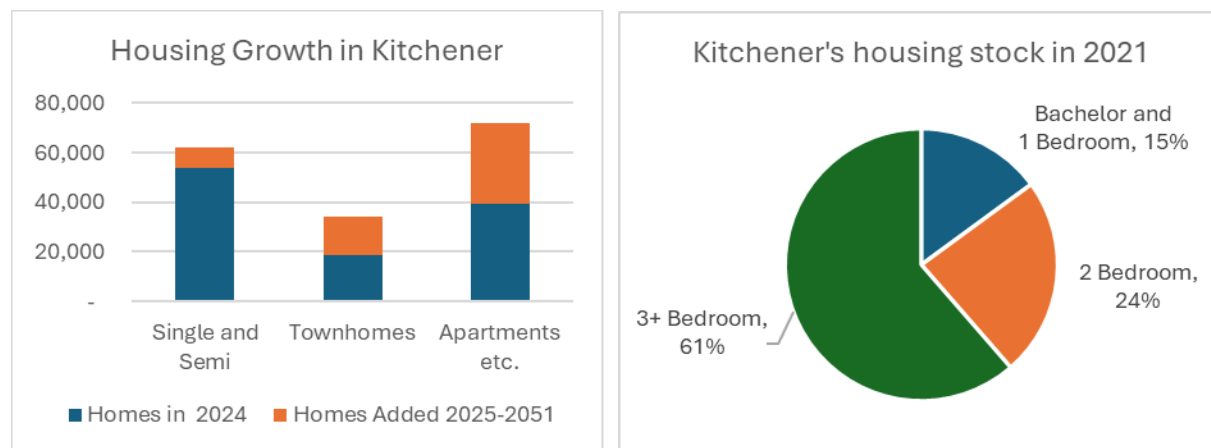
- 3.2. The **City**, in collaboration with the **Region**, will maintain, at all times where new **development** is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans of subdivision.
- 3.3. The **City** will plan to accommodate an average of 2,100 homes per year to 2051.
- 3.4. Emergency shelter beds, transitional housing, and other short-term accommodation facilities are critical social services and form part of the housing continuum, however they do not form part of the housing supply targets of this Plan.

Housing Forms & Tenures

Being able to find the right home can be limited by the available options. Three-bedroom affordable apartments may be hard to find for a growing family, and a single-detached home may not be affordable. Finding a safe and hospitable home for family members with a permanent disability, renting a room for a short time during a life transition, or finding a spot large enough for extended family are all scenarios that could present major obstacles when the right forms of housing simply don't exist.

The share of people who will rent homes is expected to increase slightly by 2051 as preferences and affordability needs evolve. This Plan provides a comprehensive and flexible approach to support private and non-market housing developers to build the housing needed.

Figure 3. Statistics on Housing Forms and Tenures



- 3.5. The **City** will permit a full range and mix of housing types and sizes in all neighbourhoods across the city.
- 3.6. The **City** will monitor the amount and type of housing being built to track and inform updates to this Plan.
- 3.7. The **City** will plan for a housing mix of approximately:
 - a. 60% apartments, stacked townhomes and additional dwelling units;
 - b. 26% townhomes; and,
 - c. 14% single detached and semi-detached homes.

- 3.8. Among the apartments, stacked townhomes, and additional dwelling units, the **City** will plan for approximately:
 - a. Three quarters as studio apartments and 1 bedroom homes;
 - b. One fifth as 2 bedrooms homes; and,
 - c. One tenth as 3 or more bedroom homes.
- 3.9. The proportional targets for unit types and sizes will apply city-wide and are not intended to be implemented through individual **development** .
- 3.10. Notwithstanding policy 3.9, **development** for residential uses on sites of two hectares or more of developable lands, should provide a minimum of 30 percent of new homes in forms other than single detached and semi-detached dwellings.
- 3.11. Additional dwelling units are permitted on lots which contain a single detached dwelling, a semi-detached dwelling, or a street-townhouse dwelling as the principal use, unless otherwise limited by the policies of this Plan.
- 3.12. All kinds of housing options, tenures and living arrangements, including, but not limited to those listed in Figure 7, are permitted wherever residential uses are permitted.

Figure 4. Housing Tenures and Living Arrangements

Ownership, Rental, and Non-Profit Tenures:

- Market ownership and rental
- Non-profit housing
- Co-operative housing
- Land trust housing
- Shared equity models
- Rent-geared-to-income housing
- Market and below-market rentals

Collective and Shared Living Arrangements:

- Co-housing communities
- Shared houses / intentional communities
- Group homes and supportive housing
- Multi-generational homes
- Rooming houses / lodging houses / single room occupancy
- Congregate living arrangements (e.g., shared kitchens with private rooms)
- Boarding houses
- Worker or staff residences (e.g., for seasonal or care workers)
- Student residences (public, private, or university/college-affiliated)
- Intergenerational housing programs (e.g., students living with seniors)

Temporary and Transitional Housing:

- Transitional housing for people exiting homelessness or institutions
- Emergency shelters
- Short-term rental accommodations
- Hotels and motels used for temporary housing

Alternative and Culture-Specific Models:

- Indigenous-led housing models
- Communal or extended family housing traditions
- Faith-based or religious community housing
- Culturally-responsive housing for 2SLGBTQ+ communities, seniors, or people with disabilities

Other Specialized Forms:

- Hospice and end-of-life housing
- Housing with integrated health or mental health supports
- Barrier-free / fully accessible housing
- Age-friendly retirement co-housing
- Safe homes for women and children fleeing violence
- Housing for people exiting corrections or forensic psychiatry programs

Small-Scale Forms:

- Micro-condominiums (small unit ownership)
- Laneway suites, coach houses, and garden suites
- Secondary suites / accessory dwelling units (ADUs)
- Modular and prefabricated homes
- Duplexes, triplexes, and fourplexes
- Cottage courts / pocket neighbourhoods
- Land lease housing (including mobile / manufactured homes)

Housing Affordability

Whether starting a family, looking for a place to age comfortably, or trying to leave homelessness, too many people face obstacles to finding housing that is suitable, stable and affordable for them. With a deficit in 2024 of at least 2,200 units of **affordable housing**, the **City** faces the challenge of ensuring that **affordable housing** options are available to meet the community's needs.

The **City** recognizes that affordability must reflect the full spectrum of household incomes. For the purposes of this Plan, affordable housing includes:

- Units that meet the definition of **affordability** set out in the Provincial Planning Statement; and
 - Units that are affordable to those with low and very low incomes, including households relying on the Ontario Disability Support Program, Ontario Works, and fixed retirement incomes.
- 3.13. The **City** will establish tiered sub-targets for different affordability levels and will integrate these tiers into all relevant housing policies, programs, financial incentives, and reporting frameworks.
- 3.14. The **City** may actively support non-profit housing **development** through financial assistance, land, and capacity building.

No matter what local policy decisions the **City** makes, the cost of housing is unlikely to return to the more affordable levels of previous decades. However, with strategic intervention in the local housing market, the **City** intends to preserve and increase affordability across the housing spectrum.

Figure 5. 2024 Provincially Calculated Affordability Thresholds

Rental	Cost/Month
Bachelor	1,210
1 Bedroom	1,382
2 Bedroom	1,674
3+ Bedroom	1,890
Ownership (any size)	\$377,000

- 3.15. The **City** will plan to add 17,460 new **affordable** homes by 2051.
- 3.16. The **City** will target the annual delivery of:
- a. 9% of new homes as **affordable** ownership; and,
 - b. 22% of new homes as **affordable** rental
- 3.17. The **City** will work with the **Region** and community partners to establish shared housing goals and targets to align investments.
- 3.18. The **City**, in partnership with others, will:
- a. Leverage **City**-owned land and internal expertise to support community housing providers; and,
 - b. Coordinate the use of municipal tools to accelerate the delivery of affordable and supportive housing that is energy efficient and resilient including:
 - i. Targeted Financial incentives to non-profits such as such as grants, loans, and fee waivers;
 - ii. **Community Improvement Plans** to provide targeted financial incentives to for-profit **developments**;
 - iii. Partnering with the **Region** on property tax exemptions for **affordable housing**;
 - iv. **Community Planning Permit Systems** to streamline **development** review and deliver **affordable housing** as a community benefit; and,
 - v. Continuing to prioritize the review of **development** that contain **affordable housing**.

- 3.19. New large scale market housing **development** within Protected Major Transit Station Areas shown on Map 4 will include a proportion of **affordable** homes in accordance with the Inclusionary Zoning policies of this Plan.

Security and Stability of Housing

Secure, stable housing is the foundation to well-being and central to building inclusive, resilient communities. As we continue to grow, the **City** is committed to ensuring that development supports housing stability and long-term **affordability** for all residents.

The **City** will foster inclusive and resilient communities by supporting residents—particularly low-income, vulnerable, and equity denied-groups—to remain in their homes as neighbourhoods evolve. The **City** will use municipal tools available to prevent or mitigate displacement, proactively assess displacement risks, and introduce targeted protections.

DEVELOPMENT AND DISPLACEMENT

- 3.20. **Development** should minimize, avoid, and/or mitigate the displacement of existing residents.
- 3.21. The **City** will help avoid, minimize, and mitigate the displacement of existing residents by:
- Implementing the rental replacement bylaw and prioritizing its administration;
 - Considering the potential loss of **naturally occurring affordable housing** when applying land use permissions; and,
 - Exploring other bylaws and intergovernmental partnerships.

CONDO CONVERSIONS

- 3.22. The **City** will, where municipal bylaws permit, ensure that tenant protections, including relocation support and right of return, are provided alongside applications to convert rental homes to condominiums.
- 3.23. **Development** for a Plan of Condominium which would result in the conversion of rental housing to condominium ownership for buildings with six or more units, will only be permitted where:
- The rental vacancy rate for comparable units for the **City**, has been at or above three percent for the preceding two years;
 - The applicant notifies all tenants about the intention to convert the building(s) to condominium ownership and offers first right of refusal as appropriate, in accordance with the Residential Tenancies Act, 2006; and,
 - the proponent submits a detailed inspection report on the physical condition of the property.

TENANT SUPPORT SERVICES

- 3.24. The **City** may collaborate with tenant support service providers to strengthen housing stability and prevent eviction with a focus on at-risk tenants in a way that considers their diverse needs.

DEMOLITION CONTROL

- 3.25. The **City** will continue to enforce a Demolition Control Bylaw to prevent the premature demolition of residential buildings , and protect existing rental housing within designated areas of the city.
- 3.26. The Demolition Control Bylaw may be used as a tool to protect **cultural heritage resources**, preserve buildings, structures, or features within the city as deemed appropriate by Council.

Supporting The People Who Build

Building the housing Kitchener needs in coming decades is going to be the collective effort of developers, non-profits, tradespeople, and the community. The **City's** role is to support builders in the non-profit and market sectors by continuing efforts to provide more flexibility in how and where housing is built. The **City** can also help by continuing to make the process of getting housing approved easier and supporting new building technologies and practices.

INNOVATIVE DELIVERY AND CAPACITY BUILDING FOR HOUSING

- 3.27. The **City** will promote and facilitate innovate housing delivery, including modular and prefabricated construction. This may include the streamlining of approvals, supportive implementing bylaws, pilot projects, and financial incentives.
- 3.28. The **City** will help develop capacity for more people and organizations to build housing. This may include a builder education program, collaboration with industry, and concierge services.

STREAMLINING DEVELOPMENT APPROVALS

- 3.29. The **City** will continue to streamline **development** review, including:
 - a. Developing or supporting pre-approved building designs and site plans;
 - b. Supporting factory built and modular housing through the review process;
 - c. Using digital design and workflow tools;
 - d. Establishing flexible housing-forward regulations to minimize process delays; and,
 - e. Tracking and reporting of **development** approval timelines.

AFFORDABLE HOUSING STRATEGY

- 3.30. The **City** may update and implement an affordable housing strategy to:
 - a. Support non-profits, small scale builders and developers, faith communities and others to help them deliver more homes;
 - b. Support the protection and long-term retention of **naturally occurring affordable housing**;
 - c. Leverage **City**-owned lands and land banking by exploring the use of surplus or underutilized municipal land for non-profit and **affordable housing**; and,
 - d. Employ other Planning Act and Municipal Act tools such public development corporations and community benefits charges in support of **affordable housing development**.

4. Economy: Directing & Diversifying Economic Growth & Innovation

A thriving economy is the foundation of a resilient and inclusive city. This means taking an active role in supporting an economy that is fair, flexible, and adaptable. It also means supporting businesses of all sizes, creating good jobs, and strengthening neighbourhoods across the city.

By 2051, Kitchener expects to add 54,000 jobs or an average of 2,100 jobs each year. Economic growth is also about people - making sure everyone, regardless of background, age, or ability has access to jobs and services. It also means that everyone has the chance to build a stable and fulfilling life in Kitchener.

This Plan was drafted during a time of economic uncertainty. Rising costs, rapid technological change, shifting global markets, and the urgent need for more sustainable solutions have all influenced how we are planning for the future. A strong local economy will create opportunities for new entrepreneurs, help existing industries adapt to change, and support growth in new sectors.

An economy that works for everyone must attract investment today while preparing for the jobs and industries of tomorrow.

What's the purpose of this Section?

This chapter provides policy direction to ensure there is enough space and opportunity for business of various types, sizes, and scales to grow and thrive.

Objectives

- Empower economic opportunity in all neighbourhoods with retail, services, and jobs close to home.
- Protect Industrial Growth Areas as a finite resource and ensure their long-term viability.
- Position the city for economic growth in a way that leverages our strengths, supports diversification, and is adaptable to a rapidly changing economic outlook.
- Plan for businesses of all kinds and sizes across the city that support equitable access to goods, jobs, and economic participation.
- Provide the necessary **infrastructure**, facilities, and services to support economic growth and enhance the mobility of people and goods.
- Plan for the long-term success and evolution of offices in areas well served by transit.
- Embrace the circular economy that wastes fewer resources.
- Support a thriving local food system.

General Economy Policies

- 4.1. The **City** will continue to diversify its economy by supporting Strategic Growth Areas, Neighbourhood Growth Areas, and Industrial Growth Areas to be developed with an appropriate range of economic uses.
- 4.2. The **City** will update and implement the Economic Development Strategy to plan for a thriving economy and anticipate changing trends. It will be used to diversify and

- strengthen the economy to attract, retain, and develop talent to support critical economic sectors, and direct **City** investments.
- 4.3. The **City** will continue to collaborate with and support economic development entities to support the economic objectives of this Plan.
- 4.4. This Plan supports a full range of businesses by:
- a. Allowing a diverse range of home-based businesses;
 - b. Allowing **compatible** businesses within the Neighbourhoods land use designation, including retail and service uses;
 - c. Allowing a broad range of commercial uses within the Commercial First and Mixed Use land use designations, including retail, office, and service uses;
 - d. Protecting General Industrial and Heavy Industrial land use designations for manufacturing and warehousing that may need large sites, generate truck traffic, or need to be located away from homes;
 - e. Strategically leveraging lands designated Innovation Employment as places to establish and grow businesses that are not suited to the Neighbourhoods, Heavy Industrial, or General Industrial land use designations; and,
 - f. Designating lands for auto-oriented commercial uses that are challenging to integrate into compact and walkable communities but are important contributors to Kitchener's economy.
- 4.5. The **City** will develop and implement an Arts and Culture Plan to support experiences for residents and visitors, as well as the resources for creators to deliver them.

Local Food Systems

Everyone has the right to access adequate, local, safe, and healthy food. Food holds a vital role in bringing people together, linking them to their cultures, and strengthening their relationship to land and water. Food can act as a powerful tool for fostering resilience, improving human and economic health, and minimizing impacts of the climate crisis.

A local food system is a complex supply chain of activities related to the production of food (growing/raising), processing (making), distribution (transporting and selling), consumption (eating), and composting (waste diversion).

What's the purpose of this section?

This Plan seeks to enhance the long-term viability of the city's local food network by protecting the countryside and fertile lands inside the urban boundary, encouraging food production in non-agricultural areas, and supporting economic connections within the food system including food processing, distribution, and consumption.

Policies

- 4.6. The **City** will support growing food and medicine gardens in neighbourhoods for personal or commercial consumption, including greenhouses terraces, porches, and rooftops.

- 4.7. The **City** will support the use of public areas such as squares, streets, parking lots, vacant lots, and parks to host temporary or pop-up markets that support the sale of local produce.
- 4.8. The **City** may support access to municipal land for local agricultural production, traditional medicines, and foraging, including land for community gardeners and small-scale producers.
- 4.9. Shared food processing facilities such as food incubators, food hubs, ghost kitchens, food accelerators, and food co-packing facilities are permitted according to the land use policies in this Plan.
- 4.10. Agricultural crop production, harvesting, processing, storage, and distribution is permitted according to the land use policies in this Plan.
- 4.11. Existing food retail will be protected and new food retail, including temporary food stands, will be permitted according to the land use policies in this Plan.
- 4.12. **Food stores** may be protected and/or incentivized:
 - a. Through a Community Improvement Plan;
 - b. By securing them as community benefits through a Community Planning Permit System;
 - c. By requiring them to be retained through the redevelopment process or by providing an interim space as part of comprehensive commercial plaza redevelopment; and,
 - d. By providing **City** project management or concierge support for **development**.
- 4.13. Any **City** investments in **food stores** per the preceding policy will consider the adequacy of **food stores** within walking distance of residents and local community needs.
- 4.14. The **City** will develop and implement a local food strategy to inventory food **infrastructure**, assess local food barriers and gaps in the supply chain, and identify actions to address them.
- 4.15. The **City** will continue to work with Indigenous communities to collaborate and strengthen local food policy goals.
- 4.16. The **City** will work with non-profits, the private sector and other interest holders to build, support, and enhance networks of producers and processors, and of distribution systems, through programs such as community supported agriculture, food processing and storage facilities, and food hubs to increase the resilience of the local food system.

Waste to Resources

The way we manage our waste and resources needs to change. We need to divert material from landfills and reduce the need for raw materials and energy. This concept is referred to as a circular economy, where we repair, re-use, recover, and recycle things. This is different than the current approach where most things are made, used, and then disposed of. Changes to the natural systems, energy systems, and trade patterns all lead us toward a more circular economy.

What's the purpose of this section?

The **City** has a limited but vital role in advancing the circular economy concept centred on strategy development and managing construction waste.

Policies:

- 4.17. The **City** may develop a circular economy strategy for **development** and waste management.
- 4.18. Buildings demolished for **development** should divert usable materials from landfills through reuse or recycling.
- 4.19. The **City** may establish standards to ensure at least 75% of a building's demolition material is diverted from landfill.
- 4.20. Waste collection for **development** will be designed in accordance with the Placemaking policies of this Plan.

5. Energy Transition: Powering a Prosperous Kitchener

The way that we source and use energy is changing. Today, Kitchener mainly uses gasoline, diesel, and natural gas to fuel our vehicles and heat our buildings. These energy sources are responsible for most of our greenhouse gas emissions. To avoid the worst impacts of climate change, we need to achieve net-zero emissions globally by 2050. To achieve net-zero community emissions, energy planning must be integral to how we grow and change.

Heating and cooling our homes and businesses is becoming more expensive. These costs are felt disproportionately by those living on lower incomes. It is important that the changes to how we get and use energy leads to greater affordability, equity, and resiliency.

We know that in the future, as the climate continues to change, we will use more electricity. We also know that building compact, mixed-use communities is the best way the **City** can influence the energy transition. However, we don't know the rate at which specific technologies will be adopted. This means that we can't just plan for "the future." We need to plan for multiple different paths toward a prosperous net-zero future.

The policies in this section are informed by a modelling analysis that evaluated a zero emissions future for Kitchener.

What's the purpose of this Section?

This Section plans for clean energy options from various sources, including solar, **geothermal**, and waste heat, and connects them to where they are needed. Supporting energy sources that do not burn fossil fuels plays a significant role in the community's transition to clean energy.

Many aspects of the energy transition are out of the **City's** control and are the result of market forces and actions by other orders of government. This Plan helps ready us for changes that must be led by others.

Objectives:

- Advance Kitchener's transition to a net-zero emissions, clean-energy community by 2050.
- Generate and store more clean energy in our community.
- Keep our utility costs low and our energy dollars in Kitchener.
- Increase our community's resilience to a changing climate, especially for residents that are most vulnerable.
- Share in the economic benefits, developments, and job creation of the energy transition, especially for low-income residents.
- Reach a net-zero operational standard for new buildings and minimize carbon emissions from construction.
- Support the transition of existing buildings to become low carbon and climate resilient.
- Leverage opportunities to use waste heat from sources like industry, wastewater, or data centres as a resource to heat buildings.

- Reduce air pollution caused by burning fossil fuels.

General Energy Transition Policies

- 5.1. The **City** will collaborate with all orders of government, local **utilities**, and other community partners to support education, and innovative practices that advance the clean energy transition and climate resiliency, including energy efficiency measures, fuel switching, and renewable energy generation and storage.
- 5.2. The **City** may incentivize **development** that:
 - a. exceeds municipal or Provincial energy standards regarding embodied and operational greenhouse gas emissions;
 - b. integrates clean energy generation and storage; or
 - c. strengthens resilience to climate change.
- 5.3. The **City** may incentivize low-carbon and climate-ready **development** by:
 - a. supporting streamlined approvals;
 - b. developing a Community Planning Permit System; and/or
 - c. introducing financial tools such as a **Community Improvement Plan**, revolving loan funds, green banks, or a local improvement charge program.
- 5.4. The **City** may establish a framework for lifecycle analysis for **development** and **infrastructure** projects to support climate and energy-informed decision-making.
- 5.5. The **City** will explore a building performance reporting system to provide transparency to building energy demand for building heating and cooling energy for greater accountability, learning, and awareness.
- 5.6. The **City** will continue to support community emissions reporting through TransformWR to measure and evaluate progress to seek ways to continue to refine our approach to reduce, improve, and switch energy supply.
- 5.7. To enhance the adaptive capacity of **infrastructure**, the **City** will apply the recommendations of a **Climate Risk Vulnerability Assessment** to inform decision-making.

Energy Planning

The Energy Planning policies of this Section take an efficiency-first approach: reduce, switch, generate and store. The Province estimates that electricity demand will increase by 75% by 2050. Taking an efficiency-first approach, both new and existing buildings must seek opportunities to reduce energy demand through thoughtful design and retrofits. Next, we need to switch away from fossil fuel sources that heat our buildings and make systemic improvements to save energy, reduce emissions, and save money. Finally, we need to generate clean electricity and store it within our community to support resiliency in our local electricity grid.

REDUCE THE AMOUNT OF ENERGY THAT WE USE

Energy efficiency is a method of reducing demand on the existing energy supply to reduce the requirement need for new generation. Energy efficiency measures can take many forms, from

adding more insulation to a building, to installing a more efficient equipment for heating and cooling, to designing the orientation of buildings and placement of landscaping to keep buildings cool in the summer and warm in the winter.

- 5.8. The **City** will establish standards that include passive techniques and landscape design to reduce energy consumption through site layout and building orientation, and increase energy generation potential for new **development**.
- 5.9. Applications for Site Plan approval and Draft Plan of Subdivision should demonstrate how the proposal mitigates energy demand with passive techniques.
- 5.10. The **City** may establish a building performance management system for benchmarking and supporting energy efficiency and emissions reductions in existing buildings.
- 5.11. New large-scale data centres as a principal use may be permitted by amendment to implementing bylaws, and must demonstrate that the proposed facility does not compromise greenhouse gas emission and electrification objectives of the **City**, including: housing; transportation; industrial processes; access to electricity **infrastructure**; and water conservation policies of this Plan.
- 5.12. Large data centres will incorporate energy and water efficiency measures such as behind-the-meter clean energy generation, battery **energy storage systems**, demand flexibility, and connection to waste heat to **thermal networks**.

SWITCH AWAY FROM FOSSIL FUELS AND TOWARDS LOW CARBON FUEL SOURCES

By 2050 all of Kitchener's homes and workplaces should no longer use fossil fuels for heating and cooling. Most of the buildings that will exist in 2050 have already been built and currently use fossil fuels for space and water heating. The most effective way of getting us to this target is for new **development** to use clean heat from the start and for all existing buildings to be retrofitted and decarbonized. The **City** has a role to play in supporting others in the orderly and equitable transition of existing buildings from fossil fuels.

Many industries require very high temperatures for manufacturing processes and these need to transition away from fossil fuels towards clean energy sources such as electricity, hydrogen, and biofuels. These manufacturing processes generate waste heat that is vented into the atmosphere. This waste heat is a tremendous resource that can be harnessed and used to heat buildings. The Plan provides a framework for how energy planning, such as the harnessing of waste heat, can be integrated into land use planning.

Kitchener has access to clean heat sources such as **geothermal**, solar thermal, air source heat pumps, industrial waste heat, renewable natural gas, biomass, and wastewater heat recovery. Figure 9 and 10 show where some of these resources can be harnessed effectively. The **City**, utility energy providers, developers, and businesses all have a role in the planning and deployment of **infrastructure** to generate and harness clean energy and supply it to the buildings that need it.

We cannot take a one-size-fits-all approach to meeting our clean heating goals – different strategies can be used to match concentrations of energy demand. **Thermal networks** like district energy can

be an option to supply clean energy to the places that need it, like Strategic Growth Areas or Industrial Growth Areas, shown on Map 2. In lower density areas, heat pumps can make more sense.

Figure 6. Wastewater Heat Recovery in Waterloo Region



Figure 7. Estimated Industrial Waste Heat in Kitchener



- 5.13. The **City** will plan for new neighbourhoods, new **development**, and new **infrastructure** to not use fossil fuels. Where this is currently not feasible, new **infrastructure** and **development** should be planned with a clear path to full decarbonization by 2050.
- 5.14. The **City** will work collaboratively with builders and operators of industrial facilities to transition to low carbon fuels and repurpose waste heat to **thermal networks**.

- 5.15. The **City** will support **utility** and **thermal network** businesses, developers, and other organizations in planning for the clean energy transition in the siting, installation, upgrading, and maintenance of energy **infrastructure**.
- 5.16. Area-specific planning initiatives and **City** initiated business cases may investigate context-specific clean energy sources and energy demands and how to connect them. Candidate locations include:
- Wastewater heat recovery opportunities at the treatment plant and connection to Sportsworld Protected Major Transit Station Area;
 - Industrial waste heat from the Ardelt, Trillium, and Huron Business parks and their connection to the Strasburg/Block Line Urban Centre and Fairway Protected Major Transit Station Area;
 - An industrial waste heat corridor along Victoria Street North-Wellington Street-Shirley Drive and connecting to the Protected Major Transit Station Areas west of Kitchener Market; and,
 - Geothermal** resources in locations such as the Dundee and Rosenberg communities, according to the Drinking Water Source Protection policies of this plan.
- 5.17. The **City** will support the implementation of heating **infrastructure** and **thermal networks** consistent with achieving net-zero emissions, through enabling policy and regulations, incentives, partnerships, and/or direct provision.
- 5.18. The **City** will facilitate and may incentivize the connection of new and existing buildings to **thermal networks** where one is existing or planned.
- 5.19. The **City** will establish **thermal network** guidelines and technical standards to facilitate easy connection.
- 5.20. **Development** of 5,000m² or greater of gross floor area will explore **geothermal** heating as part of an Energy Strategy, where permitted by the Drinking Water Source Protection policies of this plan. Other medium scale **developments** should explore these opportunities through an Energy Strategy.
- 5.21. **Developments** of 10,000m² or greater of gross floor area within the Central and Victoria Park/Kitchener City Hall Protected Major Transit Station Area will demonstrate that the project is designed to facilitate future connection to a **thermal network**. The application of this policy may be extended to other areas based on additional study. Applications below this threshold should facilitate future connection to **thermal networks**.
- 5.22. **Developments** of 50,000m² or greater of gross floor area located outside of the areas listed in policy 5.16, will be required to prepare an Energy Strategy exploring clean thermal resources in the area and the high level technical and financial feasibility of using these to heat and cool buildings. Other large scale **developments** should explore these opportunities through an Energy Strategy.
- 5.23. **Development** of 100,000 m² or greater of gross floor area, will assess the viability of site or campus-scale **thermal networks** as part of an Energy Strategy. Large scale multi-building projects below these thresholds should assess these opportunities. This policy is intended to apply across the ultimate vision for large sites, not just one specific

development. Other large-scale **developments** should explore these opportunities through an Energy Strategy.

FOSSIL FUEL INFRASTRUCTURE

The way we produce and use energy has changed many times in Kitchener's history. From early coal gas lighting and heating to the introduction of hydroelectric power to the introduction of natural gas, the city has always adapted to these changes. We know that energy sources and uses will continue to change in the community. This is especially true with the clean energy transition that is underway and the need to transition away from fossil fuels to prevent the worst impacts of climate change.

Uniquely in Ontario, the **City** provides natural gas distribution services for most of city as a local government service, through Kitchener Utilities. This provides an opportunity to integrate land use planning, gas distribution **infrastructure** planning, and climate change planning.

Proactively planning for a net-zero emissions future can help our community avoid negative outcomes. It can help us make sure we're not locking in fossil fuel **infrastructure** and equipment, like furnaces, that would have to be replaced early at extra cost. It can help limit the community's exposure to fossil fuel supply chains and help us to keep and control more of our resources at home – including keeping more of our residents' and businesses' money in our community.

- 5.24. Building on its expertise as the primary natural gas distributor in Kitchener, the **City** will explore, study, and pilot various approaches for transitioning neighbourhoods away from natural gas for building heating and hot water. This will include assessing different energy needs and approaches for different neighbourhoods, including energy **infrastructure** considerations.
- 5.25. In planning for the future of its natural gas distribution network, the **City** will:
 - a. take a geographic approach to natural gas system planning to consider the particular needs and opportunities for decarbonization in different areas of the city which may include initial pilot projects in new and existing neighbourhoods;
 - b. work collaboratively with partners, including Enova, to integrate planning for natural gas distribution **infrastructure** and other forms of energy provision to address holistic energy needs; and,
 - c. develop or refine policies to guide its decisions regarding natural gas **infrastructure** expansion, replacement, and connection in alignment with the objectives of this Plan.

GENERATE AND STORE CLEAN ELECTRICITY LOCALLY

Generating and storing clean energy in Kitchener helps increase grid reliability and meet growing clean energy demand. Solar energy can be used to offset high daytime electricity demand during a heat wave or get stored in batteries for use on cold winter nights. Local energy can also help in the event of a power outage when designed to function independent of the grid in emergency situations. The **City** encourages clean energy generation and storage at all scales to support the clean energy transition and energy security.

- 5.26. The **City** encourages **renewable energy systems** and battery **energy storage systems** that support a clean energy transition and at appropriate scales, which are **compatible** with surrounding existing and planned land uses.

LOCAL RENEWABLE ENERGY GENERATION

- 5.27. Implementing bylaws and standards will regulate **renewable energy systems**, as a principal use of a property that:
- limit nuisance impacts;
 - protects natural heritage conservation lands, **cultural heritage resources** and agricultural lands; and,
 - guides access to the electricity transmission and distribution network and arterial roadways.
- 5.28. Solar **renewable energy systems** are encouraged, particularly on expansive rooftops, over parking lots with solar carports, and on remnant or undevelopable lands within Places to Grow identified on Map 2, and in accordance with the cultural heritage policies of this Plan.
- 5.29. Any municipal support for **renewable energy systems** and **battery energy storage systems** will be guided by the policies of this Plan.
- 5.30. Private **renewable energy systems** as a principal use are directed to lands designated as General Industrial and Heavy Industrial but may be permitted in other designations by amendment to the implementing bylaws. Public **renewable energy systems** may be permitted as a principal use in other designations in accordance with public use provisions of this Plan.

ENERGY STORAGE

- 5.31. Private battery **energy storage systems** as a principal use are directed to lands designated as General Industrial and Heavy Industrial but may be permitted by amendment to implementing bylaws. Public **renewable energy systems** may be permitted as a principal use on other designations in accordance with public use provisions of this Plan.
- 5.32. Potential impacts of battery **energy storage systems** will be regulated according to the policies of this Plan.
- 5.33. Battery **energy storage systems** are permitted as accessory to a principal use in all land use designations and further regulated in implementing bylaws.
- 5.34. In partnership with Enova and property owners, the **City** may support virtual power plants comprised of solar power generation and/or battery **energy storage systems** that can generate and deploy electricity to offset peak electricity demand.

6. Natural Environment: Conserving Nature in the City

Nature exists across the city, like relatively healthy, large, intact ecosystems such as the **valleyland** of Strasburg Creek or in small, fragmented patches, like a tree-lined street in a downtown neighbourhood. These natural elements, both large and small, interact to support all kinds of plants and animals: native trees; valuable insect pollinators; sensitive Brook Trout; birds like the Dark-eyed Junco - Kitchener's official bird; and, of course, humans. A city where nature thrives is a city where people also thrive.

The Grand River anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals in Kitchener and throughout its **watershed**. Our actions throughout Kitchener impact the Grand River and its biophysical attributes like water **quality and quantity** and aquatic and **valleyland** ecosystems. Our Natural Heritage System policies are designed to protect the ecological value of the Grand River, recognizing how interconnected Kitchener is to communities throughout the Grand River **watershed**.

Kitchener will conserve and care for the **natural heritage system** and **urban forest**. We recognize our shared responsibility with Indigenous communities and "All Our Relatives" to serve as stewards of the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep-rooted traditions of the diverse First Nations, Métis, and Inuit in Kitchener today, and we commit to early and meaningful engagement with Indigenous communities in environmental conservation, **restoration**, and protection initiatives, as well as climate change planning, decision-making, and actions.

What is the purpose of this section?

This Section lays out policies that protect and expand nature in Kitchener, recognizing nature's intrinsic value, as well as nature's roles in the supply of drinking water and protection against an unpredictable climate future. Our policies are organized around the **Natural Heritage System**, a connected network of natural features and the lands and waters that link them, **Watershed** Planning to conserve that system, and the **urban forest**, trees, and **woodlands** as well as the soil, air, and water that support them.

Natural Heritage System

Kitchener's **Natural Heritage System** is comprised of **natural heritage features** that maintain local and regional biological, hydrological, hydrogeological, ecological, and geological diversity and functions, support viable populations of native species, and sustain local ecosystems. These resources provide a wide range of public health, recreational, environmental, resilience, and economic benefits to Kitchener. This **green infrastructure** is just as valued and valuable as other municipal assets such as roads and sewers, critical to a high quality of life and deserving of careful planning, protection, management, and adequate resourcing.

What is the purpose of this subsection?

The **Natural Heritage System** policies aim to ensure that development may occur without compromising the long term ecological health of the system. Each feature in the system contains policies that provide appropriate protection based on the feature's significance and sensitivity. Features categorized as Core Natural Heritage Features are afforded the greatest level of protection and are designated Natural Heritage Conservation, which generally prohibits **development**. The features identified as **Significant Wildlife Habitat, Significant Landforms, Ecological Restoration Areas, and Regional Recharge Areas** also place limitations on **development**; requiring further studies to determine whether **development** within the feature is appropriate and how it should occur. Features identified as Supporting Natural Heritage Features, such as **Natural Linkages and Corridors**, help contribute to the overall ecological integrity and connectivity of the **Natural Heritage System**. It is intended that these features and their functions will be conserved and enhanced.

Objectives:

- Ensure that all features of the **Natural Heritage System** are identified and protected within a comprehensive, **City**-initiated planning process and that criteria identifying the **Natural Heritage System** features are applied in a transparent and consistent manner.
- Provide for the protection, conservation, **restoration**, and enhancement of the **ecological functions**, hydrological and hydrogeological functions, and biodiversity of the **Natural Heritage System**.
- Commit to the conservation of a healthy and resilient **Natural Heritage System** contributing to Kitchener residents' quality of life and **sense of place**.
- Manage water, and **water resource systems**, using the **watershed** as the ecologically meaningful scale for integrated and long-term planning.
- Contribute to climate resilience.
- Ensure no decrease in the quality and quantity of the **Natural Heritage System**.
- Support the ongoing monitoring and management of Kitchener's **Natural Heritage System**.
- Promote informed stewardship and community involvement in natural heritage maintenance and enhancement.

Policies:

- 6.1. The **Natural Heritage System** includes all the **natural heritage features** which have been identified for protection, conservation, **restoration**, and/or enhancement by the Kitchener Natural Heritage System Technical Background Report, comprehensive planning and/or environmental/**subwatershed studies** and/or **Environmental Impact Studies**.
- 6.2. The features of the **Natural Heritage System** include but are not limited to the following:

Core Natural Heritage Features

- a. Provincially Significant Wetlands;
- b. Locally Significant Wetlands;
- c. **Significant Valleys**, specifically the Grand River **Valley**;
- d. Environmentally Significant Valley Features;
- e. Locally Significant Valleylands;

- f. Environmentally Sensitive Policy Areas;
- g. Regionally Significant Woodlands;
- h. Locally Significant Woodlands;
- i. Habitat of Endangered Species and/or Threatened Species;
- j. Fish Habitat;

Overlays

- k. Significant Wildlife Habitat;
- l. Significant Landforms (Earth Science Areas of Natural and Scientific Interest);
- m. Ecological Restoration Areas;
- n. Regional Recharge Areas;

Supporting Natural Heritage Features (Not Mapped)

- o. Environmentally Significant Discharge Areas;
- p. Environmentally Significant Recharge Areas; and,
- q. Natural Linkages and Corridors.

- 6.3. Land uses and activities that do not maintain, **restore**, or improve the diversity, connectivity, and **ecological functions** of the city's **natural heritage features** will be prohibited.
- 6.4. Illegal acts resulting, or having resulted, in a reduction in the form or function of a **natural heritage feature**, including but not limited to such acts as tree removal, **wetland** filling or draining, or the diverting of watercourses, will not be recognized as existing conditions for **development**. **Restoration** of the damaged area may be required prior to, or as a condition of, approval of any **development**.
- 6.5. The removal, destruction or injuring of **woodlands** and/or trees will be regulated through the **City's** Tree Conservation Bylaw and the **Region's** Woodland Conservation Bylaw.
- 6.6. Notwithstanding Policies above, the identification of lands as Core Natural Heritage Features, **Significant Landforms, Ecological Restoration Areas, Regional Recharge Areas** or Supporting Natural Heritage Features will not limit the ability of **agricultural uses** and associated normal farm practices to continue as defined in applicable Provincial legislation and regulations in conformity with this Plan and the **City's** Zoning Bylaw, as well as statutes, policies, and regulations of other government agencies, including agricultural drainage through municipal or agreement drains.
- 6.7. Trails will be discouraged within **woodlands** and natural areas. Where trails may be permitted, trails will be designed and constructed in a manner sympathetic to the ecology to allow for educational and/or interpretive opportunities. Informal trails and trail widenings will be discouraged.
- 6.8. Features identified on Map 6 as **Significant Wildlife Habitat, Significant Landforms, Ecological Restoration Areas, and Regional Recharge Areas** will be treated as an overlay to land use designations on Map 3.

- 6.9. An overlay will be applied in the implementing bylaw to lands identified as **Significant Wildlife Habitat, Significant Landforms, Ecological Restoration Areas** and **Regional Recharge Areas** on Map 6 to implement the Natural Environment policies of this Plan

IDENTIFICATION OF NATURAL HERITAGE FEATURES

- 6.10. The **Natural Heritage System** is shown on Map 6 and designated Natural Heritage Conservation on Map 3. The boundary of the Natural Heritage System is approximate, and the exact delineation will be determined more precisely through submission requirements for **development** and in consultation with the appropriate public agencies. Proponents may be required to undertake the necessary studies to facilitate this process.
- 6.11. The mapping and criteria for identifying individual **natural heritage features** are included in the Kitchener Natural Heritage System Technical Background Report.
- 6.12. In accordance with common practices to protect the associated habitat and species from disturbance, **Habitat of Endangered Species and/or Threatened Species** are not shown on the maps of this Plan.
- 6.13. The **City** will collaborate with Provincial and Federal governments to ensure that **Habitat of Endangered Species and/or Threatened Species** on lands affected by, or **lands adjacent** to, any proposed **development** or **site alteration** is properly identified.
- 6.14. This Plan may not reflect the most up-to-date information on the precise location and boundaries of **natural heritage features**. Interpretation of the boundaries of **natural heritage features**, as required to support the review of **development**, will be achieved through the completion of **Environmental Impact Studies** or other appropriate studies including but not limited to comprehensive studies such as those associated with secondary plans or comprehensive city-wide zoning bylaw amendments, in accordance with the Environmental Impact Study policies in this Section, and will not require an amendment to this Plan.
- 6.15. Boundary interpretations not generally in conformity with the **Natural Heritage System** as shown on Map 6 will require an amendment to this Plan. Instances where an amendment to this Plan will be required, unless otherwise provided for in this Plan, include a change in the classification of a **natural heritage feature** or a significant change in the spatial extent or boundaries of a feature.
- 6.16. On lands where features of the **Natural Heritage System** have not been adequately identified through a **watershed study** or other appropriate study including but not limited to comprehensive studies such as those associated with secondary plans or comprehensive city-wide zoning bylaw amendments, **development** and/or **site alteration** will be prohibited until such time as an **Environmental Impact Study** has been prepared in accordance with the Environmental Impact Study policies of this Plan to identify and evaluate any such features located on the subject lands and, wherever appropriate, **adjacent lands**.
- 6.17. Where lands have been identified by the Province, or through a **watershed study** or other appropriate study accepted by the **City** as fulfilling the criteria to be designated as a

feature of the **Natural Heritage System**, an amendment to this Plan will be considered to designate such lands as part of the **Natural Heritage System**. Prior to the approval of the amendment, any **development** or **site alteration** proposed on or within **adjacent lands** of a **Natural Heritage System** feature will be considered premature or will proceed on the basis that the lands identified as meeting the criteria are protected as though they are a Core Natural Heritage Feature in accordance with the policies in this Plan.

- 6.18. Where lands contain two or more features of the **Natural Heritage System**, the more restrictive policies in this Plan pertaining to those features will apply in the event of any conflict.
- 6.19. The extent of **adjacent lands** to a **natural heritage feature** that trigger an **Environmental Impact Study** will be determined by the **City** in consultation with other public agencies having jurisdiction.

FEATURES OF THE NATURAL HERITAGE SYSTEM

Core Natural Heritage Features

- 6.20. Core Natural Heritage Features include the following:
- a. Provincially Significant Wetlands;
 - b. Locally Significant Wetlands;
 - c. Grand River Significant Valley;
 - d. Environmentally Significant Valley Features;
 - e. Locally Significant Valleylands;
 - f. Environmentally Sensitive Policy Areas;
 - g. Regionally Significant Woodlands;
 - h. Locally Significant Woodlands;
 - i. Habitat of Endangered Species and/or Threatened Species; and,
 - j. Fish Habitat.
- 6.21. Areas identified as Core Natural Heritage Features on Map 6 are designated as Natural Heritage Conservation on Map 3. **Development** or **site alteration** will not be permitted on these lands. Uses permitted on these lands are stipulated in the Land Use Designations policies of this Plan.
- 6.22. Notwithstanding the policy above:
- a. **development** and **site alteration** may be permitted in **habitat of endangered species and/or threatened species** in accordance with Provincial and Federal requirements; and,
 - b. the extension of municipal **infrastructure** projects where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivisions, and/or approved **Environmental Assessments** and receipt of any other applicable approvals, may be permitted within Core Natural Heritage Features subject to the application of specific mitigative measures set out in an approved **Environmental Impact Study**.

- 6.23. **Development** or **site alteration** will only be permitted on **lands adjacent** to the Core Natural Heritage Features where an **Environmental Impact Study** or other appropriate study has determined that approval of the proposed **development** or **site alteration** would not result in **adverse environmental impacts** on the **natural heritage feature** or the **ecological functions** of the feature.
- 6.24. The valley of the Grand River is designated as a **Significant Valley** in this Plan and shown within the Core Natural Heritage Features on Map 6. The **City** will collaborate with First Nations and local Indigenous communities and cooperate with all orders of government to maintain the character of the Grand River by conserving its natural heritage and by identifying, conserving, interpreting, and enhancing **cultural heritage resources** of recreational and scenic value as outlined in the Place Keeping policies of this plan.

Significant Wildlife Habitat

- 6.25. The **City** will, in conjunction with other interested groups and agencies, seek opportunities to acquire, manage, and maintain **Significant Wildlife Habitat** areas in the city.
- 6.26. In **Significant Wildlife Habitat** areas and on **lands adjacent** to **Significant Wildlife Habitat**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the **natural heritage feature** or its **ecological functions**.

Significant Landforms

- 6.27. In **Significant Landform** areas and on **lands adjacent** to **Significant Landforms**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study that the **ecological functions**, topography, stratigraphic exposures, and other geologically defining features for which the area was identified are conserved.

Ecological Restoration Areas

- 6.28. **Ecological Restoration Areas** are identified in both aquatic and terrestrial ecosystem components of the **Natural Heritage System**.
- 6.29. **Ecological Restoration Areas** are identified by the **City** in order to enhance the diversity and connectivity of the **Natural Heritage System** and to provide habitat supportive of the overall sustainability of the System.
- 6.30. The **City** will continue to identify **Ecological Restoration Areas** through such means as technical studies undertaken or accepted by the **City**, through **development**, through the conservation, **restoration**, and land securement programs of public agencies, and through private land stewardship.
- 6.31. The **City** will rely upon recommendations from a wide variety of studies and undertakings which have or will identify **Ecological Restoration Areas** in the city to **restore** their **ecological functions**.

- 6.32. **Ecological Restoration Areas** may overlay another **natural heritage feature** within the **Natural Heritage System**. Where **Ecological Restoration Areas** overlay a Core Natural Heritage Feature in accordance with the policies of this Section, the more restrictive applicable policies will apply.
- 6.33. **Ecological Restoration Areas** will be reclassified as Core Natural Heritage Features in accordance with the policies of this Section and redesignated Natural Heritage Conservation following their **restoration** in accordance with the policy below.
- 6.34. In **Ecological Restoration Areas** and on lands adjacent to an **Ecological Restoration Area**, development or site alteration will not be permitted unless an **Environmental Impact Study** or other appropriate study evaluates the area's ecological functions in its optimal ecological state in accordance with the policy below, and demonstrates that there will be no adverse environmental impacts on the restored feature or the ecological functions of the feature in its optimal ecological state.
- 6.35. The **optimal ecological state** of an ecosystem may be determined through **watershed studies, Environmental Assessments**, or other similar master plans or studies. Where no such guidance exists, the **optimal ecological state** of an ecosystem will be determined by the appropriate agencies having jurisdiction in consultation with the proponent.

Regional Recharge Areas (Environmental Protection)

Regional Recharge Areas, which include portions of the Waterloo Moraine, identify a large environmental feature where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important **hydrologic function** sustains some of the richest sources of groundwater in the Grand River **watershed**. **Regional Recharge Areas** serve two important functions.

Firstly, groundwater discharge from the shallow aquifers located within **Regional Recharge Areas** sustains a wide range of aquatic habitats and ecosystems within the Kitchener **Natural Heritage System**. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributaries including cold-water streams and groundwater discharge-dependent **significant wetlands**. This recharge-discharge relationship is therefore critical to maintaining the health of the Grand River to the benefit of both local and downstream ecological and human communities.

Secondly, **Regional Recharge Areas** also replenish underground aquifers that serve as a source for a significant share of the municipal drinking water supply. Specific policies related to this source water supply function are outlined in the Drinking Water Source Protection policies of this Plan.

- 6.36. Areas identified as Regional Recharge Areas on Map 8-1 will be treated as an overlay to land use designations on Map 3.
- 6.37. Expansions to the Urban Area will not be permitted onto lands identified as **Regional Recharge Areas**.
- 6.38. **Development** within a **Regional Recharge Area** shown on Map 8-1 on lands within the Urban Area identified on Map 1 will comply with the following:

- a. Category 'A' uses, as defined in the Drinking Source Water Protection policies of this Plan, or industrial land uses restricted under the Drinking Water Source Protection policies of this Plan, will not be permitted;
 - b. the **development** maintains, enhances, or **restores** the hydrogeologic and **hydrologic functions** of the **Regional Recharge Area** as established through **watershed studies**, community plans, or through further study in accordance with the Drinking Water Source Protection policies of this Plan;
 - c. the **development** incorporates best management practices, where appropriate, developed in accordance with the provisions of the **Regional Implementation Guideline for Source Water Protection Studies**; and,
 - d. the **development** is in conformity with all other applicable policies of this Plan.
- 6.39. In **Regional Recharge Areas**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the **Natural Heritage System**, its component **Natural Heritage Features**, and/or its **ecological functions**.
- 6.40. An overlay will be applied in the implementing bylaw to lands identified as **Regional Recharge Areas** to implement the Region Recharge Policies in this Plan.

SUPPORTING NATURAL HERITAGE FEATURES

- 6.41. Supporting Natural Heritage Features (unmapped) include Environmentally Significant Discharge Areas, Environmentally Significant Recharge Areas, and Natural Linkages and Corridors.
- 6.42. The **City** along with any other collaborators, as appropriate, will identify Supporting Natural Heritage Features through **watershed/subwatershed** studies, Natural Heritage Inventories, **Environmental Impact Studies**, or other appropriate studies.
- 6.43. Where feasible, **development** or **site alteration** will avoid Supporting Natural Heritage Features. Where it is not feasible to avoid these areas, **development** or **site alteration** within Supporting Natural Heritage Features will be designed to maintain, enhance, and, where feasible, **restore** the **ecological functions** of Supporting Natural Heritage Features.
- 6.44. Notwithstanding the policy above, where **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas** sustain Core Natural Heritage Features, as determined through a **watershed** study or other appropriate study accepted by the **City** and other public agencies having jurisdiction, **development** or **site alteration** will only be permitted within the **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas** where it is demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the Core Natural Heritage Features or their **ecological functions**.

- 6.45. The incorporation of **Natural Linkages and Corridors** will be required in the design of new **development** with the intent of maintaining, enhancing, or, wherever feasible, **restoring** linkages among **natural heritage features**.
- 6.46. The introduction of recreational trails or other uses that could harm **Natural Linkages and Corridors** is discouraged unless it can be demonstrated that the proposed use will not harm the natural habitat.

LAND DIVISION

- 6.47. Land division through a severance, Plan of Subdivision, or Plan of Condominium that has the effect of fragmenting lands within the **Natural Heritage System** will not be permitted in Core Natural Heritage Features and will be discouraged in all other **natural heritage features**, except where such division will facilitate public acquisition of the elements of the **Natural Heritage System**.
- 6.48. Land division that results in the creation of a new lot will be discouraged on **lands adjacent** unless the **natural heritage features** and **ecological functions** of the **adjacent lands** have been evaluated and it has been demonstrated through an **Environmental Impact Study** or other appropriate study that there will be no **adverse environmental impacts** on the **natural heritage features**, or on their **ecological functions**.

REGULATION AUTHORITY

- 6.49. Any decision considered by the **City** for any **development** with respect to land on or within **adjacent lands** of a **natural heritage feature** will be made in consultation with the appropriate authorities, in accordance with the policies of this Plan, using the best available information at that time.
- 6.50. Lands within river or stream **valleys, floodplains, wetlands**, watercourses, lakes, or **hazardous lands**, or lands within 30 metres of a **wetland** are regulated by the relevant Conservation Authority. **Development** or **site alteration** within these regulated areas will require a permit from the relevant Conservation Authority.

OWNERSHIP

- 6.51. Where components of a **Natural Heritage System** are privately owned, nothing in this Plan will require that these lands be available for public use, and the identification of land will not oblige the **City** or other public agencies to purchase the land.
- 6.52. The **City** will consider acquiring land to protect and improve the **Natural Heritage System** after the possibility of conveyance at no cost to the **City** has been precluded.

STEWARDSHIP OF NATURAL HERITAGE SYSTEM

- 6.53. Public agencies, community organizations, and private landowners will be encouraged to protect and enhance the city's **Natural Heritage System**.
- 6.54. The **City** will:

- a. actively engage First Nations and local Indigenous communities in municipal-led or co-developed environmental conservation, biodiversity, and ecological **restoration** and protection initiatives as well as climate change planning, decision-making, and actions;
- b. collaborate and grow partnerships among Indigenous and local communities and conservation organizations to manage invasive species;
- c. respect, preserve, and invest in the knowledge, innovations, and practices of Indigenous Peoples to support biodiversity conservation;
- d. incorporate Indigenous placemaking and land-based learning that integrates traditional knowledge, environmental management, and hands-on learning in natural settings; and,
- e. restore traditional and Indigenous languages to the land through naming practices and conventions.

CITY-OWNED PORTIONS OF THE KITCHENER NATURAL HERITAGE SYSTEM

- 6.55. The **City** will protect, maintain, enhance, and **restore natural heritage features** and functions and ecological diversity of the **Natural Heritage System** to the greatest extent feasible and support linkages between and among such systems and features within the city and to connect with contiguous **natural heritage systems** beyond Kitchener's municipal borders.
- 6.56. The **City** will implement greening and naturalization initiatives, **restoration**, and management of **City**-owned natural areas and the **urban forest**, and the delivery of stewardship and education programs.
- 6.57. The **City** will develop and implement a Natural Areas Stewardship Framework which would incorporate:
 - a. An Invasive Species Management Strategy to guide how the **City** will prevent, detect, manage, and monitor invasive species;
 - b. **Woodland** Management Plans;
 - c. Hazard (e.g. trees, trail surface, etc.) mitigation;
 - d. Ecological enhancement; and,
 - e. A tool to identify, prioritize, and undertake ecological enhancement in and around natural areas.

Watershed Planning

Watershed planning is an integrated and comprehensive, ecosystem-based approach to land use planning based on **watersheds** (in Kitchener, the Grand River **watershed**) or **subwatersheds** (for all streams that flow into the Grand River). **Watersheds** are defined by their topography and, as a result, often overlap a number of jurisdictions. **Watershed** planning requires the coordinated management and **restoration** of **watersheds** by the **City**, the Conservation Authority, **Region**, and various other public agencies.

What is the purpose of this subsection?

Watershed planning identifies known and expected impacts of human activities to guide planning decisions prior to **development** and seeks to address these impacts through proper management of the resource. It provides a framework for protecting, maintaining, and enhancing **natural heritage features**, their **ecological functions**, and related **water resource systems** to prevent adverse individual or cumulative impacts and ensure long term ecosystem health.

Objectives:

- Ensure the proper management of the **subwatershed** and the conservation of the **Natural Heritage System**, its component features and **ecological functions**.
- Restore, protect, and enhance the ecological, historic, cultural, recreational, and visual amenities of urban and rural areas within the **subwatershed** particularly along stream corridors.
- Minimize the threat to life, social disruption, and destruction of property and natural resources as a result of surface ponding, stormwater flows, and flooding through the re-establishment and protection of natural **floodplain hydrologic functions** and hydraulic functions.
- Reduce sedimentation and pollution through the coordination of stormwater management facilities within a **subwatershed**.
- **Restore**, protect, and/or enhance the **quality and quantity** of surface water and **groundwater features** and functions through sound (storm) water management.

Policies:

- 6.58. The **City** will work co-operatively with the Province, the **Region**, the relevant Conservation Authority, and Indigenous communities to prepare and implement **Subwatershed Plans**. The primary focus will be to develop detailed targets and objectives for resource management, environmental protection, and how these relate to **development**. **Subwatershed Plans** will also determine the type, level, and intensity of **development** which may occur in the **subwatershed**.
- 6.59. The priorities and process for undertaking and updating a Watershed/Subwatershed Plan will be collaboratively determined by the Federal government, Province, **Region, City**, relevant Conservation Authority, and Indigenous communities as appropriate.
- 6.60. The **Subwatershed Plan** process will precede or run concurrently with the Official or secondary plan process for land use designation. This will ensure consistency between the land use objectives, the provision of major municipal **infrastructure** and transportation systems, the management of the water resources, and the retention of key **natural heritage features** and maintenance of **ecological functions** of the **subwatershed**. Through the integration of these processes, future **development** will be assessed in terms of its cumulative impact on the **subwatershed**.
- 6.61. The **City** will require the finalization of a **Subwatershed Plan** prior to an amendment to this Plan or the adoption of a secondary plan which would have the effect of permitting significant areas of **development** within the **subwatershed**.

- 6.62. This Plan will be amended to implement recommendations from a **Subwatershed** Plan, where appropriate. Recommendations from the **Subwatershed** Plan will also be implemented through **development**.
- 6.63. The **City** will also encourage other parties to undertake whatever actions are within their jurisdiction to implement the **Subwatershed** Plan.
- 6.64. The **City** will involve **Region** in **watershed/subwatershed studies** where they will focus on preparing recommendations relating to **Regional** interests, including:
- sustainable management of the **quality and quantity** of groundwater resources;
 - surface water quality with reference to **Regional** water taking requirements and the capability of receiving watercourses to cumulatively assimilate effluent from wastewater treatment plants to ensure the ecological integrity of the river system; and,
 - implications of proposed **development** on the provision and upgrading of **Regional infrastructure**.
- 6.65. Portions of a **subwatershed** plan that deal with **Regional** interests will be endorsed by the **Region** prior to the adoption of the **subwatershed** plan, an amendment to this Plan, or secondary plans that implement the recommendations of the studies.
- 6.66. A Stormwater Management Plan may be required in support of **development**, in accordance with, and to implement, the recommendations of a **Subwatershed** Plan.
- 6.67. The **City**, the Province, the **Region**, the relevant Conservation Authority, and where applicable, other affected municipalities, in consultation with affected landowners and the general public, will jointly determine the terms of reference for **watershed/subwatershed studies**.

The Urban Forest

The **urban forest** consists of all trees in Kitchener, planted or naturally occurring, on both public and private lands. It is a valuable natural asset and an integral part of the city's **green infrastructure**. Trees provide us with significant benefits like improved air and water quality, erosion control and increased stormwater infiltration, shade and heat mitigation, carbon sequestration, wildlife habitat and better human health. Without a healthy **urban forest**, our community wellbeing would be impaired, and our city would be less resilient to a changing climate.

Objectives:

- Protect, manage, and enhance the **urban forest** through long-term planning, management, monitoring, and best management practices in ways which are economically, ecologically, and socially desirable for current and future generations.
- Conserve and enhance Kitchener's urban tree canopy at the city and neighbourhood level.
- Manage, maintain, and enhance trees along **City** streets, parks, and other **City** lands as a vital component of the city's **public realm, green infrastructure**, and an essential part of a healthy community.
- Maintain trees and vegetation, where appropriate, in an effort to preserve the natural aesthetic and cultural heritage of the city.

- Support the protection, enhancement, and expansion of the **urban forest** on both public and private lands as a key strategy for climate adaptation. This includes preserving and increasing tree canopy coverage, promoting diverse and climate-resilient species, and maintaining and increasing carbon stores in the **urban forest**.
- Align **urban forest** management practices and selection of tree species consistent with future climate conditions and in consideration of species important to Indigenous communities to ensure the long-term sustainability and resilience of the **urban forest**.
- Engage, educate, and assist with the conservation and stewardship of the **urban forest**.

Policies:

- 6.68. The **City** will preserve, protect, manage, replace, and, where appropriate, acquire **significant** tree stands, hedgerows, **woodlands**, and forested areas within the city boundaries.
- 6.69. The **City** will implement and regularly update the 10-year Sustainable Urban Forest Strategy including a tree inventory.
- 6.70. The **City** has adopted the following targets:
- a. Tree canopy coverage will be 30% in each of the wards by 2050; and,
 - b. The overall tree canopy coverage will be 33% by 2070.
- 6.71. The **City** will encourage tree planting and landscaping on public boulevards and private lands to conserve and complement the existing natural landscape or **cultural heritage values**. The **City** will direct the use of native plant species and/or trees having historic or cultural significance, as appropriate, for the location. Where natural or **cultural heritage values** or attributes are not affected, any landscaping on boulevards must otherwise follow the parameters of the Boulevard Beautification and Maintenance Bylaw.
- 6.72. The **City** will direct the use of native and climate-resilient species to support local biodiversity and reduce invasive species risk. Tree species that are resilient and capable of adapting to future climate conditions will be prioritized, ensuring the long-term health and sustainability of the **urban forest**.
- 6.73. The **City** will incorporate existing and/or new trees into the streetscape or road rights-of-way and will require **development** to do the same.

TREES AND NATURAL AREAS ON PUBLIC PROPERTY

- 6.74. The **City** will protect and conserve existing public trees and **woodlands** in accordance with the Public Tree Bylaw.
- 6.75. The **City** will require compensation for any public tree removed or damaged within the public right-of-way due to a **development** or **infrastructure** project, in accordance with the **City's** Public Tree Bylaw and Tree Removal and Compensation Program.
- 6.76. The **City** will protect and enhance the **urban forest** by ensuring the responsible management of trees within and near the public right-of-way. Public agencies and **utilities** will prioritize tree preservation and integrate protection measures into the planning and execution of **infrastructure** projects and maintenance activities, with a focus on retaining mature, healthy, and native trees.

- 6.77. The **City** will, where appropriate, reforest and naturalize parks, open space, and stormwater management areas to increase canopy cover. Species native to the region and that are capable of adaptation to our future climate conditions will be used in roadside plantings, stormwater management facilities, and park naturalization projects, unless site conditions dictate otherwise.
- 6.78. In working to achieve 30% tree canopy cover in each ward by 2050 and 33% tree canopy cover overall by 2070, priority for new tree planting on **City** lands will be given to neighbourhoods that are part of the Community Canopy program. These are neighbourhoods with low existing canopy cover, high vulnerability to climate impacts (e.g. urban heat island hotspots identified through hyperlocal heat mapping), and low Tree Equity Scores.

TREES ON PRIVATE PROPERTY

- 6.79. Tree removal on private property will be subject to the **City** Tree Conservation and the **Region's** Woodland Conservation Bylaw where applicable.
- 6.80. The **City** supports the retention and enhancement of tree cover on private lands and, therefore, will encourage and, whenever possible, provide guidance and advice for the reforestation, wise management, and improvement of privately owned trees and **woodlands** within the city. Specifically:
- a. The **City** will continue to support incentive programs, technical support, and partnerships to promote tree protection, planting, and stewardship by private landowners;
 - b. To achieve our tree canopy goals, priority for incentivized new tree planting on private lands will be given to neighbourhoods that are part of the Community Canopy program. These are neighbourhoods with low existing canopy cover, high vulnerability to climate impacts, and low Tree Equity Scores as identified by the **City**; and,
 - c. Where removal of trees is permitted on private land, compensation through replanting will be encouraged to reduce the net loss of canopy cover.

DEVELOPMENT OR SITE ALTERATION

- 6.81. The **City** will require the preparation and submission of a tree management plan in accordance with the **City's** Tree Management Policy, where applicable, as a condition of **development**. Any tree management plan must prioritize the conservation of trees worth retaining, identify the trees proposed to be removed, justify the need for removal, identify the methods of removal and specify an ecologically sound tree replacement scheme, and any mitigative measures to be taken to prevent detrimental impacts on remaining trees.
- 6.82. As required by the **City's** Tree Management Policy, the **City** will consider the importance of **woodlands**, not classified as **significant**, during **development** review by considering the following:
- a. the potential impact of the proposed **development** or **site alteration** on the **ecological functions** of the **woodland**;

- b. the impact of the proposed **development** or **site alteration** on the extent and distribution of **woodland** cover in the **subwatershed**, the city, and the local neighbourhood; and,
 - c. opportunities to **restore** or re-establish productive forest habitats consisting of native species following the completion of the proposed **development**.
- 6.83. As required by the **City's** Tree Management Policy in reviewing **development**, the **City** will minimize the impact of **development** or **site alteration** on **woodlands** not classified as **significant** through the implementation of appropriate mitigation measures and compensation.
- 6.84. When considering **development** or **site alteration** proposals, the **City** may require the protection and enhancement of hedgerows, especially where:
- a. they link other elements of the **Natural Heritage System**;
 - b. wildlife regularly use them as habitat or movement corridors;
 - c. they are comprised of mature, healthy trees;
 - d. they contain trees that are rare, unique, culturally important, or over 100 years in age;
 - or,
 - e. they contribute to the aesthetics of the landscape.

7. Sense of Place: Supporting Community Connection

Cultural Heritage

Kitchener's **cultural heritage resources** provide cultural, reconciliation, environmental, and economic benefits to the city. They reflect our collective past and are an important part of our community as we grow and change. They help us better understand different cultural perspectives and historical events, strengthen our shared identity, and create a distinct **sense of place**.

Cultural heritage resources can advance the **City's** ongoing efforts towards Truth and Reconciliation by increasing awareness of, and celebrating, Indigenous histories, cultures, and communities.

For these reasons, the conservation of **cultural heritage resources** is an essential part of our planning and decision-making. This Plan integrates heritage conservation across its policies to protect, maintain, and enhance heritage resources.

What's the purpose of this section?

The purpose of this Section is to appropriately manage **cultural heritage resources** alongside growth and change. **Cultural heritage resources** are unique resources, and their conservation is an important shared responsibility.

Objectives:

- Conserve the city's cultural heritage and archaeological resources.
- Advance Truth and Reconciliation by increasing awareness of and celebrating Indigenous histories, cultures, and communities.
- Contribute to the local economy by supporting reinvestment in cultural heritage resources, accommodating businesses, housing, tourism and specialized industries.

General Cultural Heritage Policies

- 7.1. The **City** will conserve **cultural heritage resources**, which include but are not limited to:
- a. Properties designated under Part IV (individual properties) and Part V (**Heritage Conservation Districts**) of the Ontario Heritage Act;
 - b. Archaeological Resources;
 - c. Cemeteries and burial grounds of cultural heritage **significance**;
 - d. Non-designated properties of **cultural heritage value** or interest on the Municipal Heritage Register;
 - e. Cultural Heritage Landscapes;
 - f. Heritage Corridors;
 - g. Properties identified on inventories from different orders of government;

- h. Properties on the City's Inventory of Historic Buildings, until such time as they are re-evaluated; and,
 - i. **Intangible** cultural heritage.
- 7.2. Where there is a conflict between the policies of this Plan and a **Heritage Conservation District Plan**, the **Heritage Conservation District Plan** will prevail.
- 7.3. The **City** acknowledges that not all **cultural heritage resources** have been identified. Conservation may be required should a property be identified as potentially having **cultural heritage value** or interest.
- 7.4. To conserve, protect, and maintain **cultural heritage resources**, the **City** will use a range of measures and tools. These include but are not limited to:
 - a. Bylaws to designate **cultural heritage resources** of cultural heritage value or interest;
 - b. Heritage permits and conditions of approval for heritage permits;
 - c. Heritage covenant and heritage easement agreements;
 - d. Zoning bylaws, Site Plan Control, Demolition Control, holding provisions, conditions of approval for applications submitted under the Planning Act, and provisions within subdivision agreements;
 - e. Property Standards Bylaws, tree bylaws, and sign bylaws; and,
 - f. Community Improvement Plans and financial incentives.
- 7.5. The **City** will engage with Treaty Rights holders and First Nations communities and consider their interests when identifying, protecting, and managing **cultural heritage resources** and archaeological resources.
- 7.6. The **City** will, in collaboration with First Nations and local Indigenous communities, create opportunities to increase awareness, understanding and commemoration of the enduring presence, history, accomplishments, knowledge, and distinct worldviews of Indigenous communities.
- 7.7. The **City** will use **cultural heritage resources** in placemaking and place keeping to further advance cultural, economic, environmental, social, and architectural benefits to enrich our communities, including Indigenous communities.
- 7.8. The **City** will make decisions with respect to **cultural heritage resources** that are consistent with all applicable legislation as well as with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and other recognized best practices.
- 7.9. The **City** will utilize all opportunities and tools available to enhance public knowledge, appreciation, and stewardship of **cultural heritage resources**, including **intangible** cultural heritage, through **development** and **infrastructure** projects. This may include but is not limited to the development and/or requirement of:
 - a. Interactive heritage sites and trails;
 - b. Interpretive plaques and/or signage;
 - c. Public archives;
 - d. Award programs; and,

- e. Educational and outreach programs.
- 7.10. The **City** will prepare a Cultural Heritage Management Plan. It will provide a comprehensive strategy for the identification, conservation, and management of **cultural heritage resources**.
- 7.11. The **City** will prepare Conservation Plans for **City-owned cultural heritage resources**. The Conservation Plans will include Emergency Management Protocols and lists of pre-qualified consultants for emergency situations affecting **City-owned cultural heritage resources**.
- 7.12. Designated heritage properties will be protected against deterioration and/or demolition by neglect through heritage property standards, bylaws, and other tools available to the **City**.
- 7.13. The **City** may offer financial incentives to assist with the conservation, restoration, and rehabilitation of **cultural heritage resources**. Development with Heritage Resources
- 7.14. All **development** permitted by the land use designations and other policies of this Plan will conserve **cultural heritage resources**.
- 7.15. The conservation of **cultural heritage resources** will be a requirement and/or condition in the processing and approval of **development** for any property with or **adjacent** to a **cultural heritage resource**. Such applications will:
- a. Follow best heritage practices and national and Provincial heritage conservation standards, guidelines, and principles;
 - b. Be integral to the design of the **development** or **site alteration** in a manner that conserves, maintains, or enhances the **heritage integrity** of the **cultural heritage resource** and avoids the creation of **adverse heritage impacts** to the **cultural heritage resource**; and,
 - c. Integrate any protected heritage property in a way that recognizes and conserves its associated heritage attributes and tangible and/or **intangible** value in a **contextually compatible**, respectful, and prominent manner.
- 7.16. Financial securities may be required as part of **development** or heritage permit application, to ensure the conservation of a **cultural heritage resource** both during and after the **development** process. The securities may include the cost of short, medium, and long-term conservation measures and will be based off a cost estimate.
- 7.17. Applications to **develop** a property with a cultural heritage resource, potential cultural heritage resource, adjacent to an identified cultural heritage resource, or as otherwise identified by the **City** will require heritage studies or heritage related studies.
- 7.18. The requirement to prepare **heritage studies** or **heritage related studies** may also apply to previously unknown or unidentified **cultural heritage resources** that are discovered during the pre-consultation, application, or construction stage.
- 7.19. The **City** may require that the conclusions and recommendations of approved **heritage studies** and **heritage related studies** be incorporated into the plans, design, or conditions for approval of applications for a related **development**.

- 7.20. **Development** and public and private works projects should integrate appropriate forms of commemoration or other programming to expand cultural, educational, and recreational opportunities and increase public awareness, understanding, and appreciation of the Kitchener's history. The commemoration approach will be supported by a Commemoration Plan.

DESIGN WITH HERITAGE RESOURCES

- 7.21. **Development** will conserve, **respect**, and wherever possible, enhance **cultural heritage resources** through its design. This may include, but is not limited to:
- Incorporating **built form** transition to existing **cultural heritage resources** on-site and **adjacent** buildings;
 - Incorporating **built form** placement, scale, and massing **compatible** with existing on-site or **adjacent cultural heritage resources** and with the existing neighbourhood **context**;
 - Including appropriate building massing setbacks and stepbacks to ensure continued visibility and prominence of the **cultural heritage resource**;
 - Proposing appropriate materials and architectural details that are **compatible** with heritage character and **context** while remaining visually subordinate and contemporary; and,
 - Ensuring continued conservation of cultural heritage value and **heritage integrity**.
- 7.22. **Cultural heritage resources** that are underutilized or vacant should be adaptively re-used. Any development integrating existing **cultural heritage resources** will incorporate and enhance their cultural heritage value by:
- Maintaining the prominence of the existing **cultural heritage resource**;
 - Minimizing interventions to **cultural heritage resources** as part of **development**;
 - Including design interventions that extend the life of existing **cultural heritage resources**; and,
 - Implementing **alterations**, including but not limited to drainage and lighting, that ensure the long-term maintenance of **cultural heritage resources**.
- 7.23. Alterations to existing **cultural heritage resources** will be undertaken in such a manner that if reversed, the **heritage integrity** and **cultural heritage value** will be conserved.
- 7.24. Commemoration features should be designed to reflect the significance of the **cultural heritage resource**, be visible from the **public realm**, be legible, reuse salvaged material, and should not block the sightlines to or **alter** heritage attributes which are being conserved.
- 7.25. **Development** will conserve the whole or the majority of **cultural heritage resources**. **Development** that proposes the retention of a singular façade is discouraged.

DEMOLITION

- 7.26. There should be a presumption against demolition or removal of **cultural heritage resources** and their heritage attributes for **development**, unless required due to a catastrophic event or severe structural instability.
- 7.27. Where demolition of a **cultural heritage resource** is approved as part of a **development**, the **City** may require all or any part of the demolished **cultural heritage resource** be given to the **City** for adaptive re-use, archival, display, or commemorative purposes, at no costs to the **City**.
- 7.28. Where demolition or partial demolition of a **cultural heritage resource** is proposed as part of a **development**, a Salvage, Documentation, and Reuse Plan may be required. The salvage of material will comply with Waste to Resources policies.
- 7.29. Where building materials have been identified as a heritage attribute for salvage and reuse, deconstruction will be used as the method of disassembling the **cultural heritage resource** to conserve the salvaged materials
- 7.30. Where demolition of a listed, non-designated **cultural heritage resource** is proposed, a written notice of intention to demolish will be provided to the **City** a minimum of 60 days in advance. Supporting information may be required for a complete notice of intention, including but not limited to:
- Heritage studies and heritage related studies;
 - Archival documentation and photographs;
 - Cost estimates; and,
 - Architectural measured drawings and plans.
- 7.31. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, the **City** may require thorough archival documentation including:
- Architectural measured drawings;
 - Photographs including 360-photography models; and,
 - Maps and other available material related to the **cultural heritage resource** in its surrounding **context**.
- 7.32. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, a building permit for a replacement building will be obtained prior to the demolition or **deconstruction** work.
- 7.33. Where demolition of a **cultural heritage resource** is approved as part of a **development**, a Commemoration Plan may be required.

General Cultural Heritage Landscape Policies

- 7.34. Cultural heritage landscapes are identified on Map 9.
- 7.35. The **City** may require the submission of a **Heritage Impact Assessment** and/or a **Heritage Conservation Plan** for **development** for properties within or **adjacent** to a Cultural Heritage Landscape, where it has been determined that this may result in a

- significant** negative impact on a **cultural heritage resource** or heritage attribute of the Cultural Heritage Landscape.
- 7.36. The **City** will prepare and update an Implementation Guideline for Cultural Heritage Landscapes to outline the framework for identifying, conserving, and protecting **cultural heritage landscapes**.
- 7.37. The **City** will engage with First Nations and local Indigenous communities, neighbouring municipalities, other orders of government, the relevant Conservation Authority, and the landowners and their representatives in protecting and managing cultural heritage landscapes that cross municipal and/or jurisdictional boundaries.
- 7.38. The **City** will continue to engage with Indigenous communities on the conservation of cultural heritage landscapes, including the Huron Natural Area, the Grand River corridor, those associated with the Grand River, those associated with archaeological sites, and others that are of value or interest to Indigenous communities that have not been identified.
- 7.39. A Cultural Heritage Landscape Study will be prepared for additional areas of the city, including but not limited to: the Bridgeport area on both sides of the Grand River; the Breithaupt Park area; the Freeport area; cultural heritage landscapes associated with the Grand River Corridor; agricultural areas of the city; and, other cultural heritage landscapes of value or interest that have not been identified.
- 7.40. The **City** recognizes the Grand River as a Canadian Heritage River and will collaborate with Indigenous Communities and co-operate with all orders of government and the relevant Conservation Authority in efforts to conserve, manage, and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.
- 7.41. The **City** will engage early with First Nations and local Indigenous communities and ensure their interests are considered when identifying, protecting, and managing cultural heritage landscapes.
- 7.42. The **City** will develop and implement proactive strategies for conserving cultural heritage landscapes.
- 7.43. The **City** will use a variety of proactive strategies to ensure cultural heritage landscapes are conserved, which may include, but is not limited to designation under the Ontario Heritage Act and development and implementation of heritage conservation policies and guidelines.
- 7.44. **Development** in or **adjacent** to a Cultural Heritage Landscape will support, maintain, and enhance the overall heritage attributes further defined in the City's 2014 City of Kitchener Cultural Heritage Landscapes Study.
- 7.45. The **City** will ensure that all **infrastructure** projects affecting a cultural heritage landscape will be consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. **Infrastructure** projects may be required to submit **heritage studies**.

HERITAGE CORRIDORS

- 7.46. **Heritage corridors** are identified on Map 9 .
- 7.47. This Plan recognizes that **heritage corridors** that remain open to vehicular traffic will continue to function as shown on Map 11. This includes: Dodge Drive, Doon Village Road, Hidden Valley Road, Huron Road, Jubilee Drive, Mill Park Drive, Old Mill Road, Pioneer Tower Road, Lookout Lane, Plains Road, Tilt Drive, Trussler Road, and Union Street & Union Boulevard.
- 7.48. **Alterations** to the heritage attributes including, but not limited to, ditches and banks, the surface treatment, vegetation, landform, and **vistas**, are discouraged. Alterations to heritage corridors should be subject to **heritage studies**.
- 7.49. Notwithstanding Policy 7.46, widening of the existing hard surface, changes to the surface treatment, and other alterations may be permitted to Huron Road between Trussler Road and Fischer Hallman Road, and to Pioneer Tower Road between Marquette Drive and the western terminus of Pioneer Tower Road.
- 7.50. **Heritage corridors** should be maintained and conserved.
- 7.51. The **City** will avoid or mitigate **adverse heritage impacts**, including considering innovative maintenance practices, to heritage attributes that may result from maintenance required to ensure safety and ongoing operation of any municipal services located within a **heritage corridor**. Where **adverse heritage impacts** cannot be avoided, **context sensitive design treatments** should be used to divert and mitigate traffic to achieve safety and operational requirements. This could include, but is not limited to, providing sidewalks on one side of the street.
- 7.52. Streets identified as having potential **cultural heritage value** or interest to be considered a **heritage corridor** include: Huron Road between Homer Watson Boulevard and Mill Park Drive; Pinnacle Drive between the northerly leg of New Dundee Road and Pine Hill Place; Old Chicopee Trail between Fairway Road and Daimler Drive; and, Patricia Avenue between Queen's Boulevard and Highland Road.
- 7.53. **Development** should be prohibited from having direct vehicular access to Dodge Drive if it can be provided off of New Dundee Road.
- 7.54. The **City** should maintain the alignment and topography of Huron Road in recognition of the historical significance of the street.
- 7.55. Reidel Drive north of the Blair Creek Drive extension will be closed to vehicular traffic and incorporated as part of the multi-use trail network. The use of Reidel Drive as an emergency access to 500 Stauffer Drive may be permitted.
- 7.56. Stauffer Drive between Tilt's Trail and Reidel Drive will be closed to vehicular traffic and incorporated as part of the multi-use trail network. The use of Stauffer Drive as an emergency access to 500 Stauffer Drive may be permitted.

POLICIES APPLICABLE TO SPECIFIC CULTURAL HERITAGE LANDSCAPES

Agricultural Heritage Landscapes

- 7.57. Agricultural cultural heritage landscapes should conserve the following heritage attributes:
- a. Built heritage resources will be conserved;
 - b. Topography and landform;
 - c. Siting and orientation of farm buildings in relation to historic settlement roads and water sources such as, but not limited to, the Grand River;
 - d. Organization and functional relationships between buildings and the broader agricultural landscape including, but not limited to, natural features, circulation patterns, and **views** to and from the property;
 - e. Large lot size; and,
 - f. Agricultural fields and associated farming operations.
- 7.58. The cultural heritage value and interest, and the heritage attributes of agricultural cultural heritage landscapes should be conserved by:
- a. Regulating rural land uses and other **compatible** uses;
 - b. Prohibiting lot creation unless all severed and retained lots are of similar size, frontage, and depth to existing **adjacent** lots, and of sufficient size to support ongoing **agricultural uses** or **compatible** uses; and,
 - c. Ensuring any approved **development** strengthens and maintains the rural character of the agricultural cultural heritage landscape.

Cemetery Cultural Heritage Landscapes

- 7.59. Cemetery cultural heritage landscapes should conserve the following heritage attributes:
- a. Built heritage resources;
 - b. Topography;
 - c. Layout of access roads and pathways;
 - d. Siting and orientation of buildings;
 - e. Siting and layout of grave sites;
 - f. Headstones, monuments and their inscriptions;
 - g. Archaeological sites;
 - h. Landscaping including, but not limited to, trees and vegetation; and,
 - i. Design features such as gates and fences.
- 7.60. **Alterations** to support operations under the Funeral, Burial, and Cremation Services Act, 2002, are permitted.

Neighbourhood Cultural Heritage Landscapes

- 7.61. **Development** in a neighbourhood cultural heritage landscape should:
- a. Maintain the streetscape and human scale by regulating **built form**;
 - b. Permit **built form** that is **compatible** with the **cultural heritage value** and heritage attributes of the cultural heritage landscape;

- c. adaptively re-use buildings;
 - d. Permit severances that create lots of similar frontage to **adjacent** and surrounding lots;
 - e. Ensure the setbacks of new buildings are similar to the original building, and **adjacent** and surrounding lots; and,
 - f. Locate parking in a driveway beside or behind buildings.
- 7.62. The cultural heritage value or interest and heritage attributes in a neighbourhood cultural heritage landscape should be conserved by:
- a. Requiring additions to be designed in a manner that distinguishes between old and new while still being **compatible** with the **cultural heritage landscape**;
 - b. Ensuring additions are not located within a front or exterior side yard and are subordinate to the built heritage resource in terms of massing and height to maintain the visual prominence of the heritage attributes from the street;
 - c. Requiring new dormers on existing buildings to be located at the rear or an inconspicuous side of the existing building;
 - d. Requiring exterior stairs or fire escapes to be enclosed and located in the rear yard or an interior side yard; and,
 - e. Requiring **development** within or **adjacent** to the **cultural heritage landscape** to **respect** and be **compatible** with the character of the residential neighbourhood cultural heritage landscape through attention to **built form**, material, style, and other architectural elements such as doors, windows, and rooflines.
- 7.63. Public realm and infrastructure projects in a neighbourhood cultural heritage landscape should:
- a. Protect and preserve mature trees unless they present a public safety hazard or are in a serious state of decline due to age or disease;
 - b. Replace mature street trees that are removed with new street trees of an appropriate size and species;
 - c. Conserve existing grassed boulevards and medians;
 - d. Conserve existing road rights-of-way and paved surfaces unless a widening of the right-of-way and/or paved surface is required for public safety; and,
 - e. Ensure a consistent approach to street furnishings such as, but not limited to, lights, benches, and signage and wayfinding that uses a style and material that complements the heritage attributes.

Lower Doon Cultural Heritage Landscape

- 7.64. The policies in this subsection apply to lands identified as Lower Doon Cultural Heritage Landscape on Map 9.
- 7.65. The **cultural heritage resources** and heritage attributes identified in the Lower Doon Cultural Heritage Landscape Study and shown on Map 1 and Map 2 of the Lower Doon Cultural Heritage Landscape Report will be conserved.

- 7.66. The **City** will ensure that new **developments** are designed and planned to ensure that **views and vistas** of Kitchener's **significant cultural heritage resources** are created, maintained, and /or enhanced where appropriate, as referenced in the Lower Doon Cultural Heritage Landscape Report (ASI Heritage, September 2023).
- 7.67. Any new **development** on lands identified as exhibiting archaeological potential (as shown on Map 3 of the Lower Doon Cultural Heritage Landscape Report) that will result in subsurface impacts must be preceded by Stage 2 Archaeological Assessment.
- 7.68. New **development** and **alterations** on properties within and **adjacent** to the **cultural heritage landscape** will be **compatible** with and complementary to the **cultural heritage landscape's cultural heritage value** and heritage attributes.

Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape

The policies in this subsection apply to lands identified as Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape on Map 9.

- 7.69. Locations which facilitate **views** into and out of the neighbourhoods accentuate the unique topography of Cedar Hill interfacing with existing low density residential uses on local streets. They include the intersections of:
- Charles Street East and Cedar Street looking southwest;
 - Courtland Avenue East and Cedar Street looking northeast;
 - Courtland Avenue East and Madison Avenue North looking northeast;
 - Courtland Avenue East and Peter Street looking northeast;
 - Charles Street East and Eby Street looking southwest;
 - Benton Street at St. George Street looking southeast; and,
 - Benton Street at Church Street looking southeast.
- 7.70. Corner properties framing the above referenced intersections are identified as being Property of Specific Cultural Heritage Landscape Interest. In these locations, consideration will be giving to transition of **built form** to protect and enhance **views** of the hill and the local streetscape features characteristic of this neighbourhood. New **development** should appropriately frame the intersection, especially where a building of **cultural heritage interest** is located at the corner.
- 7.71. The **view** atop Cedar Hill from Cedar Street looking to the southwest is a unique **view** from the Cedar Hill Schneider Creek Neighbourhood of the city and of the countryside beyond. Properties contained within Cedar Hill viewshed are identified as being Property of Specific Cultural Heritage Landscape Interest. The **City** will regulate building height, setbacks, and **built form** along Cedar Street and along Courtland Avenue East to protect and enhance this **view**. The **City** will encourage and support enhancements to the **public realm** atop Cedar Hill to contribute and enhance the pedestrian experience and enjoyment of the **view**.
- 7.72. The principal facades of buildings and park frontages will be encouraged to locate and orient themselves at the termination of a street or **view** corridor or at a street intersection,

in order to support and enhance the significance of the **Priority Location** or the **view** or **vista**.

Caryndale Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Caryndale Neighbourhood Cultural Heritage Landscape on Map 9.

- 7.73. The following heritage attributes should be conserved:
- a. Rolling topography;
 - b. Informal street arrangement;
 - c. Rural road cross section;
 - d. Large lot size and lot frontage;
 - e. Generous front and side yard setbacks;
 - f. Variety of architectural styles reflective of the era within which they were built, including but not limited to, the A-frame architectural style that is unique to this area
 - g. 1 to 2 storey height of buildings;
 - h. Mix of cladding materials including wood and vinyl siding, brick, stone, and artificial stone;
 - i. Public street trees; and,
 - j. Private trees and plantings, especially those that date to the origins of the community.
- 7.74. The **City** will ensure that **development** is designed and planned to maintain and enhance the following **views**:
- a. Beginning at 191 Chapel Hill Drive, of Chapel Hill Drive looking north;
 - b. Beginning at 40 Chapel Hill Drive, of Chapel Hill Drive looking south; and,
 - c. The terminating **view** at the intersection of Caryndale Drive and Evenstone Avenue looking east to 39 Evenstone Avenue.
- 7.75. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and lot coverage.
- 7.76. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.
- 7.77. **Development applications** which seek to amend this Plan an/or an implementing bylaw will consider policy 12.21 and the following:
- a. **Compatibility** will setbacks and stepbacks of adjacent properties;
 - b. Suitability of the lot for the proposed use and/or built form;
 - c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
 - d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.

- 7.78. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the **cultural heritage landscape**.
- 7.79. The **City** will discourage lot creation, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation.
- 7.80. The **City** will discourage changes to the existing topography of lots, including the use of retaining walls which significantly alter the grade and are visible from the **public realm**.

Rockway Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Rockway Neighbourhood Cultural Heritage Landscape on Map 9.

- 7.81. The following heritage attributes should be conserved:
- a. Wide and short lots on one side of the street and narrow and long lots on the other side;
 - b. Rural road cross section;
 - c. Large lot size and lot frontage;
 - d. Consistent front yard setbacks;
 - e. 1.5 to 2 storey height of buildings;
 - f. Arts and Crafts and Colonial Revival architectural styles;
 - g. Brick cladding;
 - h. Side gable rooflines, often with gabled dormers;
 - i. Public street trees; and,
 - j. Private trees.
- 7.82. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
- a. Beginning at 681 and 682 Rockway Drive, looking west of the clubhouse at Rockway Golf Course; and,
 - b. The winding **view** looking east from the intersection of Floral Crescent and Rockway Drive showing the Rockway Gardens, the Rockway Neighbourhood cultural heritage landscape and the Rockway Golf Course.
- 7.83. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and location of driveways and garages.
- 7.84. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.
- 7.85. **Development applications** which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:

- a. **Compatibility** with setbacks and stepbacks of adjacent properties;
 - b. Suitability of the lot for the proposed use and/or built form;
 - c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
 - d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.
- 7.86. Lot creation is discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not **adversely impact** existing public and private mature trees and vegetation; and,

Queen's Boulevard Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Queen's Boulevard Neighbourhood Cultural Heritage Landscape on Map 9.

- 7.87. The following cultural heritage attributes should be conserved:
- a. Irregular block pattern defined by the network of curved streets;
 - b. Queen's Boulevard road cross-section between Highland Road and Rex Drive with grassed road verges, mature trees, and central median with period streetlights, grass, and planting beds;
 - c. Existing curvilinear alignment of Queen's Boulevard that creates the central oval block, and the cross streets terminating at Queen's Boulevard;
 - d. Generally consistent lot size and lot frontage;
 - e. The curved front yard setback of buildings on Queen's Boulevard that replicate the curvature of the oval around 911 Queen's Boulevard, and the consistent front yard setbacks on the remainder of Queen's Boulevard;
 - f. 1.5 to 2 storey height of buildings, excluding 911 Queen's Boulevard;
 - g. Arts and Crafts and Edwardian Classical architectural styles;
 - h. Mix of cladding materials including brick, wood, and stone;
 - i. Front gable, side gable, and hip rooflines often with dormers and/or front or gables; and,
 - j. Public street trees.
- 7.88. The City will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
- a. Beginning at the intersection of Highland Road and Queen's Boulevard, looking south along Queen's Boulevard to the terminating **view** at 911 Queen's Boulevard; and,
 - b. Beginning at 911 Queen's Boulevard, looking south along Queen's Boulevard to Highland Road.

- 7.89. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and location of driveways and garages.
- 7.90. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.
- 7.91. **Development** applications which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:
- Compatibility** with setbacks and stepbacks of adjacent properties;
 - Suitability of the lot for the proposed use and/or built form;
 - Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
 - Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.
- 7.92. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the **cultural heritage landscape**.
- 7.93. Lot creation is discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation; and,
- 7.94. The **City** encourages the use of, particularly for facades facing the **public realm**, complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to, brick, stone, and wood.

Pandora Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Pandora Neighbourhood Cultural Heritage Landscape on Map 9:

- 7.95. The following heritage attributes should be conserved:
- Gridded block pattern;
 - Pandora Crescent road cross section with curbs, grassed road verges, mature trees, and central median with period streetlights and mature trees;
 - Generally consistent lot size and lot frontage;
 - The curved front yard setback of buildings on Pandora Crescent that replicate the curvature of the road, and the consistent front yard setbacks in the remainder of the neighbourhood;
 - 1.5 to 2 storey height of buildings;
 - Georgian Revival, Edwardian Classical, Arts and Crafts, and Tudor Revival architectural styles;
 - Mix of cladding materials including brick, stone and wood;
 - Front gable rooflines intersecting with gable or hip rooflines, and side gable rooflines;

- i. Public street trees; and,
 - j. Private front yard trees.
- 7.96. The **City** should ensure that **developments** are designed and planned to maintain and enhance the following **views**:
- a. Looking south along Pandora Crescent from the intersection of East Avenue and Pandora Crescent; and,
 - b. Looking north along Pandora Crescent from the intersection of Pandora Avenue North and Lydia Street.
- 7.97. The **City** will ensure **compatibility** through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, and location of driveways and garages.
- 7.98. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.
- 7.99. **Development** applications which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:
- a. **Compatibility** with setbacks and stepbacks of adjacent properties;
 - b. Suitability of the lot for the proposed use and/or built form;
 - c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
 - d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.
- 7.100. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the cultural heritage landscape.
- 7.101. Lot creation is discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation; and,
- 7.102. The **City** encourages the use of, particularity for facades facing the **public realm**, complimentary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to, brick, stone, and wood.

Westmount East Neighbourhood Cultural Heritage Landscape

The following policies apply to lands identified as the Westmount East Neighbourhood Cultural Heritage Landscape on Map 9.

- 7.103. The following heritage attributes should be conserved:
- a. Houses dating back to the 1920s, 1930s, 1940s, mainly built in brick with a similar character but not identical, displaying elements of the Arts and Crafts, Tudor Revival, and Colonial Revival architectural styles;

- b. Diversity in house size, detailing, and construction period;
 - c. Consistent typical building height of 1.5 to 2 storeys;
 - d. Front porches;
 - e. Street, block, and lot patterns;
 - f. Wide curving boulevards with landscaped medians on Rusholme Road, Union Boulevard, and Claremont Avenue;
 - g. Large lot sizes with generous and consistent front yard setbacks;
 - h. Minimal side yards;
 - i. Driveways along the sides of homes;
 - j. Backyards that back onto each other in the block formed by Claremont Avenue, Westmount Road, Glasgow Street, and Dunbar Road that creates a large green space;
 - k. Public street trees, and;
 - l. Private trees.
- 7.104. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
- a. Along Rusholme Road, Union Boulevard, and Claremont Avenue or the wide curving boulevards and landscaped medians, and;
 - b. The intersection of Rusholme Road, Dunbar Road, and Union Boulevard.
- 7.105. The **City** will ensure compatibility through the implementing bylaws by regulating lot size, maximum building height and configuration, setbacks, lot coverage, front porches, and location of driveways and garages.
- 7.106. On lands where the implementing bylaws do not permit the maximum building height identified in the applicable land use designation, an amendment to the implementing bylaws will be required for **development** more than 3 storeys in height without requiring an amendment to this Plan.
- 7.107. **Development applications** which seek to amend this Plan and/or an implementing bylaw will consider policy 12.21 and the following:
- a. **Compatibility** with setbacks and stepbacks of adjacent properties;
 - b. Suitability of the lot for the proposed use and/or built form;
 - c. Sufficient lot area to allow a development that complies with the built form and site design policies and objectives of this Plan and implementing bylaws, and;
 - d. Technical considerations and other contextual or site-specific factors, including, but not limited to, identified cultural heritage attributes.
- 7.108. Increases to the maximum building height may be considered for properties with unusual grade conditions provided it is demonstrated that the increase is contextually compatible with the heritage attributes of the cultural heritage landscape.
- 7.109. Lot creation is discouraged, unless the resulting lots or of a similar frontage, size, and depth to existing adjacent lots and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private trees.

- 7.110. The **City** encourages the use of, particularly for facades facing the **public realm**, complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to brick and stone.

Westmount West Neighbourhood Cultural Heritage Landscape

The following policies apply to land identified as the Westmount West Neighbourhood Cultural Heritage Landscape on Map 9.

- 7.111. The **City** will undertake a study for the Westmount West Neighbourhood **cultural heritage landscape** to determine its heritage attributes and will develop policies for their conservation.

Archaeology

- 7.112. Where a **development** may cause an impact to archaeological resources or areas of archaeological potential, an archaeological assessment will be required.
- 7.113. **Development** will only be permitted on lands containing archaeological resources if the archaeological resources have been conserved in accordance with the recommendations of the approved archaeological assessment and in consultation with Indigenous communities.
- 7.114. Archaeological resources will be conserved in situ wherever possible. Where conservation in situ occurs, only **development** which maintain the **heritage integrity** of the site will be permitted. The extent of the archaeological site should be designated in accordance with the recommendation of the archaeological assessment.
- 7.115. Removal of archaeological resources from a site will be conducted in accordance with the recommendations of the approved archaeological assessment, prior to site grading or any other construction activities.
- 7.116. The **City** will maintain current archaeological resource site data and locations to assist with heritage conservation planning and **development** review.
- 7.117. The **City** will keep confidential the existence and location of archaeological resources to protect against vandalism, disturbance, and the inappropriate removal of resources.
- 7.118. The **City** will prepare an Archaeological Management Plan, in consultation with Indigenous communities and licensed archaeologists. The Management Plan will provide detailed information on the variables used to determine areas of archaeological potential, define the archaeological review process, and include implementation guidelines and a contingency plan for emergency situations when archaeological resources are accidentally discovered or are under imminent threat.

Placemaking

Successful placemaking comes from a deliberate and collaborative approach to creating public and private spaces that are safe, inclusive, meaningful, and full of life. Placemaking means shaping these spaces to reflect how people move, gather, and identify. It supports walkable, welcoming

neighbourhoods that are animated by public art and activity. At its heart, placemaking fosters a strong **sense of place** by reflecting the needs, identities, and values of those who use them.

What's the purpose of this section?

The policies in this sub-section apply the principles of placemaking across all scales of **development**. They guide **built form**, community and neighbourhood development, and site design. They support a high-quality **public realm**, complete streets, and inclusive, accessible environments for all ages and abilities.

Objectives:

- Design and build thoughtful places that contribute to Kitchener's unique identity as it grows.
- Achieve a high-quality built form and a strong **sense of place** that is culturally vibrant and functional while supporting physical and emotional wellbeing.
- Design individual site elements and **built form** to connect and support the overall urban fabric.
- Encourage and support the provision of public art in private and public **development**.
- Create inclusive spaces that accommodate people of all ages and abilities.

Policies:

- 7.119. The **City** will prepare and maintain an Urban Design Manual including guidelines for specific areas, individual land use designations, and building typologies.
- 7.120. Where a **development** may benefit from one or more incentive programs offered by the **City**, such as reduced Development Charges, rates, or programs contained in Community Improvement Plans, the **City** may require adherence to any and all Urban Design policies contained in this Plan, and all applicable urban design guidelines contained in the **City's** Urban Design Manual. This may also include adherence to City-developed urban design concept plans specific to areas identified for incentives.
- 7.121. Incorporate barrier-free and universal accessibility in the review and implementation of all **development** and **City** projects.
- 7.122. **Development** should be oriented to directly address streets or parks.
- 7.123. **Development** should provide for natural surveillance of the public realm.

PUBLIC REALM

The **public realm** refers specifically to the public right-of-way as well as any adjacent public or private property which functions as an extension of the streetscape.

- 7.124. **Development** and public works will consider public realm placemaking principles including access, safety, scale, orientation, transparency, architectural detail, public art and landscaping, among others.
- 7.125. The **City** will provide design criteria for the public realm through implementing bylaws, Kitchener's Complete Streets Guidelines, and the Urban Design Manual, where appropriate to:

- a. Ensure safe and convenient physical and visual access to surrounding public and private buildings, parks, community facilities and natural features;
- b. Create a human scale **built form** that ensures pedestrian safety and comfort in all seasons, is compatible with its existing and planned surroundings and provides a strong visual identity;
- c. Create a safe, active and inviting ground floor through the optimal orientation of building entrances, transparency, placement of active uses such as retail and community spaces, and **built form** and site design detailing, including signage;
- d. Provide street trees, lighting, seating, public art and landscaping that enhances pedestrian safety, comfort and belonging; and,
- e. Incorporate infrastructure elements such as stormwater capture, garbage collection, snow plowing and removal, driveway access and parking and other elements in ways that ensure the comfort and safety of the public.

LANDMARKS, VIEWS, AND VISTAS

Landmarks, **views**, and **vistas** are important visual and spatial elements that help create a city's identity, contribute to the legibility of the urban environment, and help establish a sense of place. They include natural and built features, key sightlines, panoramic vistas and visual corridors that are recognized for their natural heritage, cultural heritage, architectural or civic value.

7.126. The **City** may implement criteria to establish, reinforce or conserve landmarks, views, and vistas through the implementing bylaws, Urban Design Manual, and cultural heritage policies and guidelines to:

- a. Identify existing and establish new focal points within the urban environment including civic buildings and public spaces, prominent and/or architecturally significant buildings, and public art;
- b. Strategically place new landmarks and conserve existing landmarks such that they define or frame street intersections and/or act as terminating views along view corridors; and,
- c. Strategically design new built form, landscaping and streetscaping elements to direct and frame important views and vistas.

AMENITY AREAS

Amenity areas are designated social and recreational communal spaces, both indoor and outdoor, provided through residential development and regulated through the implementing bylaws. Design criteria for amenity areas is also provided through the Urban Design Manual.

7.127. Amenity areas will:

- a. Be provided comprehensively at the **development** and neighbourhood scales and equitably distributed across all neighbourhoods;
- b. Include, where possible, outdoor, at-grade amenity areas as defined in the Urban Design Manual;
- c. Ensure the safety and comfort of people of all ages and abilities, including seating, lighting, and refuge from adverse weather conditions including wind, rain and snow;

- d. Be functional and useable for all people; and,
- e. Use landscape buffers between an amenity area and an adjacent public right-of-way to protect for the safety and comfort of amenity area users.

PRIVATELY-OWNED PUBLIC SPACES

Privately Owned Public Spaces are privately owned and maintained indoor and outdoor spaces that are open and accessible to the public and function as public amenity areas.

- 7.128. The **City** may implement design criteria for Privately Owned Public Spaces through implementing bylaws and the Urban Design Manual. Where a Privately Owned Public Space is proposed as part of required parkland dedication, the space will:
- a. Accommodate people of all ages and abilities;
 - b. Ensure the safety of users and the broader public by providing natural surveillance, avoiding hidden or isolated areas and dead-ends;
 - c. Ensure the comfort of users and the broader public through the design of seating, landscaping and weather protection, while planning for the impacts of climate change;
 - d. Integrate seamlessly with the development, adjacent properties, and the public realm;
 - e. Be durable and easy to maintain; and,
 - f. Include a clear plan for the ongoing maintenance and repairs by the property owner.

PUBLIC ART

Public art, both publicly and privately owned and occupying both public and private property, is integral to a people-centred public realm and creating a sense of place. Public art can be landmarks and focal points.

- 7.129. The **City** may implement criteria for public art through implementing bylaws, the Urban Design Manual, and the public art process and may be required within **development**, particularly within Strategic Growth Areas. Public art will:
- a. Celebrate the diversity and creativity of our communities;
 - b. Be placed at visible and publicly accessible locations to enhance the quality of the public realm, parks, and other public spaces;
 - c. Be placed and sized to help with wayfinding and provide people with places to meet, connect and linger;
 - d. Be incorporated within **City** projects and on **City**-owned properties; and,
 - e. Be the responsibility of the property owner to maintain.

BUILT FORM & SITE DEVELOPMENT

- 7.130. **Development** will be consistent with the applicable sections of the Urban Design Manual.
- 7.131. As regulated through implementing bylaws and guided by the Urban Design Manual and site plan review process, **development** should:
- a. Respond to its surrounding context, including building scale, massing, setbacks, form, orientation, and architectural detailing;

- b. Transition to surrounding on-site and adjacent built form and site context, which may include step-backs, landscaping, changes in building massing, and building placement and orientation;
 - c. Avoid blank walls generally, but particularly on street frontages and/or frontages visible from the public realm;
 - d. Locate parking to the rear or interior side yard of the lot and minimize its visual impact, including garages, and parking structures;
 - e. Minimize vehicular access points and ensure that vehicular circulation does not conflict with pedestrian safety, comfort and movement through the strategic location of vehicle entrances, drive aisles, and parking and loading areas;
 - f. Screen parking and loading areas from the public realm;
 - g. Mitigate cumulative microclimatic impacts including shadows, wind, and severe weather conditions; and
 - h. Accommodate waste, recycling, and compost collection, snow removal, and other site functions in compliance with the Urban Design Manual, Development Manual, and the other policies and objectives of this plan.
- 7.132. The **City** will encourage lot consolidation to ensure that the land use permissions of this Plan can be realized while meeting the **built form** and site design policies, relevant implementing bylaw regulations, and Urban Design Manual guidelines.
- 7.133. Ground floor height may be regulated in the implementing bylaws to ensure that a range of uses are viable throughout the lifespan of the development.
- 7.134. Façade and elevation design will be consistent with the policies of this Plan, the implementing bylaws, the urban design manual, and any applicable cultural heritage policies and guidelines.
- 7.135. **Development** should provide pedestrian refuge including weather protection.
- 7.136. **Development** on a corner lot should address both street frontages, and where development abuts a park, trail, open space, or community facility, the abutting frontage should also be designed to address that feature.
- 7.137. New tall building **development** will consider tall building design principles including physical separation, overlook, relative height, floor plate area, building length, tower placement, orientation, and building proportion, among others. The **City** will provide design criteria for tall buildings through implementing bylaws and the Urban Design Manual, where appropriate, to:
- a. Mitigate environmental impacts caused by tall buildings such as shadows, accelerated winds, access to light and sky, and more;
 - b. Create high-quality design relationships between the **built forms** of multiple **adjacent** or nearby towers that account for occupant privacy and quality of life, contribute toward a visually interesting skyline, and ensure that the cumulative impacts of multiple tall buildings are managed;
 - c. Ensure **compatibility** with surrounding low and mid-rise contexts; and,

- d. Ensure that the **development** potential of future, **adjacent**, or nearby tall buildings is not frustrated and can continue to achieve high-quality design principles.

PRIORITY STREET DESIGN

- 7.138. The **City** may identify street segments within the Mixed Use and Commercial First land use designations as **priority streets**.
- 7.139. The following will be considered when identifying **priority streets**:
 - a. proximity to **ION light rail transit** and frequent transit corridors;
 - b. proximity to major trip generators; and,
 - c. walking, rolling, and cycling connectivity between **ION light rail transit** station stops, and frequent transit, key destinations, active uses, **cultural facilities**, and **community facilities**.
- 7.140. **Development** along priority streets should:
 - a. contain a mix of non-residential ground floor uses;
 - b. create a visually stimulating pedestrian experience; and,
 - c. incorporate pedestrian refuge through **built form** elements and building design.
- 7.141. The **City** may implement **priority streets** through bylaw provisions including, but not limited to:
 - a. minimum ground floor façade heights;
 - b. minimum and maximum setback;
 - c. minimum façade openings;
 - d. minimum amount of active uses at the street level;
 - e. location of commercial uses on a site; and/or,
 - f. restrictions on the location of vehicular parking.
- 7.142. **Development** on **priority street** should include enhanced architectural treatment, high-quality materials, and distinctive architectural elements.

Community Spaces

Community spaces are parks, open spaces, and **community facilities** that are invaluable to maintaining a high quality of life. They are places where people of all ages and abilities come together to play, gather, and connect.

What's the purpose of this Section?

This Section guides the protection, growth, and development of community spaces. It ensures that there are community spaces accessible to people in all neighbourhoods to meet the needs of our growing community.

Objectives:

- Plan for a full range and mix of community spaces.
- Plan for inclusive spaces that cultivate mutual care and belonging.
- Enable equitable access to high-quality community spaces.

- Protect locations for community spaces while being adaptable to changing community needs.
- Co-locate and integrate multiple institutional uses with other **compatible** uses, wherever possible.
- Maintain and increase land used for community spaces to keep pace with a growing community.

General Parks, Open Space, and Community Facilities Policies

- 7.143. The Leisure Facilities Master Plan, the Places and Spaces Parks Master Plan, and other relevant Master Plans and similar documents, adopted by Council and as amended from time to time, will guide the planning, provision, and maintenance of existing and new **community recreation facilities** and **parkland**.
- 7.144. The **City** will develop and maintain a park and open space strategy, Kitchener's Places and Spaces Parks Master Plan.
- 7.145. Investment in new parks will prioritize equity considerations as outlined in the Places and Spaces documents that form Kitchener's Places and Spaces Parks Master Plan.
- 7.146. The **City** will plan for 10m² of local **parkland** per person as outlined in Places and Spaces and reflected on Map 12.
- 7.147. Map 12 may be amended without the need for an amendment to this Plan.
- 7.148. Parks and **community facilities** within new neighbourhoods and Strategic Growth Areas should be phased and developed ahead of, or alongside residential growth in accordance with the Growth Management policies of this Plan.
- 7.149. The **City** may partner with the development industry to deliver **community facilities** within a mixed use **development**, and may include locating **community facilities** within the base of a mid or high-rise building.
- 7.150. The **City** will collaborate with school boards to encourage and facilitate innovative approaches to designing schools and associated childcare facilities, such as schools integrated into mixed use buildings.
- 7.151. **Major institutional** uses will generally be designated Institutional and be located near existing or planned transit corridors.
- 7.152. Local Institutional uses will be integrated into Neighbourhoods and Strategic Growth Areas, and may also be permitted in other land use designations.
- 7.153. The **City** may apply an institutional land use designation to existing institutional sites to ensure their continuation as community spaces.
- 7.154. The **City** will permit elementary and secondary schools on any lands where residential uses are a primary permitted use.
- 7.155. New **community facilities** should be located in areas that provide equitable access to the community by all modes of transportation.
- 7.156. Community facilities should be:
- a. strategically located to support the effective and efficient delivery of services; and,

- b. planned and co-located with other **community facilities**, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and **active transportation**.
- 7.157. The **City** will consider opportunities to optimize existing **community recreation facilities** and for adaptive re-use, wherever feasible, before developing new facilities.
- 7.158. The **City** will prioritize collaboration with public and private entities to:
- a. deliver new **community recreation facilities** that are co-located with other **community facilities**, and along with parks and open spaces, where appropriate; and,
 - b. facilitate innovative approaches in design and provision of **community facilities**.
- 7.159. **Community recreation facilities** may be used as centres for cooling, heating, clean air, information and emergency preparedness during extreme weather events.

PARKLAND DEDICATION

- 7.160. The **City** may adopt a bylaw to permit alternative **parkland dedication** in accordance with the Planning Act.
- 7.161. **Parkland dedication** provided through **development** should be provided as land, rather than cash-in-lieu, consistent with the Parkland Dedication Policy and Parkland Dedication Bylaw, adopted by Council.
- 7.162. The **City** retains the right not to accept the conveyance of land as **parkland** that is considered unsuitable, including but not limited to:
- a. **hazardous** or flood prone lands;
 - b. **wetlands** and woodlots retained for conservation purposes;
 - c. steep or unstable slopes;
 - d. contaminated or suspected contaminated lands;
 - e. any land having unsuitable or unstable soil conditions;
 - f. hydroelectric rights-of-way or easements;
 - g. any land containing an easement, encumbrance, or right-of-use that limits or restricts the use of the land as **parkland**, including but not limited to **utilities infrastructure**;
 - h. any land to be conveyed for stormwater management facilities, for **floodplain** or conservation purposes, for roadways, walkways, or any other non-**parkland** purpose;
 - i. any land that does not meet **City** criteria and standards for park land as set out in this Section and/or other Council approved documents;
 - j. valleylands;
 - k. watercourse corridors;
 - l. environmental constraint lands, setbacks, or conservation buffers;
 - m. transportation corridors, including **heritage corridors** and trails;
 - n. land required to conserve the heritage attributes of cultural heritage resources; and,
 - o. privately built, owned, and/or operated recreational areas.

- 7.163. Under no circumstance will the **City** be obligated to accept **parklands** being offered in a proposed Plan of Subdivision.
- 7.164. Through the inclusion of, or conversion to, any of the items listed in policy 7.140 above, the area of those items will be excluded as a contribution towards **parkland dedication** and local parkland provision.
- 7.165. Lands identified as **parkland** on Map 12 will:
- a. prioritize conservation of **parkland** and the active recreational function of the lands, and;
 - b. be designed in accordance with the Places and Spaces Parks Master Plan or other Council adopted policies.
- 7.166. Dedicated **parkland** will be developed to meet community needs in accordance with **City** standards and guidelines.

8. Mobility: Enabling Safe, Accessible, and Integrated Travel

The way we plan and design our transportation **infrastructure** and **mobility network** shapes how safe and easy it is for people and goods to get where they need to go. Everyone in Kitchener should have access to practical choices for getting around to meet all their needs regardless of where they live or work. As active transportation and transit become safer and more convenient and reliable than driving, more people will walk, roll, and take transit.

Roles and responsibilities for the mobility network are shared amongst several orders of government and agencies. The Province is responsible inter-regional transit such as Metrolinx and provincial highways like Highway 7/8 and 401. The **Region** is responsible for Grand River Transit, **regional** roads, and traffic signals across the entire mobility network. The **City** is responsible for **City** streets and most off road trails. Railway companies like CN and CPKC play an important role in operating the railways that are critical for goods movement.

City streets will be designed as complete streets that are safe and comfortable for all, regardless of age or ability. Complete streets also contribute to our shared values and priorities around the environment, health, and community wellbeing.

Traffic collisions seriously injure and kill people in Kitchener every year. The design of our streets, sidewalks, and trails has a real and direct effect on the safety of all users. This Plan sets out a roadmap for a **mobility network** that keeps people of all ages and abilities safe, in every season.

Transportation is the largest source of greenhouse gas emissions. To avoid more severe impacts of climate change, emissions from transportation must be eliminated by 2051.

What's the purpose of this Section?

This Section sets the policy framework for a safer, more active, equitable, and low carbon mobility network. It provides guidance on how we will adapt to changes in the way people and goods move around the city, and allows us to respond to economic, and technological, and social changes in the ways people and goods move. The policies support a **mobility network** that is well connected to and serves development in a way that prioritizes **active transportation** and transit over private vehicles.

Objectives:

- Maintain and develop an adaptable, equitable, and accessible **mobility network** that is integrated, context-sensitive, and moves people and goods safely, efficiently, and conveniently.
- Make walking, rolling, cycling, and taking transit safe, comfortable, and connected year-round such that most trips are taken by active transportation and transit.
- Eliminate death and serious injury due to traffic collisions.
- Ensure the safe and efficient movement of goods.

- Reduce the demand and amount of land used for vehicle parking in support of **active transportation**, transit, shared mobility, and other objectives in this Plan.
- Balance a variety of curbside demands and competing priorities.

General Mobility Policies

- 8.1. The existing and planned **mobility network**, including **active transportation** routes, **City** streets, **City** trails, **Regional** roads, and Provincial highways, is shown on Map 11.
- 8.2. Map 11 identifies the locations of Proposed Road/Street Corridors. These corridors identify desired **Regional** road or **City** street connections within the Integrated Transportation System. The general alignment for the proposed road/street corridors are broadly shown on Map 11 and are not considered final until the preferred actual alignment is confirmed through the completion of an **Environmental Assessment**. An amendment to this Plan will be required to reflect the more detailed alignment of the road/street within a proposed road/street corridor on Map 11. However, **development** and the construction of a road/street alignment, in accordance with an approved **Environmental Assessment**, may proceed in advance of the necessary amendment to this Plan.
- 8.3. The **City** will protect for the planned **mobility network**.
- 8.4. The **City** may require the extension or creation of a street or trail corridor to enhance a connected and fine-grained **mobility network** and street connectivity through **development**.
- 8.5. The **City** may repurpose streets or rights-of-way to create places for people on a permanent or temporary basis.
- 8.6. **Infrastructure** projects, **development**, and **City** street projects will be consistent with the Complete Streets Guidelines.
- 8.7. **Infrastructure** projects, **development**, and **City** cycling and trails projects will be consistent with the Cycling and Trails Master Plan.
- 8.8. The **City's** Vision Zero Strategy and Complete Streets Guidelines will be used in **development** and **City** street projects to implement traffic calming and other safety measures.
- 8.9. The **City** will design, build, and maintain roads to eliminate serious injury and death.
- 8.10. The **City** will support the **Region's Transportation Demand Management** Plan, policies, and initiatives.
- 8.11. The **City** may require a Transportation Impact Study for **development** to assess potential impacts to the integrated **mobility network** and identify improvements and mitigation measures.
- 8.12. The **City** may require mobility measures as part of **development**, including, but not limited to: car sharing; bike and micromobility sharing facilities; van and carpool spaces; electric vehicle charging stations; shared parking; bicycle parking and micro-mobility storage; transit amenities; and **active transportation infrastructure** and facilities.
- 8.13. **Development** will provide the following to support the **mobility network**:

- a. the granting of easements and the dedication of land to the **City or Region**, including those for sidewalks, bicycle facilities, **Regional** roads, roundabouts, rideshare facilities, **utilities**, and planned transit corridors, stations, and amenities;
 - b. the provision of associated transit and **active transportation** amenities such as transit shelters, pads, energy efficient lighting, and bicycle racks. The provision of such amenities will be the financial responsibility of the proponent, unless funding is available through other sources satisfactory to the **Region**; and,
 - c. site plan designs that meet the needs of pedestrians, cyclists, and transit users.
- 8.14. The **City** will work with the **Region** and the Province to deliver the **City's** portion of the integrated **mobility network**.
- 8.15. Safe pedestrian and cycling crossings will be located at frequent intervals and designed such that streets are not a barrier.
- 8.16. Where **development** may compromise the planned **mobility network**, the **City** may, in consultation with the **Region** and/or the Province, deem the proposed **development** to be premature, until relevant studies are completed that confirms the planned **mobility network** will not be compromised.

Walking, Rolling, and Cycling

- 8.17. The **City** will ensure that safe and convenient walking, rolling, and cycling **infrastructure** for people of all ages and abilities is incorporated when **City infrastructure** and **community facilities** are being constructed or reconstructed.
- 8.18. The **City** will provide consistent signage and wayfinding to make walking, rolling, and cycling routes easy to identify, navigate, and use.
- 8.19. The design of walking, rolling, and cycling **infrastructure** will be informed by principles of natural surveillance and safety for everyone.
- 8.20. The **City** will secure dedications for walking, rolling, and cycling routes and **infrastructure** through **development**, including but not limited to those identified on Map 11.
- 8.21. **Development** will provide walking, rolling, and cycling connections to transit stops and stations.
- 8.22. Sidewalks will be provided on both sides of streets, in accordance with Council's sidewalk policies.
- 8.23. The **City** will use the Pedestrian Charter to promote and recognize the benefits of walking as a form of travel, exercise, and recreation.
- 8.24. The **City**, in accordance with the Cycling and Trails Master Plan and **Regional** Transportation Master Plan, will develop and maintain an all ages, abilities, and seasons cycling network.
- 8.25. The **City** may require minimum bicycle parking and other **active transportation** infrastructure, including secure bicycle parking, shower facilities, and charging facilities, through **development**, guidelines, and/or implementing bylaws.

- 8.26. The **City** may permit changes to the location and/or alignment of existing and planned **active transportation** routes based on location-specific needs, without the need for an amendment to this Plan.
- 8.27. The **City** will support and enhance a city-wide bike share and micro-mobility system as part of the integrated **mobility network** and new and innovative mobility modes.
- 8.28. Walking, rolling, and cycling **infrastructure** should be designed to provide shade coverage and connect to key **community facilities**.

Transit

- 8.29. The **City** will ensure that the layout of new arterial and collector streets promote efficient and direct transit corridors within and between neighbourhoods.
- 8.30. Transit stops and stations will be designed to provide safe, efficient, and effective access for all users, with consideration for equity-denied groups.
- 8.31. The **City** will support transit priority lanes, access, and traffic control devices that give priority to transit vehicles.
- 8.32. The **City** will work with other orders of government to remove at-grade railway crossings.
- 8.33. The **City** may close streets at at-grade railway crossings to improve safety of the **mobility network**.

Goods Movement

- 8.34. The **City** will work with other orders of government to plan for a strategic goods movement network, including movements by road, rail, and air which promote efficiency and direct access, supports economic growth and development, and maximizes safety.
- 8.35. The **City** will, in conjunction with the **Region**, direct goods movement to **Regional** roads and **City** arterial streets.
- 8.36. The **City** will encourage goods movement strategies that reduce the environmental and mobility impacts of commercial vehicles, including zero emissions and last-mile delivery zones, and supporting emerging and innovative micro-mobility cargo solutions through supportive policies and infrastructure.
- 8.37. The **City** will encourage the movement of goods by rail where available and accessible.
- 8.38. The **City** will protect corridors and rights-of-way for potential future rail transportation and related **infrastructure**.

Parking and Curbside Management

Private vehicle parking is expensive, disruptive, and takes up a lot of space. Rather than requiring a minimum amount of parking, the policies in this Section ensure that any parking provided as part of **development** functions properly and does not negatively impact the **planned function** of the surrounding community. This includes managing curbsides to accommodate pick-up and drop-off of goods and people and **active transportation** infrastructure.

In 2026, the cost to building parking spaces ranges from approximately \$15,000 per space for surface parking, to \$50,000 per space for above-ground structured parking, to \$100,000 per space for underground parking. Source: [Canadian Parking Association](#)

Policies:

- 8.39. The **City** may establish maximum parking requirements.
- 8.40. All parking areas or facilities, where provided, should be designed, constructed, and maintained to be consistent with relevant **City** standards and guidelines, and should prioritize matters such as accessible parking, short-duration stays/visitor parking, pick-up and drop-offs, and car-share parking.
- 8.41. The **City** will develop and update a Long-Term Parking Strategy for the downtown.
- 8.42. The **City** will actively manage curbside space and competing priorities including **active transportation**, access to transit and transit amenities, pickup and drop off space, electric vehicle charging, deliveries, and vehicle parking including carshare parking.
- 8.43. The **City** may develop an electric vehicle charging strategy to provide for efficient, accessible, and equitable charging infrastructure.
- 8.44. The **City** may regulate standards for all types of parking and **active transportation** through implementing bylaws and guidelines, including regulations for accessible parking, visitor parking, parking and drive aisle dimensions, parking and charging for electric vehicles (including micromobility), carpool/vanpool/car share parking spaces, bicycles and other micro-mobility options, and visitor and short-term parking.

City-owned streets

- 8.45. The **City** may secure Designated Right-of-Way Allowance for each **City** street and trail listed in Schedule D, as described in the Implementation policies of this Plan.
- 8.46. All **City** streets will be designed as high quality streetscapes with street trees, furniture, shade, pedestrian oriented lighting, and safe active transportation facilities as outlined in the complete streets guidelines.
- 8.47. Main streets will be designed with a high quality streetscape including street trees, street furniture such as benches, and pedestrian oriented lighting.
- 8.48. **Development** will limit and design driveway access to prioritize user safety and vulnerable road users, and protect the function of **City** Arterial Streets.

- 8.49. The **City** will build and maintain an **active transportation** spine network made up of on-road and off-road **mobility network** components, in accordance with the Cycling and Trails Master Plan.
- 8.50. Dedicated cycling facilities, separated from vehicular traffic, will be provided for **City** Arterial Streets, in accordance with the Cycling and Trails Master Plan.
- 8.51. **City** local streets will be designed to accommodate safe pedestrian enjoyment of the travelled road.
- 8.52. The alignment of Planned Streets may change as more detailed planning and design for the streets occurs, without the need to amend the Maps in this Plan. The alignments of Planned Streets are not final until they are confirmed through the completion and acceptance of an **Environmental Assessment** or through the approval of a draft Plan of Subdivision.

Regional Roads

- 8.53. The **City** may secure the Designated Right-of-Way Allowance for each **Regional** road listed in Schedule F, as described in the Implementation policies of this Plan.
- 8.54. In addition to requiring widenings to secure the Designated Right-of-Way Allowance shown in Schedule F, the **City** may require **Regional** road widenings as a condition of approval for **development**, including Site Plan, Consent, or Plan of Subdivision, for the following purposes, where shown on an approved plan:
- to provide for dedicated pedestrian and/or cycling **infrastructure**, including sidewalks, multi-use trails, micro-mobility stations, and/or or cycling lanes;
 - to provide for transit **infrastructure**, planned or existing, including dedicated transit right-of-way, station/stop **infrastructure** and/or other transit system **infrastructure** requirements;
 - to provide suitable access to major traffic generators or attractors; and,
 - to accommodate cut and fill slopes.
- 8.55. The **City** will consult with the **Region** for **development** on **Regional** roads to balance the **planned function** of **Regional** roads with the **intensification**, walkability, health and safety, noise, and other objectives of this Plan.
- 8.56. **Development** will obtain any required permits from the **Region**.
- 8.57. The **City** will collaborate with the **Region** to regulate the number of access points and **development adjacent** to **Regional** roads.
- 8.58. Access to **Regional** roads will be subject to the requirements of the **Regional** Road Access Bylaw and associated Implementation Guidelines.
- 8.59. Active transportation facilities are to be provided on both sides of **Regional** roads.

9. Infrastructure and Servicing: Supporting Growth through Re-investment

Unseen infrastructure supports our daily life in Kitchener – providing clean water, managing wastewater, and delivering electricity. Infrastructure capacity and management is essential to our public health and safety, economy, and growth. Kitchener’s infrastructure includes water and sewer pipes, roads, and utilities, and **green infrastructure**, including rivers, creeks, and natural areas.

Reliable infrastructure ensures efficient water, waste, energy, and communication services. While the **City** does not own or control all **infrastructure**, it plays a key role in coordinating planning and investment with the **Region**, utility providers, and other partners.

Building and maintaining **infrastructure** is expensive, and if spread too thin through low-density growth, creates long-term financial burdens for the entire city.. Planning for more people and jobs in areas well-served by existing **infrastructure**, or where upgrades can be made efficiently, is the most cost-effective and resilient way to grow.

Climate change is putting more pressure on these systems, with financial, environmental, and safety consequences. To help manage costs and reduce risk, we need to better utilize existing **infrastructure** and carefully plan new **development** and **infrastructure** together.

What’s the purpose of this Section?

To ensure that sufficient, affordable, and resilient **infrastructure** is built and maintained to serve new and existing development.

Objectives:

- Provide **infrastructure** in a coordinated, efficient, and cost-effective manner.
- Optimize the use of existing municipal **infrastructure** before consideration is given to extending and/or developing new municipal **infrastructure**.
- Ensure coordination and efficient planning and management of private, **City**, **Regional**, Provincial, and Federal **infrastructure**.

General Servicing and Utilities Policies

- 9.1. Large scale **infrastructure** uses and **utilities** will be designated **Major Infrastructure and Utilities** according to the land use policies of this Plan.
- 9.2. Municipal **infrastructure** and **utilities** that are required to service the public may be permitted in any land use designation.
- 9.3. Notwithstanding the policy above, where construction of a road on a new right-of-way, widening, or upgrading of an existing roadway; construction or upgrading of a trunk sewer, trunk watermain, gas pipeline, or electrical transmission line; construction of a wastewater treatment facility or waste management facility; or groundwater taking project is proposed within or on **lands adjacent** to designated Natural Heritage Conservation, the

submission of an **Environmental Impact Study**, or other appropriate study, will be required, in accordance with the policies of this Plan.

- 9.4. Where a study completed in accordance with the preceding policy demonstrates that the construction of the **infrastructure** work will:
- a. result in localized and/or reversible impacts to a Core Natural Heritage Feature or its **ecological functions**, and that other alternatives are less feasible from a technical, environmental, and/or financial perspective, the **City** will, without the need for an amendment to this Plan:
 - i. require that appropriate mitigation measures be implemented; and,
 - ii. approve the undertaking; or,
 - iii. support the undertaking in comments, submissions, or recommendations; or,
 - b. result in widespread **adverse environmental impacts** to the Core Natural Heritage Feature or its **ecological functions** or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have fewer **adverse environmental impacts**, the **City** will:
 - i. not approve the undertaking; or,
 - ii. not support the undertaking in comments, submissions, or recommendations; or,
 - c. result in widespread **adverse environmental impacts** to the Core Natural Heritage Feature or its **ecological functions** or result in long-term damage to its significant features and functions, but that there is a clearly demonstrated need for the project and that all other alternatives to the recommended project are substantially less feasible from a technical, environmental, and/or financial perspective, the **City** will, without the need for an amendment to this Plan:
 - i. require that appropriate mitigation measures be implemented to reduce the impact of the undertaking to greatest extent feasible; and,
 - ii. approve the undertaking; or,
 - iii. support the undertaking in comments, submissions, or recommendations.
- 9.5. **Infrastructure** work should avoid **Natural Heritage Features**. Where it is not feasible to avoid these areas, the construction of the **infrastructure** project should be designed to maintain, enhance and, **restore ecological functions**.
- 9.6. The location and design of active transportation infrastructure will have regard for the Natural Heritage System and its features. Development may be permitted on lands adjacent to the Natural Heritage System features where an Environmental Impact Study demonstrates that the location and design of the active transportation infrastructure will not result in adverse environmental impacts on the natural heritage feature or ecological functions of the feature.
- 9.7. The **City** will not support changes in the land use designation and zoning of lands which will result in the underutilization of previously planned and/or constructed municipal **infrastructure** or result in impacts that cannot be mitigated.

- 9.8. The **City** will direct and accommodate growth or **development** in a manner that promotes the efficient use and optimization of existing and planned municipal **infrastructure**.
- 9.9. The **City** will coordinate the location, scale, and timing of **development** with the appropriate provision of **infrastructure** and municipal financial responsibilities, as outlined through the growth management policies in the Implementation Section of this Plan.
- 9.10. Longer term forecasts beyond the 2051 planning horizon, may be used for **infrastructure** planning studies undertaken by or for the **City** and other infrastructure providers.
- 9.11. The **City** will ensure that **development** can be accommodated with existing or planned municipal **infrastructure**.
- 9.12. Where **development** cannot be accommodated with existing or planned municipal **infrastructure**, the cost of required **infrastructure** upgrades will be the responsibility of the proponent.
- 9.13. Where adequate **infrastructure** does not exist, the **City** may use Holding provisions or other tools in the implementing bylaws, or conditions of subdivision approval to regulate the timing of development.
- 9.14. The **City** will encourage existing **development** on private **infrastructure** to connect to municipal **infrastructure** wherever feasible and possible.
- 9.15. Municipal **infrastructure** should be installed within public lands wherever possible.
- 9.16. Connecting to municipal **infrastructure** through an **adjacent** lot is discouraged.
- 9.17. The **City** will incorporate the impacts of future climate change into **infrastructure** design and operations.
- 9.18. The **City** will cooperate with the **Region** and relevant orders of government and/or agencies having jurisdiction on relevant **City** projects in planning for **infrastructure** and services.
- 9.19. The **City**, other municipalities, and/or proponents may enter into cross-border servicing agreements to facilitate **development** outside of the city while protecting the ability to accommodate **development**.
- 9.20. The **City** will prioritize **infrastructure** upgrades to areas most vulnerable to extreme weather impacts, informed by socioeconomic and environmental considerations.
- 9.21. The submission of an **Environmental Impact Study** will be required where construction of **infrastructure** is proposed within or on **lands adjacent** to designated Natural Heritage Conservation in accordance with the Natural Environment policies of this Plan.

Water, Sanitary and Stormwater Services

- 9.22. Unless otherwise provided for in this Plan, all **development**, including lot creation, should be on municipal water services and full municipal sanitary services, where available.
- 9.23. **Private Water Wells** will not be permitted on any lands where municipal **infrastructure** is available, with the exception of the following:
 - a. **Private Water Wells** which legally existed prior to October 1, 2003;

- b. a property used for non-residential purposes which, prior to October 1, 2003, relies upon a legally existing **Private Water Well** for purposes other than human consumption such as irrigation, cooling, **geothermal**, or manufacturing purposes; or,
 - c. In accordance with the private servicing policies of this Plan.
- 9.24. **Private Water Wells** will be strongly discouraged from providing water to any other lot.
- 9.25. Private Communal Water and Wastewater systems are strongly discouraged. Where provided, they will be designed to municipal or provincial standards.
- 9.26. Connections to regional transmission mains for the purpose of providing water service to an individual property is prohibited.
- 9.27. **Development**, including lot creation, will be limited to one water service connection per lot.
- 9.28. Where municipal water and/or sanitary services are unavailable, **development** may be permitted on **private water wells** and/or **private sewage system**, where:
- a. it is demonstrated that the extension of servicing from a municipal water and/or wastewater system is not feasible for any appropriate **development** of the land in accordance with the **planned function** of the area;
 - b. the site is not located within Wellhead Sensitivity Area 1, a **High Microbial Risk Management Zone**, or a Surface Water Intake Protection Zone 1 described in the Drinking Water Source Protection policies of this Plan;
 - c. it is demonstrated through a study or studies that the site conditions are suitable for the long-term provision of such services and will have no adverse effects; and,
 - d. **private water wells** will be limited to drilled wells with appropriate surface and subsurface casing.
- 9.29. Where a temporary pumping station is proposed to service a **development**, all costs associated with the planning, construction, operation, and decommissioning will be the responsibility of the developer.
- 9.30. The **City** will not allow private sanitary forcemains in the municipal right-of-way.
- 9.31. Preliminary sanitary design review should align with the recommendations of any applicable secondary plans, sanitary studies, Integrated Sanitary Master Plan, and cross-border servicing agreements.
- 9.32. Preliminary stormwater management design should align with the recommendations of any applicable **subwatershed studies**, Integrated Stormwater Management Master Plan, Drinking Water Source Protection policies of this Plan, City of Kitchener Stormwater Management Policy, and cross-border servicing agreements, as demonstrated through a Stormwater Management Plan.
- 9.33. Stormwater management planning will assess the impacts of extreme weather events, across various climate change scenarios, and incorporate **green infrastructure** into **development** and **infrastructure** projects.
- 9.34. **Development** will grant the **City** permanent easement(s) over all lands containing open-channel creeks and buried stormwater **infrastructure**, including buried pipes, culverts, manholes, catch basins, and other appurtenances. Open-channel creeks include the full

top-of-bank width and any **floodplain** limits, and associated development setbacks as defined by the relevant Conservation Authority.

- 9.35. **Development** should daylight and **restore** all existing buried creeks and watercourses on the property.
- 9.36. The **City** will prioritize the **restoration** of natural waterways by uncovering and rehabilitating buried watercourses to enhance ecological function, reduce flood risk, and improve community access to natural features.
- 9.37. The **City** will remove engineered assets (such as channel linings, concrete structures, and other hard infrastructure) from watercourses, where feasible, to **restore** natural channel function and improve ecological health. Where removal is not feasible due to engineering constraints, physical alterations to engineered assets will be undertaken to reduce flood risk and enhance **ecological function**.

Utilities

- 9.38. **Development** will ensure that **utility** providers are able to service **development** in a timely manner and determine locations for large **utility** equipment and **utility** cluster sites.
- 9.39. The **City** will coordinate with the **Region** and other agencies to protect and, wherever feasible, acquire abandoned rail corridors for their possible inclusion in future **infrastructure** and **mobility network**.
- 9.40. Where feasible, **utilities** should be located underground or within buildings. Where that is not feasible, **utility** equipment should be appropriately located and screened, and should not be located along a primary street façade.
- 9.41. The construction of linear **utility infrastructure** for electric power, gas, and other services will be installed and located to minimize their impact on **adjacent** land uses and the environment.
- 9.42. The **City** will promote the shared placement of **utilities** within easements and rights-of-way to minimize land requirements, where feasible.
- 9.43. **Development adjacent** to **utility infrastructure** will ensure that appropriate safety and environmental protection measures are provided to the satisfaction of the **utility** in consultation with relevant authorities.
- 9.44. Shared land uses on electricity transmission and distribution rights-of-way will be allowed provided that the use is associated and **compatible** with surrounding uses and has been approved by the owner. Shared uses may include, but are not limited to, open spaces, parking lots, outside industrial storage, or other uses accessory to **adjacent** land uses.
- 9.45. The **City** will not permit any residential buildings and/or structure encroachments on abutting hydro easements.
- 9.46. The **City** will support clean transportation **infrastructure** including electric vehicle charging stations, hydrogen refueling stations, and other low-carbon fuels.

10. Community Health and Safety: Protecting People & Resources

Protecting our Water

Life is dependent on reliable access to clean water. The **water resource system** is a vital network that includes **surface water features**, such as rivers, streams, and **wetlands**, as well as **groundwater features**.

These elements are specifically identified in this Plan as **natural heritage features** and components of the Kitchener **Natural Heritage System**. The **Natural Heritage System** generally prohibits **development**. The **Natural Heritage** and **water resource systems** are interwoven and provide support for Kitchener's ecological health and native biodiversity, including crucial habitat for a variety of species. They also perform essential **hydrologic functions** that sustain the Grand River **watershed** and our drinking water supply. They require careful planning, management, and adequate resourcing.

The **hydrologic functions** of the **water resource system** are delicate and deeply integrated. Contamination or depletion of these water sources can have lasting negative impacts on public health, local ecosystems, and the long-term viability of the region's water supply. Maintaining the linkages and **hydrologic functions** of the **water resource system** is essential for the city's long-term prosperity and environmental sustainability.

What's the purpose of this Section?

The policies in this section will promote and protect the health of the water resource system. It sets out how and where **Development** will be directed and managed.

Benefits of a Healthy Water Resource System

A healthy and functional **water resource system** provides numerous benefits to the community and the environment, including:

- Safe drinking water for residents.
- Habitat for fish and wildlife, and a resilient, healthy ecosystem.
- Climate change resilience, as well as mitigation of flood and erosion concerns.
- The ability to collect, store, and filter rainwater, which recharges aquifers and feeds downstream tributaries, lakes, and **wetlands**.
- Recreational amenities in nature and support for agriculture, industry, and other resource uses.

Objectives:

- Ensure that all features and areas of the **water resource system** are identified and protected within a comprehensive planning process.
- Support the ongoing monitoring and management of Kitchener's **water resource system**.

- Provide for the protection, conservation, **restoration**, or enhancement of the **hydrologic and ecological functions**, linkages, and ecological diversity of the **water resource system**, including the **quality and quantity** of water.
- Ensure no decrease in the quality of the **water resource system**.
- Maintain and, wherever feasible, enhance the natural **hydrologic function** of **Regional Recharge Areas** to support the long-term availability and quality of ground water aquifers.
- Support the ongoing monitoring and management of Kitchener's **water resource system**.
- Promote informed stewardship and community involvement in water resource conservation and enhancement.

THE WATER RESOURCE SYSTEM

This Plan positions the **City**, in collaboration with the **Region**, the relevant Conservation Authority, First Nations, and other interest holders to protect, improve, and **restore** the **quality and quantity** of our **water resource system**.

- 10.1. The **water resource system** is identified on Maps 8-1, 8-2, and 8-3.
- 10.2. The **watershed** will be used as the ecologically meaningful scale for integrated and long-term planning and undertaking **watershed** planning to inform planning for sewage and water services and stormwater management, including **low impact development**, as set out in Watershed Planning policies of this Plan.
- 10.3. Development will avoid negative impacts on the water resource system, or where avoidance is not possible, minimize and mitigate potential negative impacts on the water resource system and its hydrologic functions.
- 10.4. The **City** will maintain and **restore** linkages and consider cross-jurisdictional and cross-**watershed** impacts.
- 10.5. The **City** may restrict **development** and **site alteration** to protect all municipal drinking water supplies and **designated vulnerable areas** as set in the Drinking Water Source Protection Section of this Plan.
- 10.6. The **City** will protect, improve, or **restore** other **vulnerable** surface and ground water, and their **hydrologic functions** not currently designated under the Clean Water Act, 2006, but which may be identified through site-specific technical studies or **subwatershed studies**.
- 10.7. The **City** may require mitigative measures such as setbacks or buffers, or alternative **development** approaches as set out in the salt management policies of this Plan.
- 10.8. The **City** will plan for the efficient and sustainable use of water resources, through practices which follow priorities of water use pursuant to O. Reg. 387/04, for water conservation and sustaining water quality as set out in the Water Efficiency and Conservation policies of the Plan.

REGIONAL RECHARGE AREA (SOURCE WATER PROTECTION)

A crucial component of the **water resource system** is the **Regional Recharge Area**, which extends beyond the city's municipal boundaries and includes portions of the Waterloo Moraine. Regional Recharge Areas are geological formations with significant deposits of sand and gravel which allow substantial amounts of rain and snowmelt to soak deep into the ground.. This water sustains a wide

range of aquatic habitats critical for the health of the entire **watershed** beyond Kitchener's boundaries. Also, the **Regional Recharge Area** replenishes deep aquifers that are a primary source of drinking water for Kitchener and surrounding municipalities. This process recharges municipal wells operated by the **Region** which are among the richest sources of ground water in the Grand River **watershed**.

The **City** will restrict **development** and **site alteration** in **Regional Recharge Areas** to ensure these areas and their **hydrologic functions** are protected, improved, or **restored**, in accordance with the following policies.

- 10.9. Expansions of the Urban Area will not be permitted onto lands identified as **Regional Recharge Areas** on Map 8-1.
- 10.10. Areas identified as **Regional Recharge Areas** on Map 8-1 will be treated as an overlay to the land use designations shown on Map 3.
- 10.11. For lands identified as **Regional Recharge Areas** that are already within the Urban Area as of the date of approval of this Plan, all **development** will comply with the following:
 - a. New Category 'A' uses listed in Schedule G will not be permitted;
 - b. New industrial uses may be permitted, provided that they do not direct the infiltration of stormwater run-off using dry wells or enhanced recharge, including human-engineering artificial recharge measures;
 - c. **Development** requiring a permanent **water taking** of greater than 50,000 litres/day will not be permitted, except for municipal water supply wells, **agricultural uses**, or **mineral aggregate operations**, where permitted under this Plan; and,
 - d. **Major development** may only be permitted if it is demonstrated that the **hydrologic functions**, including the **quality and quantity** of water, will be protected, improved, or **restored** by:
 - i. the incorporation of best management practices and techniques during planning, design, and construction to maintain pre-**development** recharge rates to the fullest extent possible in accordance with **Regional** guidelines;
 - ii. meeting other criteria and direction set out in the applicable **watershed** or **subwatershed** plan through further technical study in accordance with study requirements for **development** in the Drinking Water Source Protection policies of this Plan; and,
 - iii. meeting any applicable Provincial or **Regional** standards, guidelines, and procedures.
- 10.12. The policy above does not apply to **major development** that is a new or expanding building or structure for **agricultural uses**, **agriculture-related uses**, or **on-farm diversified uses** where the total impervious surface does not exceed 10 per cent of the lot.
- 10.13. The **City** will consult with the **Region** during the review of all proposals for **major development** in the **Regional Recharge Area** to ensure that it does not compromise the integrity of ground water resources.

Drinking Water Source Protection

As a community that primarily relies on ground water for its municipal drinking water supply, the protection of source water is essential to the long-term health and prosperity of the city and neighbouring municipalities

This Section implements the Grand River Source Protection Plan, which was established under the Clean Water Act, 2006, in response to the Walkerton tragedy. The Grand River Source Protection Plan provides science-based policies to identify and manage risks to municipal drinking water sources across the Grand River **watershed**. It mandates specific actions to protect the **quality and quantity** of these sources and setting policies to manage or prohibit high-risk activities within **vulnerable** areas.

The Ontario Water Resources Act, 1990 establishes a hierarchy of water uses prioritizing the protection of water for ecosystem health and human consumption. This Plan ensures that land use decisions protect municipal water supplies, support long-term **watershed** health, and maintain the ecological integrity of the **water resource system** for present and future generations.

The Provincial Planning Statement, 2024 directs municipalities to ensure that land use planning decisions protect, improve, and/or **restore** the **quality and quantity** of water, including drinking water sources. Specifically, it directs municipalities to protect all municipal drinking water supplies located within **designated vulnerable areas**.

What's the purpose of this Section?

The policies in this Section work in tandem with Provincial directives and the broader **water resource system** policies of this Plan, ensuring that land use planning decisions protect existing and future sources of municipal drinking water. These policies build on and support the city's valuable water resources by providing area-specific policies that identify threats and manage activities that could contaminate or deplete drinking water supplies, particularly in **Regional Recharge Areas**.

Objectives:

- Protect **designated vulnerable areas** by restricting land uses, **development**, and activities that are incompatible with the long-term protection of the **quality and quantity** of source water.
- Promote water conservation and water use efficiency, including through the appropriate use of **green infrastructure** and **low impact development**.
- Foster a collaborative and coordinated approach to the stewardship of source water protection areas by working with Indigenous communities, the Province, the **Region**, neighbouring municipalities, the relevant Conservation Authority, and other partners, consistent with the principles of integrated **watershed** management.

DESIGNATED VULNERABLE AREAS

Designated vulnerable areas directly supply ground or surface water into the municipal drinking water system operated by the **Region**. These areas include:

- Wellhead Protection Areas;

- Intake Protection Zones;
- Highly Vulnerable Aquifers;
- Significant Ground Water Recharge Areas; and,
- **Regional Recharge Areas.**

Designated vulnerable areas identify where and how municipal drinking water sources are most at risk from contamination or overuse.

Wellhead Protection Areas and Intake Protection Zones are identified to protect the immediate areas around municipal wells and surface water intakes, respectively. The boundaries of these areas are based on how quickly water and pollutants can travel to the well or intake. These areas are crucial for guiding land use planning decisions and restricting or prohibiting high-risk activities to prevent any **negative impacts** to drinking water sources.

Highly Vulnerable Aquifers and Significant Ground Water Recharge Areas protect the broader landscape where ground water supplies are replenished and are most susceptible to contamination. This also includes **Regional Recharge Areas**, which serve a similar function in protecting the long-term sustainability of the water supply described the Regional Recharge Area policies of this Plan.

GENERAL POLICIES ON THREATS AND VULNERABLE AREAS

- 10.14. **Designated vulnerable areas** are shown on Maps 8-1, 8-2, and 8-3 and include:
- a. Wellhead Protection Areas;
 - b. Intake Protection Zones;
 - c. Regional Recharge Areas;
 - d. Highly **Vulnerable** Aquifers; and
 - e. Significant Ground Water Recharge Areas.
- 10.15. Any activity or land use within a **designated vulnerable area** as shown on Maps 8-1, 8-2, and 8-3 that is considered a significant drinking water threat will conform to all applicable policies in both this Plan and the Grand River Source Protection Plan.
- 10.16. Where a site falls in more than one **designated vulnerable area**, the most restrictive policies will apply.
- 10.17. The **City** may consider the use of alternative protection measures within **designated vulnerable areas**, including but not limited to, the establishment of a land trust for acquiring, holding, and managing Source Water Protection Areas, and/or entering into conservation easements, agreements, and development of stakeholder partnership programs to encourage changes in land use or land management practices.

DEVELOPMENT APPLICATION AND STUDY REQUIREMENTS

- 10.18. All required studies submitted in support of **development** or **site alteration** must be completed in accordance with **Regional** guidelines and to the satisfaction of the **City** and the **Region**. The type and number of studies will depend on the location of proposed **development** or **site alteration** relative to the **vulnerability** of the **designated vulnerable area** and its proximity to a municipal drinking water supply well or surface water intake. All

submitted studies must demonstrate that the proposed **development** or **site alteration** will have no **negative impacts** on the **quality and quantity** of drinking water resources.

- 10.19. A Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, 2006 issued by the Risk Management Official, is required as part of **complete application** or prior to building permit or **site alteration** permit for all sites identified within the Designated Part IV Areas on Map 8-1.

RESTRICTIONS ON WATER TAKING AND GEOTHERMAL WELLS

- 10.20. Within the Urban Area identified on Map 1, the establishment of new private wells, the expansion of existing private wells, and **development** or **site alterations** that require a permanent water taking of greater than 50,000 litres/day will not be permitted, except for **agricultural uses**, or **mineral aggregate operations**, where permitted under this Plan.

RISK ASSESSMENT AND SITE CONTAMINATION

- 10.21. All Environmental Site Assessments and/or Records of Site Condition required by Provincial Legislation or this Plan prior to, or as a condition of approval of, **development** are subject to potable ground water standards in recognition of the city's reliance on ground water for its municipal drinking water supply.
- 10.22. Where a Risk Assessment process follows a Record of Site Condition, the following policies will apply:
- where a Risk Assessment assumes that the ground water beneath the property does not or will not serve as a raw water supply for a municipal drinking water system, written notification must be provided to the Clerk's Office of the **Region** in accordance with O. Reg. 153/04: Records of Site Condition;
 - it is presumed that the ground water beneath the property undergoing the Risk Assessment contributes to the raw water supply for a municipal drinking water system when the property is located within a Wellhead Protection Area identified on Maps 8-1, 8-2, and 8-3; and,
 - current and future potential transport pathways to municipal supply well(s) in the Wellhead Protection Areas must be assessed and addressed to prevent, eliminate, or reduce any **adverse impacts** to the raw water supply;

RISK-BASED LAND USE CATEGORIES

- 10.23. Land uses that may pose a risk to the **quality and/or quantity** of municipal drinking water supplies are divided into the following categories according to their associated level of risk:
- Category A** (Very High Risk Uses);
 - Category B** (High Risk Uses); and,
 - Category C** (Moderate Risk Uses).
- 10.24. Land uses typically associated with each of the land use categories identified in the policy above include, but are not limited to, the uses listed in Schedule G.

VULNERABLE AREA RISK ASSESSMENT TABLE

- 10.25. Schedule H includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas**. This table must be read in conjunction with the applicable policies referenced in this Section to evaluate **development's** conformity with the applicable source protection policies of this Plan.

WELLHEAD PROTECTION AREAS A TO E AND HIGH RISK MICROBIAL MANAGEMENT ZONES

Wellhead Protection Areas A to D identify where land use activities may affect the quality of the ground water that supplies municipal supply wells.

The boundaries of a Wellhead Protection Area are determined by the time of travel it would take for water and potential contaminants to move to a municipal supply well. These areas are assigned a vulnerability score ranging from 2 to 10, with higher scores indicating greater susceptibility to contamination.

- 10.26. Wellhead Protection Areas (WHPAs) A to E and High Risk Microbial Zones are shown on Maps 8-1 and 8-2 and are described below:
- a. WHPA – A delineates the area within a 100-metre radius of a municipal well. This zone is assigned the highest vulnerability score of 10, indicating a significant risk to ground water quality from surface activities;
 - b. WHPA - B delineates the area where ground water is estimated to take up to 2 years to reach a municipal well. Vulnerability scores can be 6 (Low), 8 (Medium) or 10 (High), depending on local hydrogeologic conditions and overburden protection.
High Microbial Risk Management Zones apply to the highest vulnerability areas, which are WHPA - A and WHPA – B with a vulnerability score of 10, immediately surrounding a Groundwater Under the Direct Influence of Surface Water Well (GUDI Well). Due to their direct connection to surface water, these wells have a higher risk of contamination from pathogens, such as viruses and bacteria, which can reach the drinking water source quickly. These high-risk areas are specifically addressed and regulated under the Safe Drinking Water Act, 2002, to ensure adequate protection and treatment. Development within High Microbial Risk Managements zones is reviewed to ensure compliance with the Grand River Source Protection Plan the a process guided by other legislation;
 - c. WHPA - C delineates the area where ground water is estimated to take up to 5 years to reach a municipal well. Vulnerability scores can be 2 or 4 (Low), 6 (Medium) or 8 (High), indicating a moderate to moderately high potential for contamination;
 - d. WHPA - D delineates the area where ground water is estimated to take up to 25 years to reach a municipal well. Vulnerability scores can be 2 (Low), 4 (Medium) or 6 (High), indicating lower **vulnerability** but still requiring appropriate land use considerations; and,

- e. **WHPA – E** identifies areas on the ground surface where surface water can flow to a municipal well within a two-hour travel time, creating a direct hydraulic connection pathway for contaminants to rapidly reach the drinking water source. The purpose of this designation is to manage and mitigate the risk of contamination from surface-level activities in these highly **vulnerable** areas.

10.27. **Development** located within WHPAs A to D and High Microbial Risk Management Zones will comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

WELLHEAD PROTECTION AREAS – ISSUE CONTRIBUTING AREA

Wellhead Protection Areas – Issue Contributing Areas delineate lands surrounding a municipal well where specific past or present activities or conditions have contributed to an elevated level of a specific contaminant in the municipal well water. These areas are a crucial part of source water protection, allowing for the identification of a contamination source so that mitigation efforts can be focused there. Road salt and nitrates from fertilizer are present in municipal well water. While these are currently at safe levels, these issues need to be carefully managed.

- 10.28. Wellhead Protection Areas – Issue Contributing Area (WHPA - ICA) are shown on Map 8-2.
- 10.29. **Development** located within WHPA - ICA will be required to demonstrate compliance with the Grand River Source Protection Plan to ensure the proposal does not contribute to the identified contamination issue.
- 10.30. The Risk Management Official may prohibit **development** and **site alterations** or require a Risk Management Plan to manage any significant drinking water threats identified.

WELLHEAD PROTECTION AREAS – WATER QUANTITY

This Plan emphasizes the critical importance of protecting water resources, focusing on both water **quality and quantity**. Wellhead Protection Areas – Water Quantity (WHPA - Q) are specific areas where water withdrawals and consumptive uses must be balanced with natural ground water recharge to prevent the depletion of aquifers supplying municipal wells. Within WHPA - Q areas, the primary focus is to maintain the hydrological integrity of aquifers. This will be achieved by protecting their recharge functions and managing land uses that could contribute to the overuse or reduced replenishment of the ground water system. This approach is essential for preventing activities, such as consumptive **water takings** or reductions in recharge from urban **development**, that could lessen the amount of water available for the city's municipal drinking water supply.

- 10.31. Wellhead Protection Areas – Water Quantity (WHPA -Q) are shown on Map 8-3.
- 10.32. The **City** will maintain, and, where feasible, enhance natural recharge areas to maintain the long-term sustainability of ground water resources without causing **negative impacts** to ground water quality.
- 10.33. The City will minimize impervious surfaces and promote **green infrastructure** and appropriate **low impact development** to maintain or improve ground water infiltration and baseflow to aquifers, while ensuring no **negative impacts** to water quality.

- 10.34. The City will ensure that land use planning and **development** consider cumulative **water takings** and consumptive demands, in order to prevent overuse of ground water resources.
- 10.35. Municipal servicing strategies and **infrastructure** planning within WHPA - Q areas will support water conservation and efficiency and sustainable ground water use.

INTAKE PROTECTION ZONES 1, 2 AND 3

- 10.36. Intake Protection Zones 1, 2 and 3 are shown on Map 8-1. These zones identify lands and **surface water feature** that directly contribute water to a municipal well intake. The purpose of these zones is to protect the quality of the surface water entering the intake, primarily from hazardous spills. Intake Protection Zone 1 delineates an area of land within a 200-metre radius upstream of the municipal intake. Intake Protection Zone 2 delineates the area of land over which a hazardous spill could reach a municipal surface water intake within a two-hour travel time. Intake Protection Zone 3 represents the upstream contributing area to the surface water intake.
- 10.37. **Development** located within an Intake Protection Zone 1 or Intake Protection Zone 2 must comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

HIGHLY VULNERABLE AQUIFERS

- 10.38. Highly Vulnerable Areas are shown on Map 8-1. These areas delineate underground aquifers where water is being withdrawn for human use. These aquifers are particularly susceptible to contamination because they are located near the ground's surface or the overlying material is highly permeable, allowing contaminants to easily reach the ground water.

SIGNIFICANT GROUND WATER RECHARGE AREAS

- 10.39. Significant Ground water Recharge Areas are shown for information and strategic planning purposes on Map 8-3. Delineated under the Grand River Source Protection Plan, these areas identify lands where the rate of ground water replenishment from the infiltration of water exceeds a specific threshold. While the Grand River Source Protection Plan does not currently include any specific land use policies for these areas, the **City** will consider the importance of these areas for maintaining the long-term water supply of an aquifer when undertaking secondary or community planning exercises.

SALT MANAGEMENT

The **City, Region,** and Province use salt to keep transportation corridors open and safe during icy and snowy conditions. De-icing salts can pose a significant threat to the quality of municipal drinking water, particularly in **designated vulnerable areas**. Salt is a persistent contaminant that is difficult to remove with conventional water treatment processes.

This Plan provides policies for salt use management and strategic urban/engineering design which aim to reduce the overall need for de-icing salt on sidewalks, parking lots, and roads.

- 10.40. The **City** will require a Chloride Impact Assessment for community, secondary, and **subwatershed** planning processes. The assessment will ensure a comprehensive and proactive approach to salt management at a **subwatershed** or community-wide scale by identifying potential impacts of de-icing salts on drinking water sources and mitigation measures.
- 10.41. The **City** may require a Chloride Impact Assessment and/or Salt Management Plan for **development**, including modifications to existing draft approved Plans of Subdivisions or vacant land Condominiums. The assessment will identify, address, and recommend ways to minimize any potential impacts of de-icing salts from the proposed **development** on municipal drinking water supply wells.
- 10.42. The **City** will encourage the design of drainage systems and lot grading in new plans of subdivision to include consideration for cold weather stormwater flows and winter maintenance, and may require the strategic design of new road networks to reduce the need for road salt application.

Water Efficiency and Conservation

Water is one of our most precious resources; it is essential to human life and the health of our environment and our community. With continuing urban growth and only a finite supply of clean water, it is important for the **City** to work with residents and partners to build public awareness and provide knowledge about how to conserve and make efficient use of water to ensure a steady supply of water.

Like other area municipalities within Waterloo Region, the City of Kitchener relies primarily on limited ground water for drinking water, making conservation and protection of the water supply critical. Over the past several decades, the **Region** has designed and implemented numerous water conservation programs to reduce per capita water consumption to a reliable level that supports **infrastructure** planning. The **City** will continue to support these **Regional** water efficiency and conservation efforts through its municipal planning and operational activities.

Objectives:

- Support the efficient use and reuse of water resources, including practices to protect, improve, or **restore** the **quality and quantity** of water.
- Increase conservation, efficiency, and recycling of potable and non-potable water.
- Encourage and maximize the reuse and recycling of water.

Policies:

- 10.43. The **City** will encourage the reduction of water consumption levels through the promotion of the efficient use of water and the implementation of water-saving technologies and may specify appropriate water conservation measures within existing buildings and new **development**.

- 10.44. The **City** will encourage the use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse in all **development**.
- 10.45. The **City** will encourage the utilization of low-water-use landscaping alternatives, such as native plants and drought tolerant species, to minimize water consumption.
- 10.46. The **City** will support water efficiency measures that reduce the demand for energy to pump and treat water resources.
- 10.47. The **City** will discourage new land uses and expansions of existing high water users that utilize large amounts of water, and may prohibit land uses that consume large volumes of water and could compromise the population and job growth forecast and other objectives of this Plan.
- 10.48. A Water Conservation Plan will be required for a **development** proposing a large use of municipally treated and supplied water. The plan will consider alternatives to the use of water and evaluate mitigation measures to reduce the use of water, where technically feasible.
- 10.49. The **City** will support the implementation of best practices for water conservation, including but not limited to, the use of sub-metering in new multi-unit developments, the auditing of water efficiency in older buildings, and the use of development standards.
- 10.50. The **City** will work with the **Region** and the relevant Conservation Authority to share information and resource to promote water conservation measures and public educational initiatives.

Natural Hazards – Flooding and Erosion

Flooding and erosion are significant risks to public health and safety and community wellbeing. They can disrupt economic activity, displace residents, and result in increased public expenditure for emergency operations, evacuation, and restoration.

Flood prone lands are guided by a One and Two Zone policy framework. Within the One Zone Policy area, **development** is restricted within the entire **floodplain**. Within the Two Zone policy area, the **floodplain** is divided into two sections, 1) the **floodway** where the floods are deepest and fastest flowing, and 2) the **flood fringe** with shallower and slower moving flood waters. Restrictions on **development** within the **flood fringe** portion of the Two Zone policy area are less restrictive to reflect this lower risk.

What is the purpose of this section?

The policies in this Section direct **development** away from natural or human-made hazards to protect public health and safety and prevent damage. The policies restrict land uses and **site alterations** so as not to create new or aggravate existing hazards.

Objectives:

- Prevent injury or the loss of life and minimize property damage and social disruption
- Prohibit **development** which singularly or cumulatively may restrict riverine channel capacities to pass flood flows, reduce storage capacity in **floodplains** and **wetlands**

resulting in increased flood levels, and create potential danger to upstream and downstream landowners within flood and erosion susceptible river or stream valleys which may increase hazard risks, create new hazards, or aggravate existing hazards which could in future years require expensive hazard protection measures. Prevent interference with the **hydrologic functions of wetlands** and alterations to watercourses which may impact flooding.

- Avoid the degradation and loss of hydraulic and **hydrologic functions in hazardous lands**, and promote **restoration** and enhancement, wherever possible.
- Reduce potential nuisances associated with **development** or site alteration by limiting the potential for floating objects and debris during flood events.
- Provide for limited and controlled **development on hazardous lands** where it is determined that such **development** is appropriate and safe.
- Maintain and enhance riparian buffer zones along waterways to absorb storm surges and reduce erosion.

Policies:

- 10.51. The **City** will consider the potential impacts of climate change that may increase the risk associated with **hazardous lands** when evaluating **development** and **infrastructure** projects.
- 10.52. **Hazardous lands** and regulated lands in accordance with Ontario Regulation 41/24 are generally shown on Map 7. The precise delineation of these areas will be determined in consultation with the relevant Conservation Authority. An amendment to this Plan will not be required for minor revisions to the boundaries, where such revisions are supported through appropriate technical studies and/or assessments, site plans, and/or other plans as required and approved by the relevant Conservation Authority.
- 10.53. **Development** to straighten, change, divert, or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a **wetland** will not be permitted within a regulated area except in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.
- 10.54. **Development** or site alteration will not be permitted within Riverine **Flooding** or **Erosion Hazards** or **wetlands** where the use is:
- a. A land use associated with hospitals, **residential care facility**, assisted living facilities, pre-school, school nurseries, and/or day care or schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young;
 - b. An essential emergency service such as fire, police, and ambulance stations or electrical substations;
 - c. Associated with the outdoor storage of any materials, either temporary or permanent;
or,

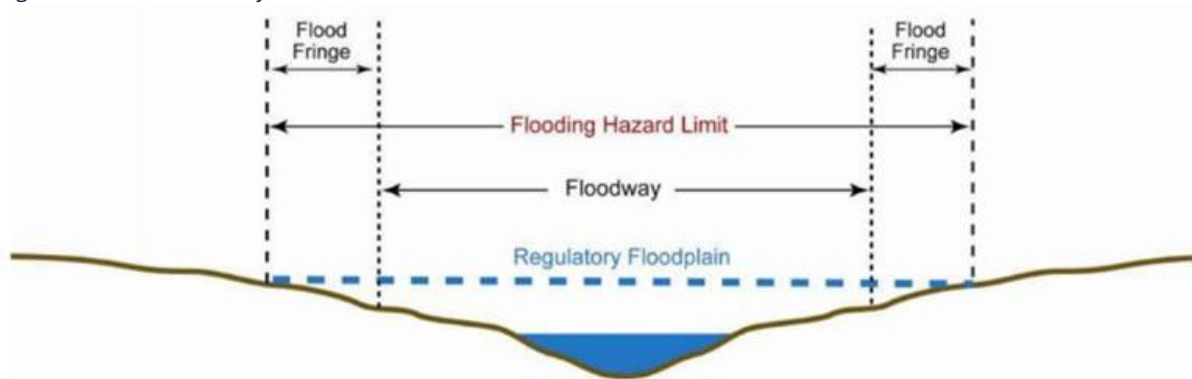
- d. Associated with the disposal, manufacture, treatment, or storage of hazardous substances.
- 10.55. Municipal **infrastructure** may be permitted within **flooding** and **erosion hazard** areas.
- 10.56. On lands zoned to recognize an **existing** use, a change in use may be permitted through a Zoning Bylaw Amendment provided:
- a. that the subsequent use is **compatible** with surrounding land uses;
 - b. no new **dwelling units** are created;
 - c. the new use presents less of a risk to life and property in the event of flooding;
 - d. the new use is not specifically prohibited by the policies in this Section;
 - e. approval is received from the relevant Conservation Authority; and,
 - f. a review of all existing outdoor storage areas be undertaken as part of any expansion or alterations.
- 10.57. An existing building within a Mixed Use, Commercial First, or Auto-Oriented Commercial land use designation that is also within a natural **hazardous lands** designation may change to any other permitted use within the same land use designation without a Zoning Bylaw Amendment, save and except:
- a. residential uses;
 - b. land use associated with hospitals, **residential care facility**, pre-school, school nurseries, day care, or schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young;
 - c. gas stations (including gas bars); and,
 - d. sale, rental, service, storage, or repair of motor vehicles, major recreational equipment, and parts and accessories for motor vehicles or major recreational equipment.
- 10.58. For the purpose of determining boundaries within the implementing bylaw, the following applies:
- a. Zone lines that are intended to indicate the **floodway** of the Two Zone Policy Area will follow the actual floodline contours and limits of encroachment as provided by the relevant Conservation Authority; and
 - b. On lands and portions thereof within the **flood fringe** of the Two Zone Policy Area:
 - i. the entire lot will be considered to be within the Regulatory Flood and regulated by the relevant Conservation Authority; and,
 - ii. a special regulation provision will be applied in the zoning category where the lot or portion thereof and any part of the potential building envelope is located within the **flood fringe** of the Two Zone Policy Area.

RIVERINE FLOODING HAZARDS

- 10.59. A One Zone Policy Area and Two Zone Policy Area is applicable to the city, as per mapping approved by the relevant Conservation Authority, shown on Map 7.

- 10.60. Lands within the entire One Zone policy area, and **floodway** portion of the Two Zone policy area will be designated Natural Heritage Conservation on Map 6 and Map 3.
- 10.61. Lands within the **flood fringe** portion of the two-zone policy area will receive an urban land use designation on Map 3 consistent with the Places to Grow, in the City Structure policies of this Plan.
- 10.62. Lands within the **Flooding Hazard** Limit and designated Natural Heritage Conservation that were vacant or otherwise undeveloped lands at the time of adoption of this Plan will be zoned as Natural Heritage Conservation.
- 10.63. Lands within the **Flooding Hazard** Limit and designated Natural Heritage Conservation where **development** exists at the time of adoption of this plan will be zoned to recognize the existing use.
- 10.64. To implement a Two-Zone Policy Area, appropriate land use designations and bylaws must be put into place.
- 10.65. Implementing bylaws applied in accordance with the policy above will recognize legally existing development and allow for minor expansions and alterations subject to the issuance of a Permit (Pursuant to Ontario Regulation 41/24) and the implementation of **floodproofing standards, protection works** standards, and access standards as demonstrated by a qualified engineer to the satisfaction of the relevant Conservation Authority.
- 10.66. In a Two Zone Policy Area, the **Floodplain** is divided into two distinct sections, the **Floodway** and the **Flood Fringe** as illustrated in Figure 11,

Figure 81. Two Zone Policy Area



- 10.67. A special provision will be applied to the zoning category of all lands identified by this Plan as being within the **flood fringe** of the Two Zone Policy Area to serve as notice that properties so zoned will be constrained beyond the regulations of the implementing bylaw. In this circumstance, new **development**, expansions, or alterations will be subject to **floodproofing standards, protection works** standards, and access standards, as deemed necessary by the relevant Conservation Authority and the issuance of a Prohibited Activities, Exemptions and Permits Regulation (pursuant to Ontario Regulation 41/24) will be required.

- 10.68. **Development** in the **floodway** will not be permitted except in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.
- 10.69. **Development** may be permitted in the **flood fringe** subject to appropriate **floodproofing standards** to the regulatory flood elevation and in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.
- 10.70. All habitable floor space and electrical, mechanical, and heating services will be located above the elevation of the Regulatory flood elevation.
- 10.71. Safe access for emergency vehicular and pedestrian movement will not be prevented during times of flooding for new buildings and new **dwelling units** in accordance with relevant Conservation Authority Policies for the Administration of Ontario Regulation 41/24
- 10.72. The creation of any uninhabitable floor space below the Regulatory Flood elevation where there is the possibility of conversion to habitable floor space will not be permitted.
- 10.73. Notwithstanding the preceding policy, the creation of uninhabitable floor space below the Regulatory Flood elevation may be permitted if it is associated with an apartment building, commercial, industrial, or other non-residential **development**. Such areas in an apartment building may include foyers, recreation rooms, communal storage areas, or other uninhabitable floor space that is normally associated with this type of **development**. All such floor space in any **development** will be floodproofed to the Regulatory Flood elevation with the maintenance of safe access ensured.
- 10.74. Notwithstanding the preceding policy, **development** or site alteration will not be permitted within the Riverine **Flooding Hazard** (Regulatory **Floodplain**/One Zone and Two Zone **Floodway**), where the use is:
- a. A new campground or the expansion of an existing campground;
 - b. A new parking lot associated with residential uses in the **floodway** of a Two Zone Policy Area or a One Zone Policy Area;
 - c. Underground parking associated with any use in the **floodway** of a Two-Zone Policy Area;
 - d. A driveway or access way to lands outside of Riverine **Flooding Hazard** where safe access is not achievable and no alternative access way providing safe access is available; or,
 - e. Flood **protection works** to allow for future/proposed **development**.
- 10.75. **Development** excluding non-habitable accessory buildings or structures associated with an existing use, will not be permitted within 15 metres of the top of bank of a watercourse except for works permitted as per the relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.
- 10.76. **Private sewage systems** will not be permitted within the **floodway** portion of the **floodplain**.

- 10.77. Where **private sewage systems** are proposed within the **flood fringe**, an assessment of the site will be undertaken to ensure that the system will not be adversely affected by incidental flooding.

RIVERINE EROSION HAZARDS

The Riverine Erosion **Hazard** within a river or stream valley is the area of the bank and **lands adjacent** to watercourses where erosion is actively occurring and where **development** could create or experience slope stability issues.

- 10.78. **Development** will not be permitted within the Riverine **Erosion Hazard** and the associated allowance except in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.
- 10.79. Notwithstanding the preceding policy, **development** within the Riverine Erosion Hazard Allowance may be permitted in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24. In support of **development**, a site-specific geotechnical or engineering assessment may be required to establish more precise limits for the Riverine **Flooding Hazard**, Riverine **Erosion Hazard**, valley slope and any associated **development** setbacks.
- 10.80. Notwithstanding the two preceding policies, **development** will not be permitted within the Riverine **Erosion Hazard** where the use is:
- a bank stabilization project intended to protect new **development**, with the exception of public **infrastructure**;
 - placement or dumping of fill not associated with works approved by the relevant Conservation Authority;
 - a Stormwater Management Facility; or,
 - excavation works at the toe of a valley slope, except for works which may be permitted under relevant Conservation Authority Policies for the Administration of Ontario Regulation 41/24.

RIVERINE VALLEYLANDS

- 10.81. **Development** within riverine valleys with stable, gentle sloping walls not subject to the Riverine **Erosion Hazard** may be permitted in accordance with relevant Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24.
- 10.82. Prior to **development**, the **City** may require detailed hydrogeological and/or geotechnical studies to assess potential risks to persons, buildings, structures, or public **infrastructure** occasioned by groundwater discharge or high water tables. Such studies should demonstrate that engineering solutions designed to protect structures from the effects of groundwater discharge and high water tables will be effective and will not require significant on-going maintenance to remain effective and will not divert or impede

natural groundwater flows so as to create hazards or annoyances to **adjacent** lands and buildings.

Land Use Compatibility

Good land use **compatibility** avoids conflict between industry and **sensitive land uses**, like homes and daycares, due to noise, vibration, odour, dust, and contaminants. The first step in avoiding these conflicts is through land use designations with appropriate separation between non-**compatible** uses. The second step is suitable mitigation measures, particularly in built up areas of the city where separation cannot be achieved.

Sensitive land uses in proximity to major facilities, including the **Airport, major goods movement facilities and corridors**, and the wastewater treatment plant can create conflicts that negatively impact the economy and quality of life. Addressing conflicts while enabling more homes and other **sensitive land uses** requires careful planning and consideration of trade-offs.

What is the purpose of this Section?

The policies of this section avoid compatibility conflicts by guiding land use designations and outlining requirements for **development**.

Objectives:

- Ensure appropriate separation between **sensitive land uses** and non-**compatible** industries and major facilities.
- Require **development** to implement mitigation measures to avoid land use compatibility issues.
- Identify contaminated sites and mitigate their potential impacts to public health and safety.
- Encourage the rehabilitation of contaminated sites for redevelopment and intensification where suitable.

Policies:

- 10.83. The establishment or expansion of **sensitive land uses** generally within 300 metres of Industrial Growth Areas, shown on Map 2, may be permitted only when supported by a land use compatibility study. Any potential impacts will be minimized and mitigated.
- 10.84. The establishment or expansion of **sensitive land uses** in proximity to major facilities and **major goods movement facilities and corridors** may be permitted subject to a site-specific study that demonstrates that land use compatibility impacts have been minimized and mitigated.
- 10.85. **Development adjacent** to railways will ensure that appropriate safety measures, including, but not limited to setbacks, berms, and security fencing are approved, in consultation with the appropriate railways.
- 10.86. The use of properties for propane installations or facilities will be regulated through the implementing bylaws and further by the **City's** Risk and Safety Management Plan requirements. This policy is not intended to regulate retail propane cylinder exchanges.

- 10.87. Existing industrial uses located in older neighbourhoods in proximity to existing residential uses, may be recognized as permitted uses and may be permitted to expand.
- 10.88. New residential uses in proximity to existing industrial uses may be established where the long term viability of the industrial use and the suitability of the residential use can be demonstrated.
- 10.89. Proponents of **development** for new **sensitive land uses** should proactively engage with nearby industrial stakeholders to address potential land use **compatibility** conflicts and implement measures that enable coexistence.
- 10.90. The **City** encourages lighting practices that eliminate or reduce light pollution and glare and restore unobscured views of the night sky, while maintaining sufficient light levels for a safe built environment.
- 10.91. The **City** may regulate excess or misdirected light through **development** and/or an outdoor lighting bylaw.
- 10.92. Any study described in this subsection may be required as part of a **complete application**, as described in the Implementation policies of the Plan.

REGION OF WATERLOO INTERNATIONAL AIRPORT

- 10.93. The **City** supports the long-term operation of the **Airport** and recognizes the positive economic role and service it provides to the community.
- 10.94. The **City**, in planning for land uses in the vicinity of the **Airport**, will:
- Prohibit any land use or structure which could affect the operation of the **Airport**, cause a potential aviation safety hazard, or be non-**compatible** for reasons of public health, safety, or environmental concerns;
 - Ensure that **sensitive land uses** are designed, buffered, and/or separated from each other to prevent **adverse effects** from odour, noise, and other contaminants;
 - Require the provision of warning clauses, where appropriate, for **development**, advising owners in the vicinity of the **Airport** of potential lighting and height restrictions and of the potential for noise-related impacts;
 - Ensure conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations; and,
 - Use holding provisions in the implementing bylaw to require a land use assessment or aeronautical assessment to determine maximum building and structure heights, including temporary structures, to the satisfaction of the relevant approval authority, until such time as the **Region** completes their Airport growth plan update in progress at the time of preparation of this plan and any necessary updates to the Federal Airport Zoning Regulations have been completed.

CONTAMINATED SITES AND HISTORICAL LANDFILLS

- 10.95. **Development** on, or **adjacent** to, a known or potentially contaminated site will be assessed, remediated and/or risk assessed, as necessary, to ensure no **adverse effects** according to the Environmental Protection Act, the Drinking Water Source Protection

Policies of this Plan, and **City** or **Regional** Contaminated Sites guidelines where applicable. **Development** will be accompanied by supporting studies.

- 10.96. Any roadways and **parkland** to be dedicated to the **City** or **Region** through **development** that are on, or **adjacent** to, a known or potentially contaminated site must be suitable for the proposed use according to applicable **City** or **Regional** Contaminated Sites guidelines.
- 10.97. Prior to **development** or a change in land use within 150 metres of McLennan Park and 30 metres of the perimeter of all other historical landfills identified in Schedule C, the proponent will:
- identify any existing or potential **adverse environmental impacts** or risks to health and safety;
 - provide studies showing that the proposed **development** can take place; and,
 - propose and undertake any necessary remediation.

Mineral Aggregates

Mineral aggregates are valuable non-renewable resources that provide significant material used in the construction of buildings and infrastructure. Protecting access to mineral aggregates positively impacts the local economy and contributes to affordability.

What is the purpose of this section?

This section reflects the Provincial and **Regional** policies that implement the Aggregate Resources Act. The policies in this section protect **mineral aggregate resource** areas for long term use while ensuring that extraction minimizes environmental and social impacts and conflicts with non-**compatible** land uses.

Objectives:

- Identify and protect Mineral Aggregate Resource Areas for current and future needs.
- Prevent changes in land use that could conflict with existing or future **mineral aggregate operations**.
- Ensure potential impacts of new **mineral aggregate operations** are prevented or minimized.
- Ensure the progressive rehabilitation of pits and quarries to an appropriate after use.
- Ensure the availability of **mineral aggregate resources** as close to markets as possible.

IDENTIFICATION AND PROTECTION OF MINERAL AGGREGATE RESOURCE AREA

- 10.98. Mineral Aggregate Resource Areas are designated in this Plan and are shown on Map 10. Boundaries of the Mineral Aggregate Resource Area are approximate and may be refined without an amendment to this Plan. The identification of this resource in this Plan does not presume that all lands located within this area are suitable for the establishment of new or expanding **mineral aggregate operations**.

- 10.99. This Plan recognizes extraction in Mineral Aggregate Resource Areas as an interim use of land and as such, these lands are designated for their ultimate intended land use on Map 3 in this Plan.
- 10.100. Extraction of **mineral aggregate resources** may be permitted outside the Mineral Aggregate Resource Area where there is a sufficient quantity and quality of resources to warrant extraction, subject to policies in this Plan. An amendment to this Plan will be required for proposed extraction operations outside of the Mineral Aggregate Resource Area.
- 10.101. **Development** that would preclude or hinder the establishment, continuation, and/or expansion of **mineral aggregate operations** or access to the resources will be prohibited within or on lands **adjacent** to any Mineral Aggregate Resource Area, except where:
- a. extraction of the resource would not be feasible; or,
 - b. the proposed land use or development serves a greater long term public interest; and,
 - c. issues of public health, public safety, and environmental impact are appropriately addressed.
- 10.102. **Development** will be required to minimize the amount of land in order to retain as much of the **mineral aggregate resource** potential as possible. Any on-site **mineral aggregate resources** should be extracted prior to **development** occurring or used in the **development** of the area.

MINERAL AGGREGATE OPERATIONS

- 10.103. Existing licensed mineral aggregate operations will be recognized as a legal use of land and will be permitted to continue without the need for an amendment to this Plan or an implementing bylaw. Existing licensed operations will be zoned appropriately by the implementing bylaws to permit aggregate extraction.
- 10.104. New **mineral aggregate operations**, or expansions that occur outside the current zoning limits, will require an amendment to the implementing bylaw.
- 10.105. Where mineral aggregate extraction is permitted by way of site-specific amendment to the implementing bylaw, the **City** will also permit accessory uses that are directly associated with the **mineral aggregate operation**, such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, and parking and office facilities.
- 10.106. **Ancillary uses** such as asphalt plants, concrete plants and aggregate depots that blend and stockpile aggregate materials with salt, except where such uses are identified as a prohibited use in accordance with the applicable policies in this Plan, will require an amendment to the implementing bylaw.
- 10.107. Proposed applications for new or expanding **mineral aggregate operations** will be in accordance with the applicable policies of this Plan, will account for the potential cumulative impacts from all past, present, and future **mineral aggregate operations** in the vicinity of the proposed new operation, and will demonstrate adequate buffering,

screening, or other mitigation measures to prevent or minimize any potential **adverse effects** on the natural heritage system or surrounding **sensitive land uses**.

- 10.108. Proposed amendments to the implementing bylaw to permit mineral aggregate extraction will be evaluated based on:
- a. whether the proposed mineral aggregate extraction will have **adverse effects** on the natural heritage system;
 - b. anticipated impacts on roads under **City** and/or **Region** jurisdiction;
 - c. anticipated impacts on the surrounding community;
 - d. anticipated impact of the noise, odour, dust, and vibration generated by the proposed use on **adjacent** land uses;
 - e. anticipated impacts to **cultural heritage resources** in the area;
 - f. potential impacts on natural hazards;
 - g. how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed; and,
 - h. other applicable policies contained within this Plan.
- 10.109. Where a situation warrants, the **City** will request the applicant to voluntarily set and meet timelines for the operation, final extraction and rehabilitation of the proposed **mineral aggregate operation** in a timely manner. This may be considered desirable in order to minimize the impact on the surrounding environment depending on such factors as location of site relative to a **sensitive land use**, scale and type of deposit, desirability of stockpiling, and anticipated time of **development** on or near the site.
- 10.110. Where an application to expand an existing licensed **mineral aggregate operation** is circulated to the **City** which does not require a Planning Act application, the **City** will review and provide comments in the context of all relevant policies in this Plan that would be applicable to **development** for a new **mineral aggregate operation**.
- 10.111. Any amendments to the implementing bylaw approved for new or expanding **mineral aggregate operations** will apply only to the boundary of the licensed area and will limit the depth of extraction to that which is specified on the proposed site plan.
- 10.112. New or expanding **mineral aggregate operations** proposed within a Source Water Protection Area as shown on Maps 8-1, 8-2, and 8-3 will be permitted, except where such uses are prohibited in accordance with policies of this Section or the Drinking Water Source Protection policies of this Plan.
- 10.113. New or expanding **mineral aggregate operations** proposed within or on **land adjacent** to Core Natural Heritage Features will not be permitted, except in accordance with the following:
- a. Within **habitat of endangered and/or threatened species**, where authorized in accordance with Provincial and Federal requirements;
 - b. Within **Significant Woodlands, Significant Valleys**, and/or **Significant Landforms (Areas of Natural and Scientific Interest)**, new **mineral aggregate operations** may be permitted where the features consists of habitats that can be effectively replaced or restored within a reasonable period of time, such as:

- i. Areas of crop or pasture;
 - ii. Plantation;
 - iii. Early successional habitat;
 - iv. Areas of high disturbance;
 - v. Areas of low ecological diversity with high percentage of non-native species;
 - vi. Small areas of non-provincially significant marsh or thicket **wetland**;
 - vii. Old field meadow;
 - viii. Hedgerows;
 - ix. Minor areas on the perimeter of the features; or,
 - x. Drainage swales; and,
 - c. The proponent must demonstrate to the satisfaction of the **City** that:
 - d. The portion of the Core Natural Heritage Feature affected by the **mineral aggregate operation** will be replaced or **restored** within a reasonable period of time with habitat of greater extent and/or ecological value as part of the rehabilitation plans to promote, where possible, a net ecological gain, or in the case of **habitat of threatened and/or endangered species**, complies with Provincial and Federal requirements have been achieved;
 - e. There will be no **adverse environmental impacts** of the **natural heritage features** or **ecological functions** and connectivity of the residual areas of the Core Natural Heritage Feature;
 - f. The **quality and quantity** and direction of local surface water and groundwater will be maintained or enhanced; and,
 - g. The extraction of **mineral aggregate resources** will be completed, and the area will be **rehabilitated**, as early as possible in the life of the operation.
- 10.114. New **mineral aggregate operations** proposed **adjacent** to Core Natural Heritage Features may be permitted provided that there will be no **adverse environmental impacts** to their features or **ecological functions** and connectivity/linkages.
- 10.115. The **City** will include site-specific regulations with the implementing bylaws to restrict extraction below the water table where **subwatershed**-scale hydrogeological studies have not demonstrated the acceptability of such extraction from a surface water and groundwater perspective.
- 10.116. New **mineral aggregate operations**, or **wayside pits and quarries**, may be permitted within Environmentally Sensitive Landscapes where it can be demonstrated that:
- a. Where extraction is proposed **adjacent** to a Core Natural Heritage Feature, there will be no significant **adverse environmental impacts** to their features or **ecological functions** and connectivity;
 - b. there will be no significant adverse environmental impacts to their features or ecological functions and connectivity, although extraction may be considered in habitats which can be effectively replaced or restored in a short to medium time

scale such as areas of crop or pasture land, young plantation, early successional woodland, small areas of non-Provincially significant marsh or thicket wetland, old field meadow, hedgerows and drainage swales;

- c. where extraction is proposed within or **adjacent** to the following features, which are not included within a Core Natural Heritage Feature:
 - i. rivers, stream valleys, **floodplains**, or associated **hazardous lands or hazardous sites**;
 - ii. fish habitat;
 - iii. meromictic and kettle lakes;
 - iv. significant wildlife habitat; or,
 - v. savannas, tallgrass prairies, rare **woodland** types, cliffs, alvars, sand barrens, marl seeps, bogs and fens; and,
- d. the **quantity and quality** of local surface water and groundwater regimes can be maintained or enhanced.

10.117. Where a new **mineral aggregate operation** is proposed on lands identified as an Environmentally Sensitive Landscape, the **City** will recommend to the Province that the Natural Environment Report required under the Aggregate Resources Act also address the following objectives:

- a. natural habitat that would be lost from the site will be replaced with equivalent habitat on the property or on **adjacent lands**, and no less than 35 per cent of the licensed area remaining above the water table after extraction will be **rehabilitated** to sustainable natural **woodland** habitat representative of the landscape in which it is located;
- b. the **quantity and quality** of surface water and groundwater regimes and aquatic ecosystems remaining after, or created by, extraction will be **rehabilitated** to sustainable natural aquatic ecosystems representative of the landscape in which they are located;
- c. the health, diversity, size, **ecological function**, and connectivity of major natural features remaining within the proposed licensed area will be maintained and, where possible, enhanced before, during, and after the extraction of aggregate resources;
- d. the **rehabilitated** area will be maximized and the disturbed area minimized on an ongoing basis during the life cycle of the pit operation; and,
- e. **rehabilitation** of any area once occupied by natural features or identified as potential enhancement/**restoration** and/or corridor/linkage areas is completed as early as possible in the life of the extraction operation.

10.118. **Development** that would establish an **ancillary use** to a **mineral aggregate operation** will only be permitted where applicable studies demonstrate that the proposed use will mitigate any potential adverse effects.

- 10.119. The **City** will collaborate with the Province to ensure that all appropriate requirements resulting from the review of an application for a **mineral aggregate operation** are imposed and enforced as:
- a. conditions on the license or notes on the site plan required under the Aggregate Resources Act, including but not limited to spill protection measures to prevent discharges to surface water and groundwater resources from on-site fuel storage, vehicle or equipment repair and equipment operation, spills from salt storage, use, and transfer, and other best management practices; and,
 - b. regulations in implementing bylaws, development agreements, and conservation easements as may be applicable.

EXTRACTION BELOW THE WATER TABLE

- 10.120. In addition to all other applicable policies in this Plan, including the requirement for an amendment to this Plan, mineral aggregate extraction below the water table will only be permitted where:
- a. on lands identified as Prime Agricultural lands, it is demonstrated that there is a substantial quantity of **mineral aggregate resources** below the water table warranting extraction;
 - b. the completion of a hydrogeological cumulative impacts assessment demonstrates that the removal of the resource and the subsequent **rehabilitation** of the lands will not negatively impact the **quantity and quality** of surface or groundwater resources and relevant **natural heritage features**;
 - c. if necessary and feasible to protect groundwater quality, post-extractive drainage is directed away from the resulting pond, the slopes of the pond are stabilized with appropriate native species, and a pond planting plan is prepared and implemented;
 - d. on lands identified as Prime Agricultural lands, other alternatives have been considered by the proponent and found unsuitable, and agricultural **rehabilitation** in remaining areas will be maximized. The consideration of other alternatives will include investigation as to the availability of alternative resources on lands identified as Canada Land Inventory Class 4 to 7 soils, resources on lands committed to future urban uses, and resources on Prime Agricultural lands where **rehabilitation** to agriculture is feasible; and,
 - e. it is demonstrated that the site will be **rehabilitated** in accordance with this Plan.
- 10.121. Where the results of an individual or **subwatershed** scale hydrogeological study indicate that mineral aggregate extraction below the water table may have a negative impact on the **quantity or quality** of groundwater in an area, the **City** will restrict extraction below the water table by means of a site-specific regulation in the implementing bylaw in accordance with this Plan. The purpose of this restriction is to maintain the depth of residual over burden necessary to protect the **quality and quantity** of groundwater.

- 10.122. Where the extraction of a proven significant quantity of **mineral aggregate resources** located below the water table is not permitted in accordance this Plan, this resource will continue to be protected from land uses that are non-**compatible** with its future extraction.

WAYSIDE PITS AND QUARRIES, PORTABLE ASPHALT AND CONCRETE PLANTS

- 10.123. **Wayside pits and quarries**, portable asphalt plants and portable concrete plants used for public road authority contracts will be permitted on a temporary basis in all land use designations in accordance with the Provincial Planning Statement, without the need for an amendment to this Plan or an amendment to the implementing bylaw, except where:
- the use would be located within or **adjacent** to an existing Built-Up Area that would be non-**compatible** with aggregate extraction and associated activities;
 - the use would be located within lands designated Natural Heritage Conservation as shown on Map 3; and,
 - the use is identified as a prohibited use elsewhere in this Plan and/or by **Regional** and Provincial guidelines.
- 10.124. Portable asphalt plants and portable concrete plants will be discouraged on lands containing active agricultural operations. If asphalt or concrete for a public road project cannot be obtained from an existing asphalt or concrete plant, attempts should be made to locate the portable plant in **wayside pits and quarries**, vacant industrial sites, or on inactive or less productive agricultural lands.
- 10.125. Portable asphalt plants and portable concrete plants will obtain appropriate approvals pursuant to the Environmental Protection Act and will include provisions to prevent spills of petroleum chemicals to surface and groundwater resources.

REHABILITATION OF MINERAL AGGREGATE OPERATIONS

- 10.126. All proposals for new or expanding **mineral aggregate operations**, including **wayside pits and quarries**, will include a rehabilitation plan in accordance with this Plan. Where new or expanding **mineral aggregate operations** are located in close proximity to other **mineral aggregate operations**, a comprehensive rehabilitation plan which includes all applicable **mineral aggregate operations** should be provided.

CONSERVATION OF MINERAL AGGREGATE RESOURCES

- 10.127. The **City** will ensure the conservation of **mineral aggregate resource** in accordance the Provincial Planning Statement.

11. Land Use Designations

Land use designation is a primary planning tool for achieving the goals and objectives of this Plan. It determines how land is used and organized, guides how and where homes and jobs will be added, and ensures suitable separation between non-**compatible** uses. Land use designations are also used to establish maximum permitted densities, which Kitchener ultimately determines through **built form** and site design regulations as part of the implementing bylaws. Evaluating maximum density permissions is critical for us to plan responsibly for things like water and sanitary infrastructure capacity and equitable access to **community facilities** and green areas.

Applied equitably and thoughtfully, land use designations will help Kitchener grow as a Caring City.

What is the purpose of this Section?

This section sets out Kitchener's desired land use pattern, establishes the land use designations as shown on Map 3, and outlines the permitted uses and policies guiding development.

General Land Use Policies

- 11.1. Land use designations are shown on Map 3.
- 11.2. Unless otherwise stated in this Plan, permitted uses within all land use designations may include:
 - a. Public service facilities and systems owned and operated by, on behalf of, or in partnership with the Provincial or Federal governments, the **Region**, relevant Conservation Authority, or the **City**;
 - b. Temporary markets that support the sale of local produce, community gardens, and other **compatible** forms of agricultural crop production; and,
 - c. Parks and active or passive recreational uses.
- 11.3. Wherever residential uses are permitted, offices and program spaces that provide on-site health, social, and support services will be permitted as accessory uses to support residents' well-being and community integration.
- 11.4. To ensure **compatibility**, the implementing bylaws may limit the full range and scale of permitted uses.
- 11.5. Maximum density permissions will be established through **built form** and site design regulations.
- 11.6. Implementing bylaws may regulate matters related to **built form** including, but not limited to, building length, building height, floor plate area, and physical separation between buildings.
- 11.7. Implementing bylaws may regulate matters related to site design including, but not limited to, setbacks, landscaping, amenity space, and all types of vehicle and bicycle parking and associated function.
- 11.8. Request for relief from **built form** and/or site design regulations is a request for relief from maximum permitted density and may require an amendment to this Plan.

- 11.9. **Development** will consider **compatibility** with and transition to **adjacent** and nearby existing and planned contexts.
- 11.10. Where new parking spaces are proposed to be developed in combination with **development**, the **City** may:
- require proponents to utilize **Transportation Demand Management** measures; and,
 - encourage required off-street parking to be located away from and/or screened from view from the **public realm**. Wherever residential uses are permitted, accessory offices and program spaces that provide on-site health, social, and support services will be permitted as an accessory use to support residents' well-being and community integration.

Natural Heritage Conservation

What is the purpose of the Natural Heritage Conservation land use designation?

The Natural Heritage Conservation land use designation is intended to protect and/or conserve our **natural heritage features** and their **ecological functions**. These areas may allow legally **existing** uses unless there is a significant threat to health and safety.

Where does this land use apply?

The Natural Heritage Conservation land use designation applies to sites in Green Areas shown on Map 2.

Objectives:

- To implement the Natural Heritage System policies of this Plan.

Policies:

- 11.11. The Natural Heritage Conservation land use designation will include:
- Provincially Significant Wetlands;**
 - Locally Significant Wetlands;**
 - Grand River **Significant Valley;**
 - Environmentally Significant Valley Features;**
 - Locally Significant Valleylands;**
 - Environmentally Sensitive Policy Areas;
 - Significant Woodlands;**
 - Locally Significant Woodlands;**
 - Habitat of Endangered and/or Threatened Species;
 - Fish Habitat; and,
 - natural **hazardous lands** including, but not limited to lands considered to be in the **floodway** and subject to **flooding hazard**.
- 11.12. The Natural Heritage Conservation land use designation may only permit those uses which fulfill at least one of the following objectives:
- conservation activities;

- b. forest, fish, and wildlife management;
 - c. small scale, passive recreational uses and accessory uses such as trails, boardwalks, footbridges, and picnic facilities which will have no significant negative impact on **natural heritage features** or **ecological functions** of the **Natural Heritage System**;
 - d. conservation and flood or erosion control projects where it has been demonstrated that they are necessary in the public interest and other alternatives are not available;
 - e. **infrastructure** projects in accordance with Servicing and Utilities policies of this Plan; and,
 - f. new **mineral aggregate operations** in accordance with Aggregate policies of this Plan.
- 11.13. The above uses may be further limited through the specific policies for each **natural heritage feature**, the implementing bylaws, or other applicable legislation.
- 11.14. **Development**, alteration to a watercourse, or interference with a **wetland**, as defined under the Conservation Authorities Act, will not be permitted without a permit from the relevant Conservation Authority.
- 11.15. New **development** and/or **site alteration** may only be permitted in accordance with the uses permitted in this land use designation and in accordance with the Community Health and Safety Policies in this Plan.

EXISTING USES

- 11.16. Legally **existing** uses as of the date of approval of this Plan may be permitted and zoned accordingly unless there is a significant threat to health and safety.
- 11.17. A minor expansion of a legally **existing** building, structure, use or conversion to a less intense use may be permitted within lands designated as Natural Heritage Conservation without an amendment to this Plan provided that it can be demonstrated, to the satisfaction of the **City** and the relevant Conservation Authority, where applicable, through an **Environmental Impact Study** or other appropriate study that the objectives of the land use designation can be met and that the proposed minor expansion or conversion will not have a negative impact on the natural hazard, **natural heritage features**, or **ecological functions** for which the area is identified.

Prime Agriculture

What is the purpose of the Prime Agriculture land use designation?

The Prime Agriculture land use designation accommodates a wide range of **agriculture** and **agricultural-related uses**, encouraging their preservation, efficiency, and flexibility. This Plan protects **agricultural uses** as large continuous areas free from non-**compatible** uses.

Where does this land use apply?

The Prime Agriculture land use designation applies to sites outside of the Urban Area and within the Protected Countryside shown on Map 2.

Objectives:

- Protect Prime Agricultural Land for **agriculture** and **agriculture-related uses**.
- Encourage and support the local farm economy and food system.
- Protect and enhance the topography, groundwater recharge areas, **natural heritage features**, and **cultural heritage resources** of the city's agricultural areas.

Policies:

- 11.18. All types, sizes, and intensities of **agricultural uses, agriculture-related uses, on-farm diversified uses**, and normal farm practices will be promoted and protected in accordance with Provincial standards.
- 11.19. New land uses, including the creation of separate lots, expansions of existing uses and existing lots, and the **development** of new or expanding livestock facilities will comply with the **Minimum Distance Separation Formulae**.
- 11.20. The placing of fill, removal of topsoil, or extraction of peat will generally be discouraged within the Prime Agriculture land use designation. Such activities will be regulated through **site alteration** bylaws and the rehabilitation of the lands from which peat or topsoil has been removed, will be required.
- 11.21. Permitted uses within the Prime Agriculture land use designation may include:
- a. agricultural uses;
 - b. **existing** residential uses; and,
 - c. Mineral aggregate operations as an interim use in accordance with the Mineral Aggregate policies of this Plan.
- 11.22. **Agriculture-related uses** may be permitted subject to the following:
- a. the use minimizes the amount of land removed from agricultural production and there are not other reasonable alternative sites available in the city, including sites with poorer agricultural soils or where fragmented or smaller lots and/or a mix of farm lots may already exist;
 - b. the use mitigates any potential land use conflicts with **adjacent** farms and other land uses; and,
 - c. the use can be serviced in accordance with the Infrastructure and Servicing policies of this Plan.
- 11.23. **On-farm diversified uses** may be permitted subject to the following:
- a. the uses will be clearly accessory to principal **agricultural use** of the property;
 - b. the uses will be small in scale and **compatible** with and not hinder surrounding agricultural operations;
 - c. except for roadside produce stands, the uses will be integrated with the main farm building(s) and constructed in a manner that will allow for ease of conversion to an **agricultural use** should the **on-farm diversified uses** cease to exist;

- d. Minor retailing of products will be permitted directly from the farm provided that sales are limited to those goods produced or manufactured primarily on the farm; and,
 - e. lot creation to facilitate **on-farm diversified uses** will not be permitted.
- 11.24. Where a residential dwelling is permitted on a lot in a Prime Agricultural area, up to two additional residential units may be permitted, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
- a. comply with the minimum distance separation formulae;
 - b. are compatible with, and would not hinder, surrounding agricultural operations;
 - c. have appropriate sewage and water services;
 - d. address any public health and safety concerns;
 - e. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster;
 - f. minimize land taken out of agricultural production; and,
 - g. Shall not be severed except in accordance with the Provincial Planning Statement.
- 11.25. Additional or temporary farm-related residential units may be permitted on a farm in the Prime Agriculture designation without severance to accommodate farm employees, including members of the farm household directly involved in the farm operation, provided that:
- a. the size, nature, and productive capability of the farm operation warrant additional farm employment for extended periods of time such that additional on-site accommodation is considered necessary;
 - b. any new permanent dwellings will be limited to bunkhouses or the conversion and/or expansion of **existing** farm-related residential units;
 - c. any new temporary dwellings will be located near existing farm buildings and will be removed when they are no longer required to accommodate farm employees; and,
 - d. the site can be serviced in accordance with the Infrastructure and Servicing policies of this Plan.
- 11.26. Any forested areas and **woodlands** within the Prime Agriculture designation will be subject to the Natural Environment policies in this Plan.
- 11.27. Severances for the purposes of lot creation or lot adjustment in the Prime Agriculture designation are discouraged and may only be permitted in accordance with the Provincial Planning Statement and the policies of this Plan.

Open Space

What is the purpose of the Open Space land use designation?

The Open Space designation protects parks, greenways, trails, and other open spaces for the long term use and enjoyment of Kitchener's growing and changing population.

Where does this land use apply?

The Open Space land use designation applies in all City Structure elements on Map 2 except for the Protected Countryside and Industrial Growth Areas.

Objectives:

- Provide for a comprehensive and connected open space system.
- Enhance equitable access to high quality open spaces to foster connection between people and the outdoors.

Policies:

11.28. Permitted uses within the Open Space land use designation may include:

- a. active and/or passive outdoor recreational uses;
- b. cemeteries;
- c. conservation uses;
- d. cultural heritage resource uses;
- e. parks;
- f. trails; and,
 - i. shared uses on hydro rights-of-way including open space links and parking lots for Open Spaces, outside industrial storage, or other uses accessory to **adjacent** land uses in accordance with the Servicing and Utilities policies of this Plan.

11.29. Utility corridors, closed road rights-of-way, former railway lines, wildlife passages, stormwater management areas, or any other area may be designated Open Space to enable a continuous parks and open space system.

11.30. Parks, trails, and cemeteries which are conveyed to or acquired by the **City** may be designated Open Space by revising Map 3 without the need for an amendment to this Plan.

Mixed Use

What is the purpose of the Mixed Use land use designations?

The Mixed Use land use designations will accommodate most of Kitchener's growth. These areas will provide opportunities for all housing types and a range of commercial, employment, and institutional uses, and will prioritize housing and employment growth, **active transportation** and transit, and high-quality urban design.

Where does this land use apply?

The Mixed Use land use designations apply to lands in Strategic Growth Areas shown on Map 2. The Mixed Use C land use designation only applies within Protected Major Transit Station Areas shown on Map 4.

Objectives:

- Create safe, caring, walkable, and welcoming neighbourhoods for all.
- Increase housing supply and choice.

- Enable a range of commercial, employment, and institutional uses.
- Secure **food stores** as the highest priority commercial component of complete communities.
- Incentivise creative, high-quality architecture and urban design.
- Conserve our **cultural heritage resources**.
- Promote the efficient use of existing **infrastructure** by directing more residents and jobs.
- Promote active transportation and transit as the primary modes of transportation.

Policies:

- 11.31. The Mixed Use A and Mixed Use B land use designations will only apply to lands identified on Map 2 as Strategic Growth Areas. The Mixed Use C land use designation will only be applied to Strategic Growth Areas which are Protected Major Transit Station Areas on Map 2.
- 11.32. The **City** will direct new **major office** and **major institutional development** to Protected Major Transit Station Areas.
- 11.33. The **City** will discourage the **development** or retention of some uses within or in close proximity to Strategic Growth Areas which would conflict with their **planned function**.
- 11.34. The **City** will encourage the **development** and retention of institutional uses and **cultural facilities** within the Mixed Use land use designations.
- 11.35. The **City** will discourage a reduction in the lot area for lands designated Mixed Use if the reduction in lot area has the potential to compromise **intensification**.
- 11.36. Lot consolidation will be encouraged and may be required to meet the **built form** and site design regulations of the implementing bylaws.
- 11.37. The **City** will limit the height of buildings along King Street West between Water Street and Queen Street to conserve a historical mid-rise main street condition intended to serve a **public realm** where frequent large scale events and celebrations are held.
- 11.38. **Development** on lands designated Mixed Use within Protected Major Transit Station Areas should consolidate the number of vehicle access points and align driveways opposing on either side of the street. New private driveways on Fairway Road and King Street East will be discouraged and only permitted if no alternative means of access is available.
- 11.39. **Development** on lands designated Mixed Use within Protected Major Transit Station Areas will be designed with internal streets and mid-block connections to an overall standard of 150 metres or less between publicly accessible connections.
- 11.40. Non-residential uses and parking structures should be located **adjacent** to railways to address land use **compatibility** between sensitive and non-**sensitive land uses**.
- 11.41. Where **development** is proposed to proceed in phases or to address coordination between landowners, a phasing plan will be required as part of a **complete application** which demonstrates how the **development** prioritizes:
- a. Provision of non-residential uses in the first phase of **development** or retention of commercial uses on the site until such time as new non-residential uses are built;

- b. **Development** on surface parking lots and portions of the lot abutting **priority streets** as part of the first phase of **development**; and,
 - c. Connections to the **active transportation** and transit networks throughout all phases of **development**.
- 11.42. On lands designated Mixed Use outside of Protected Major Transit Station Areas as shown on Map 4, the **City** will:
- a. Require that the amount of commercial gross floor area on a site be maintained or increased through **development**; and,
 - b. Identify and establish **priority streets** in accordance with the Placemaking policies of this Plan.
- 11.43. On lands designated Mixed Use outside of Protected Major Transit Station Areas, the **City** may:
- a. Regulate the location of commercial uses on a site through implementing bylaws;
 - b. Require a minimum amount of commercial space;
 - c. Require commercial uses on the ground floor; and,
 - d. Establish minimum targets for the amount and type of commercial floor area at a neighbourhood scale.
- 11.44. The **City** may prepare a commercial study to inform how much and what kind of commercial space is needed at various locations within the city to inform regulations within the implementing bylaws. This study will consider:
- a. the abundance and variety of existing and planned non-residential uses that are within walking distance;
 - b. whether the commercial use services primarily a neighbourhood, city-wide, or regional commercial function;
 - c. lot size and fabric; and,
 - d. the presence or need for **food stores** as the highest priority commercial use.
- 11.45. Deviation from regulations implemented through the policy above may be permitted by way of amendment to the implementing bylaw(s) subject to a Commercial Function Study that demonstrates a sufficient amount, type, and quality of commercial space serving the surrounding neighbourhood.
- 11.46. **Development** will maintain the same amount of any existing **food store** space and where a **food store** is proposed to be demolished as part of **development** involving multiple buildings, appropriate phasing will be required such that the new **food store** space is constructed and operational before the existing **food store** space is demolished.
- 11.47. A **Transportation Demand Management** Strategy may be required for **development** to incorporate:
- a. A range of **infrastructure** improvements, strategies, and programs to increase **active transportation** and transit use and reduce single occupancy vehicle use;

- b. Quantitative multi-modal transportation assessments and site-related traffic mitigation measures to demonstrate sufficient and safe transportation **infrastructure** to service the proposed **development**;
 - c. A range of parking management strategies that minimize the need for vehicle parking supply in conjunction with new **developments** and that prioritize facilities and programs for car-share, carpool, bike-share, on-street bicycle parking, shared parking, and low-emissions vehicles; and,
 - d. Phasing of Transportation Demand Management measures to support all phases of development.
- 11.48. New predominately auto-exclusive uses such as car washes, **drive-through facilities**, gas stations, the sale and/or repair of motor vehicles, and commercial parking facilities will only be permitted within Protected Major Transit Station Areas on the basis of a site-specific amendment to this Plan. In considering applications for site-specific amendments to this Plan, such applications will need to demonstrate the following:
- a. The use maintains consistency with the objectives of this Plan, and in particular the objectives and **planned function** of the Mixed Use land use designation;
 - b. That priority is given to the comfort, safety, and efficient movement of pedestrians and cyclists;
 - c. the use conforms to the Placemaking policies of this Plan and Urban Design Manual; and,
 - d. in the case of drive-through facilities:
 - i. must be located within a **mixed-use** building or **multi-unit building**;
 - ii. does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site; and,
 - iii. ensures that if co-located in a **mixed-use development**, which includes residential uses and/or office uses, the proposed **drive-through facility** does not compromise the use and enjoyment of outdoor **amenity areas**, impact other uses on the site as a result of noise and odour effects, and does not affect the functional support systems for the other uses on the site, including loading, refuse pick-up, and on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress.
- 11.49. **Development** for new **drive-through facilities** on lands designated Mixed Use outside of Protected Major Transit Station Areas may require supporting studies and reports as set out in the Implementation policies of the Plan to enable the **City** to fully evaluate the appropriateness of the proposed **drive-through facility**. Detailed requirements and regulations will be determined through Urban Design Manual guidelines, urban design briefs, implementing bylaws, and/or Site Plan approval. Applications will only be considered for approval in circumstances where the following are satisfied:
- a. the **drive-through facility** must be located within a mixed-use building or multi-unit building;

- b. the **drive-through facility** does not conflict with the **planned function** of the area by accommodating the operational and functional requirements of the **drive-through facility**;
- c. does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site in a **mixed-use development**;
- d. in a **mixed-use development**, which includes residential uses and/or office uses, the proposed **drive-through facility** does not compromise the use and enjoyment of outdoor **amenity areas**, impact other uses on the site as a result of noise and odour effects, and does not affect other site functions, including loading, garbage pick-up, on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress;
- e. access and egress to **drive-through facilities** should not be located in close proximity to intersections and transit stops;
- f. the **drive-through facility** must safely accommodate pedestrian access into and through the site and minimize pedestrian and vehicular conflict;
- g. drive-through aisles and stacking lanes should not be located between the building's primary façade and a roadway that is an existing or planned transit corridor, important pedestrian linkage, and/or destination; and,
- h. the **drive-through facility** must provide space for vehicle stacking so as to not impede on or off-site traffic flow.

MIXED USE A

The Mixed Use A land use designation is generally intended to accommodate **intensification** within existing predominantly low-rise residential neighbourhoods, lands farther away from ION light rail transit or frequent transit stops, and/or lands where existing lots are generally too small to support high rise buildings. It is anticipated that the majority of **development** will occur through **intensification** including missing middle housing and **compatible** non-residential uses.

- 11.50. The Mixed Use A land use designation will accommodate a range of low and medium density residential housing.
- 11.51. Permitted non-residential uses within the Mixed Use A land use designation may include the following:
 - a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, and light repair operations;
 - b. Personal services;
 - c. Offices;
 - d. Health-related uses such as health offices and health clinics;
 - e. Institutional uses such as daycare facilities, religious institutions, **community facilities**, and schools;
 - f. Live/work uses;
 - g. Home occupation;
 - h. Social service establishment; and,
 - i. Studio and artisan-related uses.

- 11.52. No building will exceed 8 storeys in height. The implementing bylaws may permit maximum building heights of less than 8 storeys.
- 11.53. On these lands where the implementing bylaw does not allow for 8 storey **development**, a Zoning Bylaw Amendment will be required for a building more than 4 storeys in height.
- 11.54. The implementing bylaws may limit the maximum building height to fewer than 8 storeys based on:
- a. Whether development industry standard building types and layouts can meet the built form and site design regulations for 8 storey buildings within a typical lot area and frontage, with considerations for lot consolidation;
 - b. Identified cultural heritage attributes;
 - c. Distance from transit and cycling and trail connections;
 - d. Distance from food stores and other commercial, retail, and services required for daily life;
 - e. Distance from parks, schools, and other community facilities;
 - f. Infrastructure capacity; and,
 - g. Road capacity.
- 11.55. A minimum **Floor Space Ratio** of 0.6 will apply to all **development**. The implementing bylaws may exempt single detached dwellings, additional dwelling units, semi-detached dwellings, street townhouse dwellings, and low-rise multiple dwellings from the minimum **Floor Space Ratio**.

MIXED USE B

The Mixed Use B land use designation is intended to accommodate **intensification** with transitional building heights between those permitted in the Mixed Use A and Mixed Use C land use designations. Some areas within the Mixed Use B land use designation contain smaller lots which may require consolidation to ensure orderly **development** that meets the **built form** and site design regulations of the implementing bylaws.

- 11.56. The Mixed Use B land use designation will accommodate a range of medium and high-rise residential housing types.
- 11.57. Permitted non-residential uses within the Mixed Use B land use designation may include the following:
- a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;
 - b. Personal services;
 - c. Office;
 - d. Exhibition and/or conference facilities;
 - e. Health-related uses such as health offices and health clinics;
 - f. Institutional uses such as hospitals, daycare facilities, religious institutions, **community facilities**, and schools;
 - g. Social service establishment;
 - h. Live/work uses;

- i. home occupations; and,
 - j. Studio and artisan-related uses.
- 11.58. In addition to the uses above, **major offices** may be permitted within the Mixed Use B land use designation when located in Protected Major Transit Station Areas.
- 11.59. No building will exceed 28 storeys in height. The implementing bylaw may permit maximum building heights of less than 28 storeys.
- 11.60. Where the implementing bylaw does not permit the maximum building height outlined immediately above, the **City** may consider site specific increases to the permitted building height in accordance with the Implementation policies of this Plan. On these lands, an amendment to the implementing bylaw will be required for a building more than 10 storeys in height.
- 11.61. A minimum **Floor Space Ratio** of 1.0 will apply to all **development**. The implementing bylaw may contain regulations for phased **development** to ultimately meet the minimum **Floor Space Ratio** requirements.

MIXED USE C

The Mixed Use C land use designation is intended to accommodate high density **intensification** within Protected Major Transit Station Areas. It is anticipated that some areas within the Mixed Use C land use designation will require the assembly of lands for **development**. Further, some lands designated Mixed Use C are **adjacent** to lands planned for lower density land uses with low or mid-rise maximum building heights.

- 11.62. Permitted uses may include those permitted in the Mixed Use B land use designation.
- 11.63. The Mixed Use C land use does not prescribe a maximum building height. However, the implementing bylaw may regulate maximum building heights.
- 11.64. Where the implementing bylaw has a maximum building height, the **City** may consider site specific increases to the permitted building height in accordance with the criteria identified in the Implementation policies of the **Plan**.
- 11.65. A minimum **Floor Space Ratio** of 2.0 will apply to all **development**. The implementing bylaw may contain regulations for phased **development** to ultimately meet the minimum **Floor Space Ratio** requirements.

Commercial First

What is the purpose of the Commercial First land use designation?

The Commercial First land use designation accommodates a wide range and mix of shops, services, and other commercial uses that serve neighbourhoods, the city, and region. This land use has many of our existing food stores that are important parts of our neighbourhoods. As the name suggests, commercial uses are the priority in this designation, but complimentary residential and institutional may be permitted.

Where does this land use apply?

The Commercial First land use applies to sites in Neighbourhood Growth Areas shown on Map 2 that are currently or are planned to be commercial sites.

Objectives:

- Provide for a wide range of commercial and service uses that support complete communities.
- Enable a range of complementary residential uses in Commercial First areas.
- Maintain existing and secure new commercial space.
- Promote access and visibility for people travelling by all modes.
- Secure **food stores** as the highest priority commercial component of complete communities.

Policies:

- 11.66. The Commercial First land use designation will accommodate a wide range and mix of commercial uses that serve the neighborhood, city, and region, as well as complementary residential and institutional uses.
- 11.67. Permitted non-residential uses within the Commercial First land use designation may include:
- a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;
 - b. Personal services;
 - c. Office, not including **major office**;
 - d. Exhibition and/or conference facilities;
 - e. Health-related uses such as health offices and health clinics;
 - f. Social service establishment;
 - g. Small scale Institutional uses including facilities;
 - h. Community facilities;
 - i. Live/work uses;
 - j. Home occupations;
 - k. Drive-through facilities;
 - l. Funeral homes; and,
 - m. Studio and artisan-related uses.
- 11.68. No **development** will exceed 12 storeys in height. The implementing bylaws may permit maximum building heights of fewer than 12 storeys.
- 11.69. Where the implementing bylaw does not permit the maximum building height outlined in the preceding policy, the **City** may consider site specific increases to the permitted building height using the criteria outlined in the Implementation policies of this Plan.
- 11.70. A minimum **Floor Space Ratio** of 1.0 will apply to all **development**. The implementing bylaws may contain regulations for phased **development** to ultimately meet the minimum **Floor Space Ratio** requirements.

- 11.71. Where **development** is proposed to proceed in phases or to address coordination between landowners, a phasing plan will be required as part of a **complete application** which demonstrates how the **development** prioritizes:
- Provision of non-residential uses in the first phase of **development** or retention of commercial uses on the site until such time as new non-residential uses are built;
 - Development** on surface parking lots and portions of the lot abutting **priority streets** as part of the first phase of **development**; and,
 - Connections to the **active transportation** and transit networks throughout all phases of **development**.
- 11.72. On lands designated Commercial First, the **City** may, through implementing bylaws:
- Require a minimum amount of commercial space;
 - Require commercial uses on the ground floor;
 - Establish minimum targets for the amount and type of commercial floor area at a neighbourhood scale; and,
 - Regulate the location of commercial uses on a site.
- 11.73. Retail uses that require extensive display sites or storage and some auto oriented uses are generally non-**compatible** with residential uses and compact, walkable, and urban places and will be discouraged from locating in the Commercial First land use designation.
- 11.74. Residential uses may be permitted only in conjunction with commercial uses, provided they do not compromise the commercial function of the lands.
- 11.75. Proposals to add uses not listed in the policy above may be considered by way of an amendment to the implementing bylaw where it is demonstrated that the proposed use would not:
- negatively affect the **planned function** and/or density of the Commercial First Designation or City Structure;
 - compromise the functionality of the site; and,
 - negatively impact transportation, noise, safety, or other policies of this Plan.
- 11.76. Proposals to increase the maximum building height will generally be expected to deliver additional non-residential space, above and beyond the requirements established in policy 11.71 and implementing bylaws.
- 11.77. New purpose-built institutional uses such as schools and places of worship may be permitted, provided they are secondary to the primary commercial function of the site.
- 11.78. New commercial buildings and sites should address street frontages with facades that include functional customer entrances and transparent glazing. Parking should not be included between the building and the street.
- 11.79. The zoning of individual sites designated Commercial First may not allow the full range and scale of uses at every location. Permitted uses and scale of uses will be dependent on **compatibility** with surrounding areas, technical considerations, and other contextual or site-specific factors.

- 11.80. The **City** may prepare a commercial study to inform how much and what kinds of commercial space are needed at various locations within the city to inform regulations within the implementing bylaws.

Auto-Oriented Commercial

What is the purpose of the Auto-Oriented Commercial land use designation?

The Auto-Oriented Commercial land use designation accommodates uses that are a poor fit for walkable, pedestrian oriented, and **mixed-use** places. This could be because of very large displays and storage, truck traffic, or noise and vibration impacts. These uses are important to the economic success of Kitchener. Finding new lands to meet these needs is very challenging in a mostly built-out city. Commercial uses that work with compact, walkable places such as retail and restaurants are directed to the Mixed Use, Commercial First, and Neighbourhood land use designations.

Where does this land use apply?

The Auto-Oriented Commercial land use designation applies to sites in Neighbourhood Growth Areas on Map 2 in locations that are separated from homes and are not intended to transition to walkable compact places by 2051.

Objectives:

- Support and maintain space-extensive and auto-oriented economic activity in the city.
- Provide for a range of commercial uses with potentially significant land use **compatibility** issues.
- Protect for the long-term viability, growth, and evolution of commercial uses that are best suited to this land use designation.

Policies:

- 11.81. Permitted uses within the Auto-Oriented Commercial land use designation may include:
- a. motor vehicle sales,
 - b. retail and service of space extensive and bulky goods;
 - c. repair operations;
 - d. car washes;
 - e. gas stations;
 - f. garden centres and landscape supply;
 - g. contractors' yards;
 - h. pet related businesses with an outdoor component;
 - i. commercial entertainment;
 - j. towing compounds; and,
 - k. consumer oriented self-storage.
- 11.82. Residential uses are not permitted.
- 11.83. The **City** may establish context-sensitive and land use-appropriate design guidelines for lands designated Auto-Oriented Commercial.

- 11.84. **Development** to establish uses not identified in the permitted uses above must demonstrate:
- a. that the proposed use(s) would not negatively impact the intended function of the Auto-Oriented Commercial area; and,
 - b. that there are sufficient lands available to meet the city's need for auto-oriented uses to 2051.

Neighbourhoods

What is the purpose of the Neighbourhoods land use designation?

The Neighbourhoods land use designation accommodates a range and mix of housing options and **compatible** non-residential uses across the city. All kinds of homes will be available in each neighbourhood to meet people's needs. **Development** in Neighbourhoods will be appropriate to the surrounding context and reflect the objectives for the future. The design of buildings, lots, and public spaces will be people focused and centered on creating great experiences.

Where does this land use apply?

The Neighbourhoods land use designation applies to sites in Neighbourhood Growth Areas as shown on Map 2 that are either existing or planned predominantly residential neighbourhoods.

Objectives

- Allow housing choices of all types in all neighbourhoods.
- Plan for more people in neighbourhoods to support mobility choice and more shops and services closer to homes.
- Permit small-scale, **compatible** commercial and service uses in all neighbourhoods.
- Promote a high quality, contextually appropriate **built form** that supports good design principles.

Policies:

- 11.85. The Neighbourhoods land use designation will permit a range and mix of housing options and **compatible** non-residential uses.
- 11.86. Non-residential uses may be permitted anywhere within the Neighbourhoods land use designation, and may include:
- a. Commercial uses such as, but not limited to, retail, restaurants, and light repair operations;
 - b. Personal services;
 - c. Offices, not including **major office**;
 - d. Health-related uses such as health offices and health clinics;
 - e. Institutional uses which may include daycare facilities, **community facilities**, **cultural facilities**, and schools;
 - f. Social service establishments;
 - g. Live/work uses;
 - h. Home occupations; and,

- i. Studio and artisan-related uses.
- 11.87. **Compatible** non-residential uses, whether accessory to a residential use or a standalone use, will be permitted anywhere residential uses are permitted, including within the primary structure and accessory structures.
- 11.88. To ensure **compatibility** with the intended residential and non-residential function of the Neighbourhoods land use designation, the implementing bylaws will regulate permitted non-residential uses and their scale, as well as site function considerations such as parking.
- 11.89. No building will exceed 6 storeys in height. The implementing bylaws may permit maximum building heights of less than 6 storeys.
- 11.90. On these lands where the implementing bylaw does not allow for a maximum building height of 6 storeys, an amendment to the implementing bylaw will be required for a building more than 4 storeys in height.
- 11.91. The implementing bylaws may limit the maximum building height to fewer than 6 storeys based on:
- a. Whether development industry standard building types and layouts can meet the built form and site design regulations for 6 storey buildings within a typical lot area and frontage, with considerations for lot consolidation;
 - b. Identified cultural heritage attributes;
 - c. Distance from transit and cycling and trail connections;
 - d. Distance from food stores and other commercial, retail, and services required for daily life;
 - e. Distance from parks, schools, and other community facilities;
 - f. Distance from Strategic Growth Areas as defined on Map 2;
 - g. Infrastructure capacity; and,
 - h. Road capacity.

Innovation Employment

What is the purpose of the Innovation Employment land use designation?

Older industrial buildings and areas play an important role for businesses of all shapes and sizes. This land use designation dedicates lands for business and **community facilities** throughout the city, particularly for uses that have modest **compatibility** impacts on residential uses. It is challenging to establish new jobs-focused areas in a largely built-out community and as such, it is important that these lands continue to be used for a variety of job-generating uses and have opportunities to evolve and adapt to a changing economy.

Where does this land use apply?

The Innovation Employment land use designation applies to sites within Neighbourhood Growth Areas and in Strategic Growth Areas shown on Map 2. They are often older industrial areas in the city that are not within Industrial Growth Areas.

Objectives:

- Support and maintain economic activity in the city.
- Provide for a range of employment and other non-residential uses including those with modest land use **compatibility** issues.
- Plan for complete communities by ensuring employment uses within Strategic Growth Areas and Neighbourhood Growth Areas.

Policies:

11.92. Permitted uses within the Innovation Employment designation may include the following non-**noxious** uses:

- a. Light manufacturing;
- b. Small-scale warehousing;
- c. Repair operations;
- d. Printing and publishing operations;
- e. Food Incubators, food processing, co-packing, and ghost kitchens;
- f. Offices, not including **major office**;
- g. **cultural facilities**, including associated studio, performing arts, event spaces, and artisan-related uses;
- h. Daycare centres;
- i. Places of worship;
- j. Specialized athletic facilities requiring high ceilings; and,
- k. Commercial Schools.

11.93. The **City** will monitor **development** within the Innovation Employment designation to ensure the land use designation meets the primary planned function of accommodating jobs-generating uses, and may further regulate or restrict the establishment of uses f. through .k in the policy above.

11.94. **Development** to permit residential uses must demonstrate:

- a. that the surrounding area includes a full range of non-residential land uses that contribute to a complete community that is well-served by the uses listed above, or, if not, that the site could not feasibly be used for any of the uses permitted listed above;
- b. **adjacency** to an existing residential area;
- c. that the proposed residential uses would not negatively impact the **planned function** of the Innovation Employment area;
- d. continued opportunities for jobs on site above and beyond any work from home jobs; and,
- e. the Land Use Compatibility policies of this Plan.

Institutional

What is the purpose of the Institutional land use designation?

The Institutional land use designation accommodates a wide range of community serving uses provided by the government, non-profits, faith groups, and the private sector. Institutional lands can

also provide for residential care homes and affordable housing, with Institutional uses being the priority.

Where does this land use apply?

The Institutional land use designation applies to sites within Strategic Growth Areas and Neighbourhood Growth Areas shown on Map 2 on existing or planned institutional sites.

Objectives:

- Protect existing institutional lands for institutional uses.
- Plan for sufficient lands to accommodate **community facilities, cultural facilities,** and other institutional uses.
- Create strong neighbourhoods and foster human connection by integrating institutional uses that are accessible where people live.

Policies:

- 11.95. Permitted uses within the Institutional land use designation may include:
- a. **community recreation facilities**, including community centres, arenas, sports fields, and pools;
 - b. **cultural facilities**, including associated studio and artisan-related uses;
 - c. day care facilities;
 - d. schools, excluding commercial and trade schools;
 - e. hospitals, health clinics, medical laboratories, and other associated uses;
 - f. religious institutions, including places of worship, and accessory cemeteries;
 - g. long term care facilities; and,
 - h. social service establishments.
- 11.96. **Ancillary uses**, such as convenience retail, office, health office/clinic, restaurant, financial establishment, and personal services, will be permitted to locate internal to an institutional use provided they are designed and located so as not to attract or serve a broader public than the primary institutional use.
- 11.97. Residential uses on lands designated Institutional will be limited to **residential care facilities** and **affordable housing**, and permitted only on the same property as another permitted institutional use which is the principal use on the lands.
- 11.98. **Development** to establish uses not identified in the permitted uses above must demonstrate:
- a. That there is no viable institutional use for the site; and,
 - b. That there are sufficient lands available to meet the **City's** need for institutional uses to 2051.
- 11.99. The **City** may consider the acquisition of an institutional site, or a portion of it, for institutional, **parkland**, or open space uses.

Industrial

What is the purpose of the Industrial land use designations?

The Industrial land use designations accommodate the growing needs of manufacturers and logistics businesses, and some limited supporting businesses. These lands are reserved for uses that need to be located away from homes and other **sensitive land uses** because of noise, odor, or other nuisances. There are two industrial land use designations: General Industrial and Heavy Industrial.

Where does this land use apply?

The Industrial land use designations apply to sites in Industrial Growth Areas shown on Map 2 that are currently, or are planned to be, used for manufacturing, logistics, and limited supporting business in the future. They will be separated from land use designations that permit homes and other **sensitive land uses**.

Objectives:

- Support and maintain economic activity in the city.
- Provide for a range of manufacturing, warehousing, and logistics uses.
- Locate industrial land uses to minimize land use **compatibility** issues.
- Protect for the long-term viability, growth, and evolution of the industrial sector.

Policies:

- 11.100. While the uses contemplated in the Heavy Industrial and General Industrial land use designations are generally not conducive to compact places, the **City** and **Region** will plan for workers to get to their jobs safely and comfortably using transit, **active transportation**, and driving. Building and Site design should reflect this planned **built form**.
- 11.101. **Development** will be transit-supportive and incorporate **Transportation Demand Management** measures as outlined in the Mobility policies of this Plan.
- 11.102. The Heavy Industrial and General Industrial land use designations will not permit residential, institutional, and standalone commercial uses, including retail and office uses.
- 11.103. **Development** to establish uses not permitted in the Heavy Industrial or General Industrial land use designations will be considered removals from Industrial Growth Areas and subject to the Industrial Conversion policies of this Plan.
- 11.104. Existing uses on parcels of land designated Heavy Industrial and General Industrial on Map 3 are authorized to continue provided that the use was lawfully established on the parcel of land on or before October 20, 2024.
- 11.105. **Development** will be in accordance with the Land Use Compatibility policies of this Plan.

HEAVY INDUSTRIAL

- 11.106. Permitted uses within the Heavy Industrial land use designation may include:

- a. manufacturing uses including those characterized by large volumes of materials and products, and **noxious** uses that may result in vibration, noise, emissions, or odour;
- b. warehousing excluding consumer-oriented self-storage;
- c. renewable energy systems and battery energy storage systems;
- d. uses that are accessory to a principal use, including research and development in association with manufacturing, factory sales, and offices;
- e. transportation terminals and depots; and,
- f. Uses that support the permitted uses of this land use designation, such as heavy repair operations, major equipment supply and service, propane facilities, salvage or scrap yards, and indoor and outdoor recycling operations.

GENERAL INDUSTRIAL

11.107. Permitted uses within the General Industrial land use designation may include:

- a. manufacturing uses, excluding **noxious** uses;
- b. warehousing uses, excluding consumer-oriented self-storage and warehousing of hazardous, toxic, or contaminated materials;
- c. renewable energy systems and battery energy storage systems;
- d. uses that are accessory to a principal use, including research and development in association with manufacturing, factory sales, and offices;
- e. transportation terminals and depots; and,
- f. Uses that support the permitted uses of this land use designation, such as heavy repair operations, major equipment supply and service, propane facilities, salvage or scrap yards, commercial driver and training facilities, commercial vehicle wash facilities, building material and decorating supply establishment, and indoor recycling operations.

Major Infrastructure and Utilities

What is the purpose of the Major Infrastructure and Utilities land use designation?

The Major Infrastructure and Utilities land use designation accommodates large scale **infrastructure** uses and **utilities** which are operated by the **City, Region, Province, utility**, or other public agency. It is intended to identify large public **infrastructure** uses which may not be **compatible** with surrounding land uses and which may affect surrounding areas due to their size, operation, appearance, noise, traffic, and hours of operation.

Where does this land use apply?

The Major Infrastructure and Utilities land use applies to sites that have existing or future major **infrastructure** and **utility** uses. They can be located in Neighbourhood Growth Areas, Strategic Growth areas, or Industrial Growth Areas shown on Map 2.

Objectives:

- Ensure that **infrastructure** uses, including **utilities**, are located in a manner that maximizes their performance while limiting any land use **compatibility** issues.

- Ensure sufficient land to accommodate larger scale **infrastructure** uses and **utilities**.

Policies:

11.108. Permitted uses within the Major Infrastructure and Utilities land use designation may include:

- a. electrical transformer stations and associated facilities;
- b. facilities for waste reuse, recycling, reclamation, recovery, composting, or anaerobic digestion;
- c. municipal works yards;
- d. major transit and transportation facilities;
- e. transfer stations; and,
- f. water and wastewater treatment facilities.

Specific Policy Areas

What is the purpose of Specific Policy Areas?

Certain sites or areas within the city are subject to additional and/or superseding specific policies where special conditions apply.

Where does this apply?

Specific Policy Areas may be applied anywhere in the city to individual properties and larger areas. Specific Policy Areas are shown on Map 5.

11.109. Hidden Valley One

- a. Notwithstanding the Neighbourhood land use designation on the subject lands:
 - i. a minimum Floor Space Ratio of 2.0 and maximum Floor Space Ratio of 4.0 will apply; and,
 - ii. Policies applicable to Special Policy Area 3 are applicable to Special Policy Area 1.

11.110. Hidden Valley Two

- a. Notwithstanding the Neighbourhood land use designation on the subject lands:
 - i. a minimum **Floor Space Ratio** of 0.6 and maximum **Floor Space Ratio** of 2.0 will apply; and,
 - ii. no building will exceed 8 storeys or 25 metres in height, whichever is the lesser, at the highest grade elevation. Relief from the building height may be considered for properties with unusual grade conditions and for buildings and/or structures with increased floor to ceiling heights and architectural features provided the increased building height is **compatible** with the **built form** and physical character of the neighbourhood.
- b. Policies applicable to Special Policy Area 3 are applicable to Special Policy Area 2.

11.111. Hidden Valley Three

- a. Notwithstanding the Neighbourhoods land use designation on lands within Hidden Valley, it is recognized that portions of the community have limited access to municipal sanitary services. Accordingly, the following will apply:
 - i. where individual septic systems are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare; and,
 - ii. all lots fronting onto Hidden Valley Road will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The **City** will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system.
- b. Notwithstanding the immediately preceding policy, on lands municipally addressed as 1054 and 1070 Hidden Valley Road, described as Part of Lots 3 and 4, RCP 1519, and subject to Draft Plan of Subdivision 30T-11204, all lots fronting onto Hidden Valley Road and having a connection to a municipally-provided wastewater collection system, will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.
- c. Notwithstanding the immediately preceding policy, on lands municipally addressed as 980 and 1018 Hidden Valley Road and subject to Draft Plan of Condominium 30CDM-23024, having a connection to a municipally provided wastewater collection system, these lands will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.

Natural Heritage Conservation

- d. Notwithstanding the Natural Environment policies of this Plan, **Significant Wildlife Habitat** in Hidden Valley as identified on Map 6 comprises both candidate and confirmed **significant wildlife habitat** and forms part of the **Natural Heritage System**.
- e. Notwithstanding the Natural Environment policies of this Plan, to protect federally, provincially, regionally, and locally significant species, a special zoning regulation provision will be applied, where appropriate, to lands identified as:
 - i. **Significant Habitat of Endangered and/or Threatened Species** where **development** or **site alteration** will not be permitted in such habitat, except in accordance with Provincial and Federal requirements; and,
 - ii. **Significant Wildlife Habitat**, confirmed and candidate, where an **Environmental Impact Study** will be completed and approved demonstrating that there will be no negative impact on such identified habitat.
- f. Notwithstanding the Implementation policies of this Plan, the following minimum buffer criteria will apply to the Natural Heritage System, as shown on Map 6:
 - i. 30 metres for **wetlands** and watercourses;

- ii. 10 metres for all other **natural heritage features** if physical barriers are installed; and,
- iii. 20 metres for all other **natural heritage features** if no physical barriers are installed.

Natural Heritage & Environmental Management

- g. Notwithstanding the Nature in the City and Implementation policies of this Plan, where an **Environmental Impact Study** or Stormwater Management Plan is prepared for lands in and **adjacent** to the **natural heritage system**, direct, indirect, and cumulative impacts including but not limited to chloride, water balance, enhancements, buffer widths, corridor/linkage design, and mitigation measures to achieve a net benefit are to be considered.
- h. Notwithstanding the Nature in the City and Implementation policies of this Plan, where an **Environmental Impact Study** or Stormwater Management Plan is prepared for lands in and **adjacent** to the **natural heritage system** a monitoring program is to be prepared that will include three phases: "pre-construction" that will document current conditions, and be used as baseline information, "during-construction" that will ensure matters such as stormwater management, vegetation protection measures, and sedimentation and siltation control measures and mitigation measures are maintained and function as approved and "post-construction" that will ensure systems/facilities continue to satisfy the design criteria and to identify any specific additional monitoring and maintenance requirements that may be necessary.
- i. Notwithstanding the Implementation policies of this Plan, the specific location, width, and optimal habitat characteristics of linkages will be determined through the completion of an **Environmental Impact Study** in accordance with the Comprehensive Environmental Impact Study prepared by LGL Environmental Research Associates (November 2024) at the time of development or site alteration. The identification of linkage corridors will not require an amendment to this Plan.

Source Water Protection

- j. Notwithstanding the Nature in the City policies of this Plan, as part of a **complete application** or prior to issuance of a building permit or site alteration permit, a salt management plan, prepared in accordance with the **Regional Salt Management Planning Implementation Guideline**, will be submitted with the objective of minimizing the environmental impact of winter maintenance activities involving the use of de-icing salt on surface and groundwater resources. In addition, the **City** through consultation with the **Region** and the relevant Conservation Authority may consider allowing the use of winter stormwater bypass, so long as it is demonstrated in technical studies submitted with **development** that groundwater infiltration targets can continue to be achieved and a satisfactory fluvial geomorphologic study

determines that there will be no significant impact to the fluvial regime or **natural heritage system**.

- k. Notwithstanding the Nature in the City policies of this Plan, development is encouraged to minimize the amount of lot area dedicated to roadways and surface parking lots which require the application of de-icing salts.
- l. Notwithstanding the Nature in the City policies of this Plan, to minimize chloride loading in runoff to protect water quality and ecosystem health, the use of salt will be reduced through the implementation of operational measures described in the Hidden Valley Source Water Protection Assessment Study (2024).
- m. Notwithstanding the Nature in the City policies of this Plan, since snow can be contaminated with salt, oil, grease, and heavy metals from vehicles, litter, and airborne pollutants, it must be handled and stored in ways that protect both the **natural heritage system** and Wellhead Protection Sensitivity Areas. In order to reduce chloride loading, snow storage will not be permitted on site and must be transported to an appropriate location where it is either melted or stockpiled and allowed to melt.
- n. Notwithstanding the Nature in the City policies of this Plan, a Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, issued by the Risk Management Official, will be required as part of **complete application** requirements or prior to issuance of a building permit or **site alteration** permit.

Stormwater Management

- o. Notwithstanding the Nature in the City policies of this Plan, a Stormwater Management Report, with a focus on maintaining **quality and quantity** characteristics for both the surface water and groundwater receiving systems in Hidden Valley in accordance with the Stormwater Management Strategy prepared by Matrix Solutions (December 2024) will be required at the time of **development** or **site alteration** to support future **development**.
- p. Notwithstanding the Nature in the City policies of this Plan, the design of drainage systems and lot grading will include consideration for cold weather stormwater flows and winter maintenance. **Development** will promote and may require the strategic design of new road networks. to reduce the need for road salt application.

Transportation

- q. Any development located within the Ministry of Transportation's permit control area will be subject to Ministry of Transportation review and approval prior to the issuance of a building permit or site alteration permit.

11.112. Hidden Valley Four

- a. Notwithstanding the Neighbourhoods land use designation, the maximum building height will be 8 storeys.

11.113. Steckle Heritage Homestead

- a. Notwithstanding the Institutional land use designation of the lands legally known as Part of Lot 12 and Lot 13, Registrar's Compiled Plan 1471, an agricultural heritage exhibition will be a permitted use to recognize the historical, cultural, and architectural value of the Steckle Heritage Homestead. In keeping with the heritage designation and purpose of preservation of the Steckle Heritage Homestead, those uses which support the agricultural heritage exhibition will also be permitted. They include:
 - i. agriculture;
 - ii. horticulture;
 - iii. market gardening;
 - iv. craftsman shop and studio;
 - v. exhibition and display facilities;
 - vi. two single detached dwellings; and,
 - vii. an accessory parking lot.

11.114. Upper Doon

- a. Notwithstanding the Neighbourhoods land use designation on lands within the Upper Doon Community, the intent is to maintain the long term conservation of the existing rural and historic character of the Upper Doon planning area. Accordingly, the following will apply:
 - i. Permitted uses will be restricted to single detached dwellings and accessory uses, home businesses, small **residential care facilities**, public parks and recreation facilities, and municipal services and **utilities**;
 - ii. Row house dwellings, multiple dwellings, religious institutions, and schools which existed as of January 1, 1988, will be recognized as a permitted use;
 - iii. All new lots will be planned to a maximum net residential density of 5 units per hectare; and,
 - iv. New lots may be created by Consent where such lots have existing frontage on a public road or by a Plan of Subdivision in accordance with the policies and regulations of the Upper Doon Community Plan and the Upper Doon **Heritage Conservation District Plan**.

Institutional

- b. Notwithstanding the Institutional land use designation on lands within the Upper Doon Community, permitted uses will be restricted to religious institutions and small **residential care facilities**.

11.115. 1077 Queens Boulevard

- a. Notwithstanding the Neighbourhoods land use designation on lands municipally known as 1077 Queens Boulevard, a commercial parking lot will also be a permitted use.

11.116. 301 Victoria Street South

- a. Notwithstanding the Major Infrastructure and Utilities land use designation which applies to the lands located on the block generally bounded by Patricia Avenue, Victoria Street South, the Grand River Railway, West Avenue, and the Henry Sturm Greenway, the executive and administrative offices of Enova Power Corporation located at 301 Victoria Street South, and the associated warehousing and outdoor storage uses will be permitted.

11.117. Ira Needles Boulevard/The Boardwalk

- a. Notwithstanding the Commercial First land use designation on lands described as Part of Lot 39, German Company Tract, Ira Needles Boulevard, and The Boardwalk, the **City** and the City of Waterloo will work together to review and approve site **development** based on the Council adopted "Ira Needles Commercial Centre Urban Design Guidelines" dated May 2009, as adopted by Council on June 29, 2009. The "Ira Needles Commercial Centre Urban Design Guidelines" will form the primary basis for any Site Plan **development** and approval, including transit corridors and the provision of transit facilities.

11.118. St. Leger Street (1 Adam Street)

- a. Notwithstanding the Neighbourhoods land use designation on lands located at the northwesterly corner of St. Leger Street and Louisa Street, minimum and maximum building heights may be varied across the properties to which this specific policy applies.
 - i. Multiple dwellings will be permitted to be developed having a maximum building height of 36 metres; save and except for:
- b. the portion of the overall site generally within 116 metres of the properties fronting on Blucher Street, where multiple dwellings will be permitted to be developed having a maximum building height of 12.6 metres; and,
- c. the portion of the overall site generally within 84 metres of Louisa Street, where multiple dwellings will be permitted to be developed having a maximum building height of 12.6 metres.

11.119. Huron Road

- a. Notwithstanding the Commercial First and Neighbourhoods land use designations and policies on the lands legally described as Part of Lot 1, Registered Plan 1382, Huron Road:
 - i. **dwelling units** will not be permitted on lands designated Commercial First, notwithstanding these lands may be used for parking and access to uses permitted on the Neighbourhoods designated portion of the site; and,
 - ii. for the lands designated Commercial First, the full range of retail and commercial uses will be permitted, with the exception of retail commercial centres and **major office**.

11.120. Bingemans Centre Drive

- a. Notwithstanding the Innovation Employment land use designation on the lands legally known as legally known as Part of Lot 122 and Part of Lot 123, German Company Tract, more specifically described as Part 1 on 58R-2761, Part of Part 1 on 58R-4230, Parts 14-20 inclusive on 58R-13438 and Part 1 on Plan 58R-4606; the following uses will also be permitted:
 - i. agriculture;
 - ii. campground;
 - iii. commercial recreation entertainment uses;
 - iv. conference, convention, or exhibition facilities;
 - v. office; and,
 - vi. retail sales permitted accessory to any of the above listed uses, provided they are located on the same lot and are to be clearly subordinate to and support the main use to which they are accessory to.

11.121. Block Line Road and Courtland Avenue East

- a. Notwithstanding the Mixed Use land use designation and policies, on lands legally described as Plan 1206 Pt Blk F Plan 1221 Pt Blk F RP 58R-12301 PART 1, the subject lands will be designated as a Class 4 Noise Area pursuant to the Ministry of the Environment, Conservation and Parks Publication NPC-300 Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning. For the purpose of Stationary Noise Assessment (Steady and Impulsive), the following uses will include receptor-based mitigation measures, where required: Day Care Facility; Duplex Dwelling; Dwelling Unit; Educational Establishment; Health Clinic; Health Office; Hospice; Hotel; Lodging House having 9 residents or more; Medical Laboratory; Multiple Dwelling; Religious Institution; **Residential Care Facility**; Single Detached Dwelling; Street Townhouse Dwelling; Tourist Home.
- b. Notwithstanding the Class 4 Area classification, any daycare use will satisfy the Environmental Noise Guideline NPC-300 Class 1 area acoustical environment noise level objectives.
- c. A holding provision will be applied to the subject lands in the site-specific zoning with regards to the use of geothermal energy systems.
- d. Prior to passing of a bylaw to remove the holding (H) symbol, the owner of the lands will submit any required technical study(ies) to evaluate the use of **geothermal** energy systems in accordance with the Drinking Water Source Protection policies of this Plan.
- e. A holding provision will be applied to the subject lands in the site-specific zoning with regards to **sensitive land uses**, as defined in this Plan.
- f. Prior to passing of a bylaw to remove the holding (H) symbol, the owner of the lands will submit any required technical study(ies), plans, reports, and/or drawings, to address land use **compatibility** and railway safety with the **adjacent** railway and rail yard use, prior to final Site Plan approval.

11.122. 1215 and 1225 Courtland Avenue East

- a. Notwithstanding the Natural Heritage Conservation land use designation and policies applied to a portion of the lands municipally known as 1215 and 1225 Courtland Avenue East, the automotive sales use existing as of the date of approval of this Plan will be permitted along with redevelopment opportunities associated with the existing automotive sales use subject to the **development** approval process, the completion and acceptance of any necessary **Environmental Impact Study**, and any required permits.

11.123. 491, 525 and 563 Highland Road West

- a. Notwithstanding the Mixed Use B land use designation:
 - i. of the lands legally described as Part of Lots 20 and 21, Registered Plan 1004, more particularly described as Parts 1 to 6 on Reference Plan 58R-5638, municipally known as 491, 525 and 563 Highland Road West, drive-throughs existing as of the date of approval of this Plan will be permitted in any form of building; and,
 - ii. of the lands legally described as Registered Plan 1004, Part Lot 21, more particularly described as Parts 5 and 6 on Reference Plan 58R-5638, municipally known as 563 Highland Road West, despite the policies applying to Mixed Use and Commercial First Lands use designations, the requirement for a **drive-through facility** to be located within a **mixed-use** building or **multi-unit building** will not apply.

11.124. 528-550 Lancaster Street West

- a. Notwithstanding the Commercial First land use designation and associated policies of the lands located at 528-550 Lancaster Street West, the maximum number of storeys will be 34.

11.125. 1593 & 1603 Highland Road West

- a. Notwithstanding the Auto Oriented Commercial land use designation and policies, on the lands municipally known as 1593 and 1603 Highland Road West, a maximum of 403 dwelling units located above the ground floor within a building that contains a permitted commercial use will be permitted to a maximum building height of 55 metres.

11.126. 859-867 Frederick Street and 39 Avon Road

- a. Notwithstanding the Neighbourhoods land use designation and policies, on the lands municipally known as 39 Avon Road and 859 and 867 Frederick Street, a maximum building height of 10 storeys and 33.75 metres will be permitted.
- b. That prior to final Site Plan approval, the owner pay to the **City** \$25,000 for improvement to Rosemount Park.
- c. That prior to final Site Plan approval, the owner pay to the **City** \$25,000 to be allocated for affordable housing.

- 11.127. Southeasterly and southwesterly corners of Huron Road and Strasburg Road
- a. Notwithstanding the Commercial First and Neighbourhoods land use designations and policies on the lands located at the southeasterly and southwesterly corners of Huron Road and Strasburg Road, **dwelling units** will not be permitted on the lands designated Commercial First at the southwesterly corner of Huron Road and Strasburg Road, notwithstanding these lands may be used for parking and access to uses permitted on the Neighbourhoods designated portion of the site.

11.128. Doon South

- a. Notwithstanding the Neighbourhoods land use designation on lands located on the east side of Pinnacle Drive within the Doon South Community, it is recognized that portions of these lands have limited access to municipal sanitary services and contain estate residential lots. Accordingly, the following will apply:
 - i. all lots will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The **City** will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system; and,
 - ii. where **private sewage systems** are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare

Auto Oriented Commercial Area

- b. Notwithstanding the Auto Oriented Commercial land use designation on lands south of New Dundee Road, recreational uses and facilities which are private may be permitted, including commercial riding stables or academies and equine boarding services, provided that they are **compatible** with residential development both north and south of New Dundee Road as determined by an approved Community Plan for all lands south of New Dundee Road.
- c. Recreational uses including snowmobiling, trail biking, go-carts, amusement arcades, miniature golf, water slides, wave machines, amusement parks, and other such uses will not be permitted.
- d. **Development** of these lands will be permitted only after an **Environmental Impact Study** has demonstrated that the intended development of these lands will not have a serious impact on the natural ecosystem of the area. All **development** will be subject to Subdivision approval or a Site Plan. Circulation and consultation with property owners within 500 metres will occur on any recreational **development** proposal prior to approval by Council.

Institutional

- e. Notwithstanding the Institutional land use designation and policies on the lands legally described as Block 1 and 2, Stage 8, in Draft Plan of Subdivision 30T-08203,

permitted uses within the Neighbourhoods land use designation will also be permitted.

11.129. 16 Centennial Road

- a. Notwithstanding the General Industrial land use designation and policies, on the lands legally described as Part of Lot 123, German Company Tract, more specifically described as Part 1 on Reference Plan 58R-5888, municipally known as 16 Centennial Road, outdoor recycling of non-hazardous materials including wood, concrete, mixed aggregate, cardboard, and metals will also be permitted.

11.130. 15 Pearson Street

- a. Notwithstanding the Innovation Employment land use designation and policies on the lands legally described as Part of Lot 31, Registered Plan 1489, more particularly described as Block 6, Draft Approved Plan of Subdivision 30T-13202, municipally known as 1011 Homer Watson Boulevard, only the following uses will be permitted:
 - i. office with a maximum size of 10,000 square metres of gross floor area for any one building;
 - ii. retail with a maximize size of 1,000 square metres of gross floor area for any one retail store on the ground floor of a building that is 3 or more storeys in height; and,
 - iii. day care facility.

11.131. 4396 King Street East & 25 Sportsworld Drive

- a. Notwithstanding the Mixed Use C land use designation and the policies of the lands located at 4396 King Street East and 25 Sportsworld Drive, the maximum number of storeys will be 30.

11.132. 79 Joseph Street

- a. Notwithstanding the Open Space land use designation and policies on the lands municipally known as 79 Joseph Street, office uses will also be permitted.

11.133. 607-641 King Street West

- a. Notwithstanding the Mixed Use C land use designation and policies, prior to **development** and/or redevelopment of the lands municipally addressed as 607-641 King Street West, a Master Plan will be required to be completed and approved by the **City**. The Master Plan will be required to be updated and approved by the **City** through the **City's** Site Plan Approval Process prior to and in conjunction with each stage of **development** and/or redevelopment. Substantial deviation from the approved Master Plan will require Council approval.

11.134. 22 Weber Street West

- a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres.

11.135. Block Line, Fairway, Sportsworld Protected Major Transit Station Areas

- a. Notwithstanding the Mixed Use policies of this Plan, automotive repair, auto service stations (which may include car washes, gas stations, and/or gas bars), propane retail outlets, and **drive-through facilities** may be permitted as accessory to the principal use.
- 11.136. 2219 Ottawa Street South and 808 Trussler Road
- a. Notwithstanding the land use designation and policies on lands municipally known as 2219 Ottawa Street South and 808 Trussler Road subject to Draft Plan of Subdivision Application 30T-22201, the following will also apply:
 - i. Notwithstanding the Institutional land use designation and policies on land subject to Draft Plan of Subdivision 30T-22201, at the southeast corner of Trussler Road and Ottawa Street South, the following additional land uses will be permitted within the existing heritage building: Office, Temporary Sales Centre, Single Detached Dwelling, Additional Dwelling Unit (Attached), and Home Occupation.
- 11.137. 507 Frederick Street and 40 and 44 Becker Street
- a. Notwithstanding the Commercial First land use designation and policies on the lands municipally known as 507 Frederick Street and 40 and 44 Becker Street, and a triangular-shaped parcel of land west of Becker Street and north of Fife Avenue, one crematorium/cremator unit will be permitted as an accessory use to a funeral home.
- 11.138. 298 Lawrence Avenue
- a. Notwithstanding the Innovation Employment land use designation on lands municipally known as 298 Lawrence Avenue, large **Residential Care Facility** will be a permitted use.
- 11.139. RBJ Schlegel Park
- a. Despite the City Structure policies of this Plan and the Protected Countryside designation applying to lands as shown on Map 2, the subject lands may be used for the **development** of a municipal park (active or passive), athletic/community centre, and associated facilities. The **City** will determine the extent of the municipal park use through the preparation of a master plan for the lands.
- 11.140. 220 Ira Needles Boulevard and 1460, 1442, 1388, 1378, 1358 Highland Road West
- a. Despite the Neighbourhoods lands use designation applying to the lands shown on Map 3, the maximum permitted height is in accordance with the Site Plan approved for the subject property on date of passing of this Plan, or if there is no Site Plan approved, the maximum **Floor Space Ratio** is 4.0.
- 11.141. 909, 929, and 945 Huron Road
- a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, new single detached dwellings will not be permitted and **development** and **site alterations** will be prohibited through a Holding Provision until:

- i. all three properties are consolidated and an appropriate combined access location on Huron Road is determined; and,
- ii. an Environmental Impact Study is completed that identifies the type and condition of existing vegetation and confirms the extent and appropriate recommendations for tree conservation.

11.142. 321-325 Courtland Avenue (reference to block plan 30T-19201)

Notwithstanding the Mixed Use B land use designation, the following will apply:

- a. On Blocks 1 and 15, the maximum gross floor area of retail space will be 4,000 square metres. Residential uses are not permitted;
- b. On Block 2, the maximum building height will be 32 metres and 8 storeys;
- c. On Block 3, the maximum building height will be 60 metres and 16 storeys. The minimum gross floor area for non-residential uses will be 800 square metres;
- d. On Blocks 4, 5, 6, 7, 8, and 9, the maximum building height will be 8 storeys within 100 metres of Courtland Avenue.
- e. On Blocks 8 and 9, the maximum building height will be 13 metres for multiple dwellings and street townhouse dwellings.

11.143. 1295 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 13 storeys.

11.144. 1198 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 22 storeys.

11.145. 1200 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 34 storeys.

11.146. 1255 Bleams Road

Notwithstanding the Neighbourhoods land use designation and policies of this Plan, the maximum building height will be 40 metres or as otherwise determined through an approved Heritage Impact Assessment.

11.147. Rosenberg One

At the time of the approval of these policies, studies to determine the acceptability of development in the regulated **habitat of endangered and threatened species** listed under Ontario Regulation 230/08 of the Ontario Endangered Species Act (2007) have yet to be completed to the satisfaction of the Province and the City for the lands identified as Special Policy Area. Prior to the approval of any **development** or **site alteration** applicable to the lands identified as Special Policy Area, a bio-

physical / **environmental impact study** for such areas or phases of **development** within the Special Policy Area, must be undertaken to determine the functional extent of the habitat, including functional habitat to be created as part of previous permissions, for Endangered and Threatened Species and the impact of proposed **adjacent development**, to the satisfaction of the Province and City.

12. Implementation: Administering the Plan

What's the purpose of this Section?

The policies throughout this Section lay the foundation for a number of tools and **development** that may be used to guide the city's growth and change. The policies guide development, describe minimum requirements for public consultation and application submissions, and provide clarity for tools like Community Planning Permit Systems, Demolition Control, and Holding Provisions that streamline **development** approvals and ensure complete, compatible, and resilient neighbourhoods throughout the city.

Plan Conformity

INTERPRETATION

- 12.1. This Plan is a statement of policy. It sets out the **City's** land use policy direction; however, some flexibility in interpretation may be permitted provided that the intent is maintained.
- 12.2. **Bolded** terms within the preamble, objectives, and policies in this Plan are defined in Schedule A - Glossary. Defined terms are intended to capture both the singular and plural, adjectives and nouns, and past, current, and future tense of forms of these terms. For non-bolded terms, the plain meaning of the word applies. Terms may be bolded only in specific policies. For these terms, the defined meaning applies where they are bolded, and the plain meaning applies where they are not.
- 12.3. Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the **City** after hearing all interested parties. Where such interpretation is not accepted by an interested party, the party may apply to the Courts or other Body having jurisdiction over such matters.
- 12.4. The Plan is to be read in its entirety, and the relevant policies are to be applied to each situation. When more than one policy is relevant, all of the relevant policies should be considered to understand how they work together. The language of each policy will assist in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read the Plan as a whole.
- 12.5. Changes or variations from the policies and land use designations of this Plan other than those specifically permitted by the policies of this subsection will require an amendment to this Plan.
- 12.6. Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.
- 12.7. Where any guideline, manual, report, or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline, manual, or report that may amend or replace the referenced document.

- 12.8. All actions, directions, submission requirements, mitigation measures, and/or demonstrations required by this Plan for **development**, heritage permit applications, **infrastructure**, **site alteration**, and/or other planning matters will be:
- completed by a qualified person(s) retained by and at the expense of the proponent. The **City** and any other approval authority under applicable legislation will determine whether an individual is a qualified person;
 - completed to the satisfaction of the **City**, in collaboration with, where necessary, any other approval authority under applicable legislation, adjacent municipalities, and any other agency or organization identified by the **City** as having a relevant interest;
 - completed in accordance with relevant guidelines, policies, legislation, plans, and Terms of Reference(s) as identified and/or scoped by the **City** and any other approval authority under applicable legislation; and,
 - subject to a peer review, at the **City's** discretion. Such peer review will be completed by an appropriate agency or professional consultant retained by the **City** and at the proponent's expense.
- 12.9. Where a policy references a section or subsection within this Plan, it is intended for ease of reference and the entire Plan will still apply.

Designations, Boundaries, and Mapping

- 12.10. Permitted uses identified in the policies of this Plan are intended to illustrate the range of activities in each respective land use designation and do not denote a complete list of permitted uses. A list of specific uses will be defined in the **City's** implementing bylaw(s).
- 12.11. The boundaries between the various land uses are approximate and should not be considered as exact except where they coincide with major roads, rivers, and other clearly defined physical features.
- 12.12. Some elements on a map may be conceptual and identified by a symbol; accordingly, their extent and location may be interpreted flexibly in accordance with the other policies and general intent of the Plan.
- 12.13. The identification and proposed location of roads, parks, and other services, will not be interpreted as being a commitment by the **City** to provide such services at the indicated location by a certain point in time, rather it provides information on the general location of such services, and is subject to further detailed analysis, design, and capital budget approvals.

Conflicting Policies

- 12.14. In the case of a conflict between a general policy and an area-specific policy, the area specific policy will prevail.
- 12.15. In the case of a discrepancy between the policies and the related Map, the policies will prevail.

- 12.16. Where a parcel of land is subject to one or more designations, overlays, and/or features shown on a Map in this Plan, **development** will be reviewed in accordance with all the policies of the applicable designations and the Plan. Where conflict exists between such policies, the more restrictive policies will prevail to the extent of the conflict except where application of the more restrictive policy would result in an outcome not consistent with the goals and objectives of this Plan.

Terminology

- 12.17. The terms “consistent with” or “according to” when used in this Plan mean to be in agreement with or not in conflict with a policy or requirement of this Plan.
- 12.18. The implementation of this Plan will take place over the long term and the use of the words “will” and “must” are not to be interpreted as Council’s requirement to undertake the action immediately or as a commitment on the part of Council to take action within a specified timeframe.
- 12.19. Interpretation of the intent of this Plan, or any part thereof, will be made by the **City**. Where terms such as “appropriate”, “acceptable”, “adequate”, “wherever possible”, “where feasible”, “sufficient”, or “relevant” are used, the determination of compliance will be made by the **City**.

Official Plan Updates and Monitoring

MONITORING

- 12.20. Monitoring and measuring performance will be conducted through both available qualitative and quantitative measures. Where appropriate, targets have been included in this Plan. Monitoring and measuring should occur through:
- the implementation of plans such as the City of Kitchener Strategic Plan;
 - the Growth Management program;
 - required Provincial reporting; and,
 - the preparation of performance indicators and report cards supporting **infrastructure** plans and implementation strategies for this Plan and/or referred to in this Plan.

Amendments

- 12.21. Site-specific **development** which seek to amend this Plan and/or an implementing bylaw will consider the following factors:
- Compatibility** with the **planned function** of the subject lands and **adjacent** lands;
 - Suitability of the lot for the proposed use and/or **built form**;
 - Sufficient lot area to allow a **development** that complies with the **built form** and site design policies and objectives of this Plan and implementing bylaws;
 - Compliance with the **City’s** Urban Design Manual and **built form** policies of this Plan;
 - Technical considerations and other contextual or site-specific factors;

- f. Land use compatibility with the existing and future uses of surrounding lands;
 - g. Adequacy of **infrastructure** and **community facilities** to support the proposed use; and,
 - h. Precedents which may be established by the approval of the amendment.
 - i. Where an amendment is being sought to this Plan that changes a property's land use designation, site-specific provisions are discouraged.
- 12.22. Technical revisions to this Plan will not require an amendment to this Plan provided they do not change the intent of the Plan. Technical revisions include:
- a. changing the numbering, cross-referencing, and arrangement of the text, tables, Schedules, and Maps;
 - b. altering punctuation or language for consistency;
 - c. correcting grammatical, dimensional and boundary, mathematical, or typographical errors;
 - d. adding, deleting, or changing images or call-out boxes that do not form an operative part of the Plan; and,
 - e. adding technical information to Maps or Schedules.

Criteria for city Structure Changes

URBAN BOUNDARY EXPANSION

This Plan provides sufficient land to accommodate projected growth through **intensification** and greenfield growth to meet forecasted land need to 2051 while protecting the countryside. The **City** will evaluate if additional land is needed when the Plan is reviewed every 5-10 years. The **City** is best positioned to evaluate the need for and potential location of any urban boundary expansions comprehensively. By comparison, proponent-initiated proposals to expand the urban boundary are, by their nature, less able to consider alternative locations for expansion that may better serve the public interest. The Provincial Planning Statement enables proponent-initiated applications to expand the urban boundary.

- 12.23. **Development** to expand the urban boundary must demonstrate, to the satisfaction of the approval authority, all of the following:
- a. that there is insufficient land within the Urban Area to meet the city's 2051 population and employment forecast as demonstrated through a study prepared per Provincial projection methodology guidelines;
 - b. where the proposed expansion is to facilitate additional land for Neighbourhood Growth Areas or Strategic Growth Areas, that there is insufficient designated and available land, as defined by the Provincial Planning Statement 2024, to accommodate 15 years of forecasted population growth;
 - c. the proposed expansion will not make lands available that would exceed land needs to 2051;
 - d. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

- e. that the land needs assumptions and analysis that informed this Plan are obsolete and that the errors necessitate materially more land for urban **development**;
 - f. the proposed expansion and the phasing of **development** will not adversely affect the achievement of the minimum **intensification** target, minimum density targets, or other objectives of this Plan;
 - g. that there is sufficient capacity in existing or planned **infrastructure** and **community facilities**;
 - h. that municipal, **infrastructure**, and **community facilities**' lifecycle cost would be offset by new revenue as demonstrated through a Municipal Financial Impact Assessment. The terms of reference of such an Assessment will be jointly determined by the **City, Region**, and the proponent at the time of the **development**;
 - i. that drinking water sources would be protected according to the Drinking Water Source Protection policies of this Plan;
 - j. that no **negative impact** to the water resources systems and ecosystems as demonstrated through a **subwatershed** plan and **Environmental Impact Study** as outlined in the Natural Environment policies of this Plan;
 - k. the new or expanded settlement area provides for the phased progression of urban **development**;
 - l. an evaluation of alternative locations which avoid lands designated Prime Agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands designated Prime Agriculture;
 - m. compliance with minimum distance separation formulae;
 - n. that impacts on the agricultural system are avoided, or where avoidance is not possible, would be minimized and mitigated, to the extent feasible, as determined through an agricultural impact assessment or equivalent analysis, based on Provincial guidance; and,
 - o. how the expansion advances the Neighbourhoods, Economy, and Environment Big Ideas and objectives of this Plan.
- 12.24. The **City** may require a peer review of any study required per the preceding policy, at the proponent's expense.
- 12.25. Land within the Urban Area as of the date of adoption of this Plan by the **City**, will be prioritized for the provision of **infrastructure**, and **community facilities**, over any lands added to the Urban Area, through **development**, and according to the Growth Management policies of this Plan.

EXPANSION OF STRATEGIC GROWTH AREAS

- 12.26. Any **development** proposing to expand Strategic Growth Areas will demonstrate:
- a. immediate **adjacency** to an existing Strategic Growth Area;
 - b. consolidation of properties that enables the proposed **development**;
 - c. compliance with Strategic Growth Area city structure policies, Mixed Use land use policies, and implementing bylaws, as required;

- d. that the lands are within 800 metres from an ION light rail transit station or within 400 metres to the Frequent Transit Network as identified on Map 2;
 - e. that the lands are within 400 metres to a minimum of three of the following:
 - i. the “City Spine Network” as identified in the Cycling and Trails Master Plan;
 - ii. Existing or proposed **food store**;
 - iii. Urban Centre; or,
 - iv. Existing or proposed community recreation facility.
 - f. compliance with all other policies of this Plan, and other applicable regulations and guidelines; and,
 - g. how the expansion advances the Big Ideas and objectives of this Plan.
- 12.27. **Development** proposing to expand Strategic Growth Areas within 300 metres of Industrial Growth Areas will not be permitted.

REMOVAL OF INDUSTRIAL GROWTH AREAS

- 12.28. **Development** proposing to remove lands from Industrial Growth Areas, may only be permitted where:
- a. there is an identified need for the removal;
 - b. the lands are not required for Industrial Growth Area uses in the long term;
 - c. the proposed uses will not negatively impact the overall viability of the Industrial Growth Area by:
 - i. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned Industrial Growth Area uses in accordance with **planned function** of the Industrial Growth Areas and the Land Use Compatibility Policies of this Plan;
 - ii. maintaining access to major goods movement facilities and corridors;
 - d. existing or planned **infrastructure** and **community facilities** are available to accommodate the proposed uses; and,
 - e. sufficient lands are available for Industrial Growth Area uses to accommodate projected employment growth to 2051.
- 12.29. A **development** seeking to permit a use that is not permitted in the General Industrial or Heavy Industrial land use designation policies of this Plan will be considered a proposal to remove lands from Industrial Growth Areas for the purpose of the policy above.

Public Consultation and Public Notification

- 12.30. This **City** will strive for a public consultation process that is collaborative with individuals, groups, and agencies to help identify and advance the public interest through planning decisions.

- 12.31. The **City** will follow the public notification procedures and regulations regarding planning matters that are contained in the Planning Act. Notwithstanding, Council has passed a policy that exceeds these requirements as deemed appropriate, and may provide alternative measures for informing and obtaining the views of the public, in accordance with the Planning Act. Any public consultation, notification, and/or engagement above and beyond the Planning Act will be in accordance with this Council policy, or successor, or best practices.
- 12.32. Notification of a public meeting for the adoption of an Official Plan, Official Plan Amendments, Zoning Bylaw Amendments, Plan of Subdivision, and Vacant Land Condominiums, as required by the Planning Act, will be given to the public, and prescribed persons and public bodies at least 10 days prior to the date of the meeting and the notice will be given in accordance with the applicable requirements of the Planning Act. Notice and information regarding who is entitled to appeal will be given to the public by posting on the **City's** website, and electronic notice will be given to prescribed persons and public bodies, a minimum of 10 days prior to a decision being made.
- 12.33. Public meetings under the Planning Act will not be required for minor amendments to the Zoning Bylaw.

Municipal Finance

- 12.34. This Plan will be managed to ensure that the required capital expenditure to provide the services for **development** and improvement are paid in an appropriate manner. The **City** will strive to maintain financial sustainability by managing its financial resources and by undertaking **development** in a fiscally responsible manner.
- 12.35. Municipal capital expenditures implementing any aspect of this Plan will be guided by a 10-Year Capital Budget & Forecast, which will be reviewed annually. This will be integrated with growth management considerations, while balancing the overall fiscal capacity of the **City**.
- 12.36. The **City** may exempt some or all of the Development Charge, or exempt certain **development** from the Development Charge as a means to promote specific **development** or revitalization.
- 12.37. The private provision of **infrastructure** in advance of the Capital Budget forecast is discouraged. Exceptions may only be considered through the Credit Refund Policy process with consideration to all affected matters, including the development proponents' capacity to deliver **infrastructure**.

Growth Management

- 12.38. Growth will continue to be managed to plan for and integrate **development**, use of existing **infrastructure**, new growth-related **infrastructure**, **community facilities**, transportation, current and future financial considerations, and complete communities.
- 12.39. In managing growth, the **City** will:

- a. promote the realization of the goals, objectives, and policies of this Plan;
 - b. provide a process which integrates the **City's** financial planning of growth-related capital costs with land use planning and timing of **development** for growth areas;
 - c. ensure an effective and efficient growth pattern in the city;
 - d. ensure complete communities and coordination of initiatives;
 - e. ensure the coordinated and orderly provision of municipal services and **infrastructure** and **community facilities** in conjunction with growth;
 - f. help prioritize areas for **development** and projects within the city; and,
 - g. confirm the relative rate, timing and location of **development** in the city to ensure that an adequate supply of housing and employment are maintained.
- 12.40. The **City** will collaborate with neighbouring municipalities, the **Region**, relevant Conversation Authority, agencies, publicly-assisted post-secondary institutions, boards, and other orders of government to ensure a coordinated, integrated and comprehensive approach to planning matters including:
- a. planning for **infrastructure** and **community facilities** including mobility; water, wastewater, schools, childcare facilities, waste management, energy, and emergency management;
 - b. managing and promoting growth and development that is integrated with **infrastructure** and **community facilities**;
 - c. economic development;
 - d. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - e. Natural and human-made hazards;
 - f. allocating population, housing, and employment projections for the Waterloo Region;
 - g. addressing housing needs including those that address homelessness; and,
 - h. planning for Settlement Areas and Strategic Growth Areas, and any relevant density targets.
- 12.41. The **City's** growth management approaches will be informed by the monitoring approaches described in the Tracking What's Important policies of the Plan.

Area-Specific Planning

- 12.42. The **City** may prepare or require area-specific planning for any area in the city where it is considered necessary to provide more detailed direction pertaining to growth and development in accordance with the Big Ideas, objectives, and policies of this Plan. Once approved, these plans will be incorporated into this Plan by amendment.
- 12.43. Area-specific planning may contain a more detailed classification of land use than that of this Plan and will be prepared in accordance with the objectives of this Plan and the Urban Design Manual and will also incorporate any appropriate matters with regard to neighbourhood design and any other applicable community planning matters.

- 12.44. The **City** may prepare design concepts, district plans, or other materials to help guide future **development** within specific areas, which may include Urban Centres, other Strategic Growth Areas, and Commercial First lands.
- 12.45. In the event of a conflict between the policies in this Plan and those contained in area-specific plans, the area-specific plan policies will prevail to the extent of the conflict within the geographic area being assessed.

Right of Way Widening

- 12.46. The **City** has established a Designated Right-of-Way Allowance for each **City** street and **Regional** road and trail corridor listed in Schedules D and F.
- 12.47. Intersections that require widenings greater than the Designated Right-of-Way Allowance are listed in Schedule E.
- 12.48. For the purposes of the Planning Act, each Right-of-Way listed in Schedule D and F and/or each intersection listed in Schedule E is a “highway to be widened” and the designated Right-of-Way allowance plus any additional widening specified indicates the “extent of the proposed widening.”
- 12.49. The **City** will obtain road and intersection widenings to meet the designated Right-of-Way Allowances listed in Schedules D, E, and F through **development** by land dedication or purchase in accordance with the Planning Act.
- 12.50. The **City** may take additional Right-of-Way widenings at intersections or from major traffic generators for traffic, transit, **active transportation infrastructure**, landscaping, street furniture, and/or other intersection improvements.
- 12.51. The closing of a road section listed in Schedules D, F, or any other street in the city will not require an amendment to this Plan Amendment. Streets may be closed by bylaw in accordance with the Municipal Act and subject to an approved class **Environmental Assessment**.
- 12.52. The **City** may allow, without amendment to this Plan, a reduction in the road widening requirements for a specific **development** where circumstances warrant such a reduction in accordance with the provisions of the relevant guidelines.

Community Improvement Plans

- 12.53. Community Improvement Project Areas may be established by Council and designated by bylaw, as long as the area satisfies one or more of the following criteria:
- there may be conflicting or non-**compatible** land uses in the area;
 - there are existing residential, industrial, and commercial buildings and properties that are in need of upgrading, rehabilitation, improvement of energy efficiency, or replacement;
 - the area contains an inappropriate range of housing types and densities, including insufficient **affordable housing**, or under-utilized sites;

- d. there are deficient local parks, recreational centres, neighbourhood gathering places, neighbourhood retail, and/or **community facilities**;
 - e. there is deficient **infrastructure**;
 - f. there is inadequate protection against potential risks to public health and safety for existing and future **development**;
 - g. there is a need for environmental sustainability objectives;
 - h. there is a need to enhance and/or conserve **cultural heritage resources**;
 - i. there are a number of screening, buffering, or landscaping deficiencies in the area;
 - j. the area is in need of environmental, social, or community economic development;
 - i. there is a need for affordable commercial and retail spaces;
 - k. there is a need to retain jobs and small businesses during redevelopment of commercial properties;
 - l. there is a need to retrofit existing commercial spaces and buildings to prevent the loss of commercial floor area; or,
 - m. there is a need to protect or incentivise **food stores**.
- 12.54. Community Improvement Plans and community development projects may be undertaken in conjunction with other orders of government funding assistance programs and will be subject to the eligibility and implementation regulations of such programs and the priorities and availability of municipal funding.
- 12.55. For furthering the community improvement goals and objectives and under such terms as Council considers appropriate, the **City** may provide grants or loans to the **Region** for carrying out a **Regional** Community Improvement Plan that has come into effect or the **City** may be in receipt of grants or loans from the **Region** for carrying out a **City** Community Improvement Plan.

Complete Application Requirements

- 12.56. The **City** will not accept an application for **development** or heritage permit application unless it is considered to be a **complete application** in accordance with the Planning Act and/or Ontario Heritage Act. To be deemed complete an application will:
- a. include a filled out and accurate application form, or its digital representation;
 - b. include all applicable statutory requirements, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans and/or drawings;
 - c. be prepared in accordance with the Interpretation policies of this Plan;
 - d. be submitted with the prescribed fee; and,
 - e. include any other information and materials that are necessary to support the application that have been identified by either the **City**, in consultation with external agencies or otherwise, or in the **Record of Pre-Submission Consultation** or waiver;

- 12.57. A proponent should participate in a Pre-Submission Consultation Meeting prior to the submission of a **development** application to streamline **development** review. The Pre-Submission Consultation Meeting will identify any other information and materials, as listed in Schedule B: Other Information and Materials, as a submission requirement which may be necessary and required to review the **development**.
- 12.58. Where a Pre-Submission Consultation Meeting is not held prior to the submission of a **development** application, the **City** may issue a Pre-Submission Consultation waiver outlining required other information and materials, as listed in Schedule B: Other Information and Materials, as a submission requirement which may be necessary and required to review the **development**.
- 12.59. The **City** may require proponents who amend **development** applications or where the **Record of Pre-Submission Consultation** or waiver is dated more than two years from the date of the original Pre-Submission Consultation Meeting or waiver date to participate in an additional Pre-Submission Consultation Meeting or obtain a new waiver.

Environmental Impact Studies

An Environmental Impact Study will address how proposed development or site alteration will protect, maintain, or restore the natural heritage features and ecological functions of the Natural Heritage System and their adjacent lands.

- 12.60. An **Environmental Impact Study** may be required, in accordance with the policies of this Plan, to:
- identify and evaluate the potential effects of a proposed **development** or **site alteration** on elements of the **Natural Heritage System**;
 - recommend means of preventing, minimizing, or mitigating impacts as well as opportunities for enhancing or **restoring** the quality and connectivity of the elements comprising the **Natural Heritage System**;
 - identify and evaluate the presence and significance of elements of the **Natural Heritage System**, where insufficient information exists; and/or,
 - interpret the boundaries of the elements, where appropriate.
- 12.61. The completion of an **Environmental Impact Study** or alternative environmental study does not guarantee that the proposed **development** or **site alteration** will be approved. Proposed **development** or **site alteration** will not be approved where it is in conflict with the other policies of this Plan.
- 12.62. The **City**, in consultation with the **Region**, Province, Federal government, and relevant Conservation Authority, may prepare Environmental Impact Study Guidelines or a Terms of Reference to assist proponents in identifying the scope of any required **Environmental Impact Study**.
- 12.63. Where an **Environmental Impact Study** is required by the **City** and any other approval authority to evaluate the potential effects of a proposed **development** or **site alteration** on more than one element of the **Natural Heritage System**, the **City** will, wherever

- feasible, coordinate the requirements such that one **Environmental Impact Study** may be prepared to the satisfaction of the City and any other approval authority which requires the **Environmental Impact Study**.
- 12.64. The **City**, in consultation with the Federal government, Province, **Region**, and relevant Conservation Authority, may require the completion of a Comprehensive **Environmental Impact Study** where:
- a. the proposed **development** may affect a variety of elements of the **Natural Heritage System** and consultation with the appropriate agencies indicates that a broader consideration of environmental impacts may be necessary;
 - b. multiple contiguous properties containing elements of the **Natural Heritage System** are proposed for **development**;
 - c. a comprehensive Community Planning process is being undertaken;
 - d. environmental studies are required to support the expansion of the Urban Area boundary; and/or,
 - e. previously completed **Subwatershed** Master Plans or Master Drainage Plans have not adequately addressed the identification of elements of the **Natural Heritage System**.
- 12.65. New **Subwatershed** Plans completed in accordance with this Plan will satisfy the requirements of a Comprehensive **Environmental Impact Study** and will scope issues with respect to the impacts of a proposed **development** or **site alteration** on elements of the **Natural Heritage System**.
- 12.66. The submission of an **Environmental Impact Study** will not be required where an **Environmental Assessment** is required, or alternative environmental reviews are being undertaken as part of a comprehensive planning process required under Provincial or Federal legislation, provided the **Environmental Assessment** or alternative environmental review fulfills the requirements of an **Environmental Impact Study**.
- 12.67. An **Environmental Impact Study** submitted in accordance with the Natural Environment policies of this Plan will establish specific mitigative measures and specify an appropriate buffer width, if needed pursuant to other **City**, relevant Conservation Authority, and **Regional** policies, to fully protect the **Natural Heritage System** feature. The location, width, composition, and use of buffers will be in accordance with the approved **Environmental Impact Study**, with buffers being measured from the outside boundary of the **natural heritage feature**.
- 12.68. Where **infrastructure** is permitted on **adjacent** lands, as demonstrated by an **Environmental Impact Study**, and has competing demands for space, additional buffers and setbacks may not be required (see Section 9 Infrastructure and Servicing policies).
- 12.69. All buffers as determined by an **Environmental Impact Study** will be dedicated to the City or other public authority without cost and not be eligible as part of the required **parkland dedication**.

Zoning Bylaw

- 12.70. Zoning Bylaws may be more restrictive than the policies of this Plan. It is not intended that the full range of uses or scale of development permitted by this Plan will be permitted by the Zoning Bylaw in all locations.
- 12.71. The policies in the Implementation Section of this Plan for reviewing an application for Minor Variance will also apply to an application to amend the Zoning Bylaw.
- 12.72. Council may, by bylaw, delegate to the Director of Planning the authority to approve minor amendments to the Zoning Bylaw including but not limited to:
- a. a bylaw to remove a holding symbol; and,
 - b. updates to assist with clarity and interpretation where the effect of the regulation is not substantively changed.

Community Planning Permit System

- 12.73. The **City** may investigate the creation and implementation of a Community Planning Permit System for use in all or part of the city. A Community Planning Permit system may be used to:
- a. Streamline **development** approvals;
 - b. Secure community benefits such as **affordable housing**, low-carbon and climate-ready development, or **community facilities**; and/or,
 - c. Provide new framework of strategic public and private investment in Strategic Growth Areas.
- 12.74. If it has been determined that a Community Planning Permit System is appropriate, an amendment to this Plan will be required to establish policies guiding the Community Planning Permit System.

Holding Provisions

- 12.75. The **City** may use a holding provision for all land use designation categories in this Plan and they may be applied city-wide or to portions of the city or on a site specific basis.
- 12.76. Holding provisions will be applied in those situations where it is necessary or desirable to zone lands for **development** in advance of the fulfillment of specific requirements and conditions, and where the details of the **development** have not yet been fully resolved. A holding provision may be used in order to implement this Plan for purposes such as, but not limited to:
- a. to ensure that certain conditions, studies, or requirements related to a proposed Zoning Bylaw Amendment are met;
 - b. to achieve orderly phasing or staging of **development**, in accordance with **City**, **Regional**, and Provincial policies;

- c. to ensure that adequate transportation and servicing **infrastructure**, community services, and **community facilities** are, or will be, available in accordance with municipal standards;
 - d. to adopt measures to mitigate negative impacts or safety concerns resulting from the proximity of lands to transportation and **utility** corridors, non-**compatible** land uses, or any other source of nuisance or hazard to public health and welfare;
 - e. to satisfy the policies of this Plan related to cultural heritage conservation, Placemaking, Site Plan Control, potentially contaminated sites, protection of the natural environment and the **Natural Heritage System**, community improvement, and any other planning matters determined to be relevant to the development of the lands;
 - f. to ensure that prior to the installation of a **geothermal** system, that appropriate hydrogeological studies are completed and arrangements are made to protect water resources in accordance with the Drinking Water Source Protection policies of this Plan;
 - g. to ensure the payment of monies for services and/or local improvements; and/or,
 - h. to ensure the execution of legal agreements, approval of Plans of Subdivision, and approval of necessary studies by the appropriate authority in order to satisfy any of the criteria set out above.
- 12.77. The **City** may permit some uses and/or limited **development** while a holding provision is in place, provided they do not adversely affect the future **development** potential of the lands.
- 12.78. The implementing bylaw will specify what conditions or requirements must be met before a holding provision can be removed.
- 12.79. The **City** will enact a bylaw to remove the holding symbol when all the conditions set out in the holding provision have been satisfied, permitting **development** in accordance with the zoning category assigned.

Committee of Adjustment

CONSENTS

- 12.80. **Development** for Consent to create new lots will only be granted where the following criteria are satisfied in addition to Planning Act and Provincial Planning Statement requirements:
- a. the lot(s) complies with the policies of this Plan and that the lots are in conformity with the Zoning Bylaw, or a Minor Variance has been granted to correct any deficiencies;
 - b. the lot(s), its size, and configuration can function independently for its intended use, including the provision of, but not limited to, **amenity area**, walkways, any required parking, and having regard for Tree Management and Protection, **Natural Heritage Features**, and Cultural Heritage considerations;

- c. the lot(s) will have frontage on a public street, as defined by the Zoning Bylaw;
- d. municipal water and sanitary services are available at the lot line, or can reasonably be provided, except in accordance with the Servicing and Utilities policies of this Plan;
- e. a Plan of Subdivision or Condominium has been deemed not to be necessary for proper and orderly **development**; and,
- f. the lot(s) will not negatively impact the **planned function** or limit **development** potential of the area.

MINOR VARIANCE

- 12.81. Where more than one Minor Variance is proposed in an application, the overall impact of every individual and collective variance will be considered
- 12.82. Minor Variance(s) will be reviewed to ensure that a deficiency in one bylaw requirement does not create further bylaw deficiencies.
- 12.83. It is the general intent and purpose of this Plan to not compromise landscaping requirements to accommodate private vehicular parking, access, movement, and/or functionality.
- 12.84. Minor Variance(s) seeking relief from **built form** and/or site design regulations will provide justification that demonstrates why the relief is necessary due to site specific conditions and how the intent of the regulations and any related Urban Design Manual guidelines is still being met.
- 12.85. Minor Variance(s) to permit reduced setbacks, lot area, and/or lot width as well as variance(s) to facilitate conversions of buildings will be reviewed to ensure the lands can function appropriately and does not create unacceptable **adverse impacts** for **adjacent** properties.
- 12.86. It is the general intent and purpose of this Plan to ensure that increases to maximum permitted lot coverage and/or impermeable surfaces do not have negative impacts to stormwater management.
- 12.87. **Development** for Minor Variance(s) should prioritize the retention of **natural heritage features** and **ecological functions** including, but not limited to, public and private trees as outlined in the Natural Environment policies in this Plan.

EXTENSION OR ENLARGEMENT OF A LEGAL NON-CONFORMING USE

- 12.88. In special circumstances, it may be appropriate to consider the extension or enlargement of non-conforming uses. Any such extension or enlargement will be processed as either a site-specific amendment to the implementing amendment, or as an application to the Committee of Adjustment pursuant to the provisions of the Planning Act.
- 12.89. The Committee of Adjustment may consider an enlargement or an extension of a legal non-conforming use where the enlargement or extension:
 - a. is in the public interest;
 - b. represents good planning;

- c. does not create unacceptable **adverse impacts** upon surrounding properties and neighbourhood;
- d. includes a use that similar in purpose to the existing use; and,
- e. does not perpetuate the legal non-conforming use.

CHANGE IN USE

- 12.90. Pursuant to the provisions of the Planning Act, the Committee of Adjustment may permit a use of the property that is similar to the purpose for which it was used, or a use that is more **compatible** with the uses permitted by the implementing bylaw. The proposed use will:
- a. be an improvement over the existing use in terms of appearance and function in relation to the surrounding area, and more closely approach the intent of the policies of this Plan and provisions of the implementing bylaw;
 - b. be viewed as an interim use and should be considered in relation to the economic life of the use and structure; and,
 - c. not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the non-**compatibility** of the use with its surrounding area.

Non-Conforming and Non-Complying Uses

NON-CONFORMING USES

- 12.91. The **City** may recognize uses which exist at the time of the approval of this Plan and which do not have a negative impact on the environment and do not pose a significant threat to health and safety. This will be done by means of appropriate site-specific zoning. Such zoning will not be considered to be in contravention of the policies of this Plan and will:
- a. only be accomplished by the adoption of a site-specific Zoning Bylaw or other implementing bylaws which will incorporate specific and appropriate regulations relative to the existing specific use and site; and,
 - b. be limited to the limits of the land owned at the time of the approval of this Plan.
- 12.92. It is the intention and expectation that legal non-conforming uses, buildings, and/or structures will eventually cease and be replaced by uses, buildings, and/or structures that conform with the intent of this Plan and comply with the implementing bylaw.

NON-COMPLYING USES

- 12.93. The **City** may consider the use of implementing bylaw provisions or regulations to allow similar uses and/or uses within the same zone category, to occupy existing legal non-complying lands, buildings, and/or structures unless there is a significant threat to health and safety, without the need for an amendment to the implementing bylaw or Minor Variance application.
- 12.94. Applications for the expansion, alteration, or an addition to a non-complying building and/or structure will be considered by way of an amendment to the implementing bylaw

or Committee of Adjustment application, depending on the nature of the proposal, in accordance with the policies of this Plan.

Site Plan Control

- 12.95. The **City** will establish a Site Plan Control Area which will encompass all of the lands within the boundaries of the city and will be applicable to all development in accordance with Section 41 of the Planning Act

Plans of Subdivision, Condominium, and Part-lot Control

- 12.96. Council may pass bylaws to exempt properties from part lot control, subject to the provisions of the Planning Act.
- 12.97. The division of land will occur by registered Plan of Subdivision where:
- a. a new road or an extension to an existing road is required; or,
 - b. it is deemed in the public interest for the proper and orderly **development** of land.
- 12.98. Plans of Subdivision or Plans of Condominium will be appropriately phased to ensure orderly and staged **development**.
- 12.99. The **City**, when considering applications for Plans of Subdivision and Vacant Land Condominium or applications for modifications, will have regard to the provisions of the Planning Act and related Provincial policies and plans, along with **City** and relevant Conservation Authority policies and procedures. In addition, Council will approve only those Plans of Subdivision that:
- a. conform to the policies of this Plan;
 - b. are supported by Kitchener's growth management program;
 - c. can be supplied with adequate services and **community facilities**;
 - d. will not adversely impact upon the transportation system and will support transit, cycling, and walkability;
 - e. will not adversely impact the natural environment;
 - f. will not adversely impact municipal finances including operational budgeting;
 - g. will be integrated with surrounding lands, subdivisions, and streets; and,
 - h. are designed in accordance with the Urban Design policies of this Plan and the Urban Design Manual.
- 12.100. In addition to the minimum submission requirements outlined in the Planning Act, the **City** may request any other information or material, as listed in Schedule B: Other Information and Materials, for an application for a Plan of Subdivision that may be necessary to ensure conformity with this Plan.
- 12.101. In approving a draft Plan of Subdivision or draft Plan of Condominium, the **City** may require that the approval lapses at the expiration of a specified time period, being not less than three years. The **City** may extend the approval time period, prior to its expiration.

- 12.102. If a Plan of Subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the **City** may use its authority under the Planning Act to deem it not to be a registered Plan of Subdivision.
- 12.103. If the approval of a draft Plan of Subdivision lapses, opportunities for achieving the growth management objectives of this Plan may be considered as part of any **development** to reestablish the draft Plan of Subdivision.

Property Standards

- 12.104. The **City** may enact a Property Standards Bylaw in accordance with the Building Code Act, regarding minimum standards for the following:
- the physical condition of buildings and structures;
 - the physical condition of lands;
 - the adequacy of sanitation; and,
 - the health of buildings and structures for occupancy.
- 12.105. In accordance with the Building Code Act, the **City** may, at the expense of the owners or occupants of private lands, elect to demolish or repair buildings, structures, or lands that are not compliant with the Property Standards Bylaw without compensation to the owners or occupants.
- 12.106. Any required demolition of residential buildings will be done in accordance with the Planning Act and with any other applicable policies in this Plan.
- 12.107. The **City** may establish specific requirements in the Property Standards Bylaw to address the maintenance and property standards of **cultural heritage resources**.

Demolition Control

- 12.108. The **City** may prepare, enact, and enforce a Demolition Control Bylaw in accordance with the provisions of the Planning Act, to prevent the premature demolition of residential buildings within designated areas of the **City**.
- 12.109. The Demolition Control Bylaw may be used as a tool to:
- protect cultural heritage resources;
 - preserve other buildings, structures, or features within the city as deemed appropriate by Council; and,
 - protect existing rental housing stock in accordance with the Municipal Act.
- 12.110. The **City** will consider the following when reviewing demolition control applications:
- the condition of the dwelling and/or residential building in terms of damage due to fire, water, wind, or other damaging cause of event, life, and health safety and structural stability;
 - whether the property is a cultural heritage resource or has cultural heritage value or interest;
 - the impact of the demolition on abutting properties and the streetscape;

- d. the timeframe of redevelopment, where applicable, and, whether construction of a new structure is permitted pursuant to applicable legislation;
- e. where a rental replacement permit is required under the Municipal Act; and,
- f. any other site-specific issues.

12.111. Applications to demolish designated **cultural heritage resources** will be considered in accordance with the provisions of the Ontario Heritage Act and the other applicable policies of this Plan.

Inclusionary Zoning

12.112. The City will require affordable rental dwelling units through Inclusionary Zoning regulations in the implementing bylaws in accordance with the policies of this Section to achieve the following goals and objectives:

- a. To ensure new **affordable housing** is provided alongside market rate housing within Protected Major Transit Station Areas as shown on Map 4; and,
- b. To support the development of mixed-income communities and equitable access to rapid transit by increasing the supply of **affordable housing** for low and moderate income households.

12.113. Inclusionary Zoning will be guided by Inclusionary Zoning Implementation Guidelines.

12.114. **Development** within a Protected Major Transit Station Area identified on Map 4, that is subject to inclusionary zoning requirements will provide a minimum percentage of gross leasable residential floor area as **affordable rental dwelling units** in accordance with the following Table.

Table 1. Inclusionary Zoning Set-Aside Requirements

Market Area	Protected Major Transit Station Area	Percentage of Gross Leasable Residential Floor Area to be provided as affordable dwelling units by date of building permit issuance			
		2026	2027-2028	2029-2030+	2031+
Prime	<ul style="list-style-type: none"> • Central • Victoria Park and Kitchener City Hall • Queen and Frederick 	2%	2-3%	2-4%	5%
Established	<ul style="list-style-type: none"> • Grand River Hospital • Kitchener Market • Borden • Mill 	1%	1-2%	1-3%	5%

Emerging	<ul style="list-style-type: none"> • Block Line • Fairway • Sportsworld 	0%	0-1%	0-2%	5%
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- 12.115. Notwithstanding the requirements in the preceding table, any lands within a Protected Major Transit Station Area shown on Map 4 that were designated for employment or industrial purposes in accordance with a Secondary Plan or Official Plan in effect on March 17, 2024, must provide **affordable dwelling units** in accordance with the Prime Market Area in the preceding table.
- 12.116. Despite the two preceding policies, Inclusionary Zoning will not apply to:
- a. **development** containing fewer than 50 new **dwelling units**;
 - b. the portions of a **development** containing residential care homes, retirement homes, group homes, nursing homes, or post-secondary student residences owned and operated by a post-secondary educational institution; and,
 - c. **development** proposed by a **non-profit housing provider** or is proposed by a partnership in which:
 - i. a **non-profit housing provider** has an interest that is greater than 51 per cent; and,
 - ii. a minimum of 51 per cent of the **dwelling units** are intended as **affordable housing**, excluding any offsite **dwelling units** that would be located in the **development**; and,
 - d. **developments** that are otherwise exempt under the Planning Act;
- 12.117. The **City** will work collaboratively with the **Region**, neighbouring municipalities, and private and non-profit developers and housing providers to leverage expertise to achieve **affordable housing** objectives.
- 12.118. The **City**, in consultation with the **Region** and the Cities of Waterloo and Cambridge will establish maximum rents for the required **affordable dwelling units** on an annual basis as described in the definition of **affordable housing/affordability** in the glossary.
- 12.119. **Affordable dwelling units** required by these Inclusionary Zoning policies will be:
- a. occupied by low or moderate income renter households as described in the definition of **affordable housing/affordability** in Schedule A, with a maximum income at the time of their initial tenancy of 3.5 times the **dwelling unit's** rent;
 - b. rented in accordance with policies of this Plan for a period of 25 years from the date of first residential occupancy of the **affordable dwelling unit**;
 - c. similar to the market-rate portion of the **development** giving rise to the requirement for **affordable dwelling units** in terms of **dwelling unit** mix and size, as appropriate, to achieve a balanced mix of **dwelling unit** types and sizes and support the creation of **affordable** units suitable for a range of household sizes; and,

- d. first occupied prior to or concurrent with and proportional to the first occupancy of the market **dwelling units** in the **development** giving rise to the **affordable dwelling units**.
- 12.120. **Affordable dwelling units** will be provided within the building giving rise to the Inclusionary Zoning requirements, or offsite in a building located within a Protected Major Transit Station Area as shown on Map 4, and on lands subject to the Inclusionary Zoning provisions of the Zoning Bylaw.
 - 12.121. The **City**, with support from the **Region**, will ensure ongoing **affordable** rents of the **dwelling units**, and their occupancy by eligible households, by establishing and maintaining a list of eligible tenants, outlining reporting requirements, and securing these requirements through agreements as outlined in Inclusionary Zoning policies of this Plan.
 - 12.122. A proponent of a **development** subject to an Inclusionary Zoning Bylaw will enter into one or more agreements with the **City**, and if applicable, an offsite **affordable dwelling units** owner, to be registered on title, securing:
 - a. the requirements outlined in in the Inclusionary Zoning policies of this Plan;
 - b. requirements for the timely delivery of the **affordable dwelling units** including any phasing if applicable;
 - c. the approach to determining maximum rent and permitted rent increases;
 - d. adjustments to the maximum permitted rent in the event the **purpose built rental housing**, is converted to condominium tenure;
 - e. requirements ensuring the occupants of **affordable dwelling units** have similar building and amenity access to occupants of market units;
 - f. requirements ensuring **affordable dwelling units** are provided to eligible tenants;
 - g. requirements for ongoing administration, reporting, and monitoring of the **affordable dwelling units** over the **affordability** period;
 - h. conditions for offsite **affordable dwelling unit** delivery if applicable;
 - i. provisions that apply in the event of default of the agreement; and,
 - j. other standards or arrangements as appropriate.

Schedule A: Glossary

Active Transportation - means human-powered travel, including but not limited to walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent - lands, buildings, and/or structures that are contiguous or that are directly opposite to other lands, buildings, and/or structures, separated only by a laneway, **City** and/or **Regional** road, or other right-of-way.

Adjacent Lands/Lands Adjacent - those lands contiguous to natural **hazard lands**, a specific **natural heritage feature**, or area where it is likely that **development** or **site alteration** would have a negative impact on the hazard and/or **natural heritage feature**. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

Adverse Effects - as defined in the Environmental Protection Act, means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant or animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for human use;
- loss of enjoyment of normal use of property; and,
- interference with normal conduct of business.

Adverse Environmental Impacts - changes likely to arise directly or indirectly from **development** or **site alteration** within or **lands adjacent** to a **Natural Heritage System** feature that result in widespread, long-term, or irreversible degradation of the **significant** features or impairment of the natural functions of the designated area.

Adverse Heritage Impacts - a negative change to the integrity, value, or significance of a **cultural heritage resource** that can occur because of a proposed **development** and/or **alteration**. Impacts include, but are not limited to, destruction, **alteration**, shadows, isolation, direct or indirect obstruction, a change in land use, and land disturbance. Adverse Heritage Impacts can also be caused by non-**compatible** design, size, massing, or orientation of a proposed **development**. Adverse Heritage impacts to properties designated under Part V of the Ontario Heritage Act can occur if a proposed **development** negatively affects the heritage attributes of the district either on an individual property, existing streetscape, or to the district as a whole.

Adverse Impacts - may include but will not be limited to: shadows over private **amenity areas** or on building façades for an unacceptable duration, issues of privacy, overlook conditions, negative microclimatic impacts, light pollution (such as light trespass or glare), odour, vibration, noise pollution, urban heat island effects, visual clutter, or obstruction of **views** and/or **vistas**.

Affordable Housing/Affordability/Affordable -

- a) In the case of ownership housing, the least expensive of:
1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) In the case of rental housing, the least expensive of:
1. a unit for which the rent does not exceed 30 percent of the gross annual household income for low and moderate income households; or,
 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Notwithstanding the preceding, for the purposes of policies relating to Inclusionary Zoning, affordable housing means:

For **dwelling units** within buildings that are not within **purpose built rental housing**, in accordance with subsection b); and

- a. For **dwelling units** within **purpose built rental housing**, the greater of the value calculated in accordance with subsection b); or 30% of median renter income for the municipality, as published from time to time by Canada Mortgage and Housing Corporation.

For the purposes of this definition:

Low and moderate income households means, in the case of ownership housing, households with income in the lowest 60 percent of the income distribution for the municipality; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

For the purposes of Inclusionary Zoning policies, the Region of Waterloo is the municipality used to calculate affordable rents.

Agricultural Uses - the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-Related Uses - those farm-related commercial and farm-related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to the farm operation, and provide direct products and/or services to farm operations as a primary activity.

Airport – means the Region of Waterloo International Airport.

Alteration – to change in any manner and includes to restore, renovate, repair, or disturb. This can also include partial demolition of **heritage** and non-heritage attributes on existing property

Amenity Area – refers to indoor and/or outdoor spaces intended for active or passive recreation – such as children's play areas, seating zones, sports courts, party room, or fitness rooms – designed for shared use. These areas must be thoughtfully planned and integrated into the overall site design.

Ancillary Uses – a land use that is supportive of and secondary to the primary use assigned to a given designated property. Ancillary uses may be located on a **mixed-use** site or within a **mixed-use** building that includes primary uses. With respect to an industrial employment area, ancillary uses may include small-scale complementary uses that primarily serve the business functions of the Industrial Growth Areas.

Areas of Natural and Scientific Interest – areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Built Form – a function of building placement, mass, height, and floor area. Built form is typically regulated in Zoning Bylaws in terms of building mass, lot coverage, building setbacks and stepbacks, height, and floor area regulations as well as Heritage and Urban Design policies and guidelines.

City – refers to the Corporation of the City of Kitchener.

Climate Risk Vulnerability Assessment – a study framework which evaluates the risks associated with climate change at different scopes, depending on the approach. It can investigate a single asset or piece of infrastructure, look at a neighbourhood, or the whole city. The intent of the assessment is to identify vulnerable populations, assets or infrastructure, understand patterns of climate-related vulnerability, and outline existing adaptive capacity while providing policy and programmatic recommendations that will inform community strategies and climate adaptation plans, master plans, infrastructure and asset planning.

Community Facilities – means lands, buildings, and structures, for the provision of programs and services provided or subsidized by a government, such as social assistance, recreation, police and fire protection, health, childcare and educational programs, long-term care services, and cultural services. Community Facilities include **Community Recreation Facilities**.

Community Facilities may be categorized as Local or Major. Local Community Facilities serve a local population and are integrated in neighbourhood. Examples include elementary schools, health clinics, and day cares.

Major community facilities serves a city-wide or regional population and can generate large volumes of traffic, may require large areas of land to accommodate buildings, structures, outdoor activities, and parking, and may have extended hours of operation including weekday evenings and weekends and in some cases, they may operate 24 hours a day, all year round. Examples include hospitals, secondary and post-secondary educational facilities, and major **cultural facilities**.

Community Facilities means Public Service Facilities as defined in the Provincial Planning Statement.

Community Recreation Facilities – means lands, buildings, and structures that are provided or subsidized by a government and primarily related to recreation and leisure and are accessible to the general public, such as community centres, libraries, arenas, sports fields, and pools. Community recreation facilities may include **ancillary uses** provided by external service providers where they are incidental and subordinate to the primary use.

Compatible – land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable **adverse effects, adverse environmental impacts, or adverse heritage impacts**. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to.” but rather it should have regard for and be consistent with the existing **built form**.

Complete Application – includes required plans and/or drawings, forms, fees, prescribed information, and material as required under the Planning Act or Ontario Heritage Act, and associated regulations, and any other information prescribed by Provincial Authority, a covering letter, and all supporting information identified through a Pre-Submission Consultation Meeting or waiver, as set out in this Plan, deemed necessary to assess the implications of an application for approval under the Planning Act.

Context – recognition and understanding of a setting in terms of the **built form** and landscaping of an area in its entirety. Context can vary depending on the unique sets of cultural, social, and economic practices that have shaped communities over a period of time, and are reflected in the built environment.

Cultural Facilities – lands, buildings, structures used for the creation, production, and dissemination of arts and culture. Cultural facilities may include publicly or privately owned and/or operated lands, buildings, and cultural sites such as but not limited to museums, performing arts venues, exhibition facilities, and managed historical sites.

Cultural Heritage Resources – includes buildings, structures, and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, properties on the Heritage Kitchener Inventory of Historic Buildings, **built heritage resources**, and cultural heritage landscapes. A cultural heritage resource can also be newly identified as part of a proposal for **development or site alteration**.

Cultural Heritage Value – the significance that a building, property, site, or landscape holds for a community’s identity, history, and understanding of its past. It is determined by the prescribed criteria outlined under the Ontario Heritage Act.

Designated vulnerable areas – means areas defined as **vulnerable**, in accordance with Provincial standards, by virtue of their importance as a drinking water source.

Development – the creation of a new lot, a change or intensification in use, and the construction of buildings, structures, and additions requiring approval under the Planning Act. Development also

includes redevelopment, and for the purposes of this Plan is meant to indicate where a planning application under the Planning Act is required, but does not include:

- activities that create or maintain **infrastructure** authorized under an **Environmental Assessment** process; and,
- works subject to the Drainage Act.

Drive-through Facility – a place, with or without an intercom order station, where a product or service is available at a service window for delivery to a vehicle as a component of the main use, and will include an automated bank machine but not an automated car wash.

Dwelling Unit – a room or a suite of habitable rooms that:

- is located in a building;
- is occupied or is designed to be occupied by a household as a single, independent, and separate housekeeping establishment;
- contains both an area for preparing food and a bathroom for the exclusive common use of the occupants thereof; and,
- has a private entrance leading directly from outside of the building or from a common hallway or stairway inside the building.

Ecological Function – the natural processes, products, or services, that living and non-living environments provide or perform within or between species, ecosystems, and landscapes including biological, physical, chemical, and socio-economic interactions.

Ecological Restoration Areas – lands and waters that have the potential to be enhanced, improved, or **restored** to a more natural state, contributing to the overall diversity and connectivity of the **Natural Heritage System**.

Energy storage system – means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Environmental Assessment – a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act and the Ontario Energy Board Act.

Environmental Impact Study – a study conducted prior to **development** or **site alteration** in order to investigate potential environmental impacts of the proposed undertaking. An Environmental Impact Study will determine whether **development** or **site alteration** may proceed, and if so, will identify actions which could be taken in order of preference to prevent, minimize, or mitigate the environmental impacts of the **development** or **site alteration**.

Environmentally Significant Discharge Areas – lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain **wetlands**, fisheries, or other specialized natural habitats.

Environmentally Significant Recharge Areas – lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, environmental features.

Environmentally Significant Valley Features – natural features within a **Significant Valley** that consist of:

- at least one of the following:
 - river channel; or,
 - **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas**; or,
- both of the following ecological features:
 - habitat of regionally **significant** species of flora or fauna; and
 - natural area, such as a **woodland** of one to four hectares in extent, **floodplain** meadow or **wetland**, which consists primarily of native species; or,
- any one of b) above plus any one of the following Earth Science features:
 - river terrace;
 - esker;
 - cliff or steep slopes;
 - oxbow;
 - confluence with **significant** watercourse draining a **watershed** greater; or
 - than five square kilometres; or,
- regionally **significant** Earth Science **Area of Natural and Scientific Interest**; or,
- fossil bed.

Erosion Hazard – the loss of land due to human or natural processes that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing – when used in reference to a use, lot, building, or structure, means any use, lot, building, or structure legally established or created prior to the day of approval of this Plan.

Fish - means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish Habitat – as identified in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood Fringe – for watercourses and small inland lake systems, means the outer portion of the **floodplain** between the **floodway** and the **flooding hazard** limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the **floodway**.

Flooding Hazard – the inundation of areas adjacent to a shoreline or a river or stream system not ordinarily covered by water. Within the Grand River watershed, the flooding hazard limit is based on the Hurricane Hazel storm event standard or the 100-year return period flood, whichever is greater.

Floodplain – for watercourses and small inland lake systems, means the area usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**.

Floodproofing Standard – means structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties to reduce or eliminate **flooding hazard** or protect them from flood damage.

Floodway – for watercourses and small inland lake systems, means the portion of the **floodplain** where **development** and **site alteration** would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous **floodplain**.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the **floodplain**, representing an area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the **floodplain** is called the **flood fringe**. In all cases, the floodway will include areas of inundation that contain high points of land not subject to flooding.

Floor Space Ratio – the figure obtained when the building floor area on a lot is divided by the lot area.

Food Store – a retail establishment specialising in food products. Food stores may vary in the range of food product offerings, and may include ancillary non-food goods.

Geothermal – energy systems that extract and reject heat to and from the soil and groundwater, including through the use of heat pumps. Geothermal systems are also known as geo-exchange or ground source heat pumps. In the context of this Plan, geothermal does not mean harnessing energy emanating from the earth's core.

Green Infrastructure – natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as **natural heritage features** and systems, **parklands**, stormwater management systems, low-impact development, street trees, **urban forests**, natural channels, permeable surfaces, and green roofs.

Groundwater Feature – water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of Endangered Species and/or Threatened Species –

- with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or,
- with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration, or feeding, as approved by the Ontario Ministry of Natural Resources; and,
- places in the areas described in two points above, whichever is applicable, that are used by members of the species as dens, nests, hibernacula, or other residences.

Hazard/Hazardous Lands – property or lands that could be unsafe for **development** due to naturally occurring processes which may include but is not limited to those lands which have steep slopes, rocky or unstable soils, poor drainage, and flood susceptibility. Along watercourses and small inland lake systems, this means the land including that covered by water, to the furthest landward limit of the **flooding hazard** or **erosion hazard** limit.

Heritage Conservation District – a geographical area primarily made up of a group of buildings, streets, and open spaces which collectively contribute to the **cultural heritage value** or interest of the area.

Heritage Conservation District Plan – a document that provides policies and guidelines to assist in the protection and enhancement of the **cultural heritage value** of the district. **Heritage Conservation Plan** – a document that details how a **cultural heritage resource** can be conserved. The conservation plan may be supplemental to a **heritage impact assessment**.

Heritage Corridors – streets or **multi-use pathways** which because of their unique structural, topographical, and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance, or location within a Cultural Heritage Landscape are recognized as a **cultural heritage resource** and are intended to be conserved.

Heritage Impact Assessment – a document comprising text and graphic material including plans, drawings, and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of **cultural heritage resources** together with a description of the process and procedures in deriving potential **adverse heritage impacts** and mitigation measures as required by policies in this Plan and any other applicable or pertinent guidelines.

Heritage Integrity – a measure of the wholeness and intactness of a **cultural heritage resource** and its heritage attributes.

Heritage Studies and/or Heritage Related Studies – plans, studies, and/or other documents that are requested as part of a complete application to ensure the conservation of a **cultural heritage resource**.

High Microbial Risk Management Zones – areas where the underlying groundwater is the most **vulnerable** to disease causing organisms. These zones surround municipal drinking-water supply wells supplied by Groundwater Under the Direct Influence of Surface Water (GUDI). GUDI wells draw groundwater that is directly connected to, and dependent upon, surface water in locations where contaminants in the surface water may not be filtered adequately by the overlying soil or subsurface before entering the well.

Hydrologic Function – the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil, underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Infrastructure – natural and engineered assets on public and private property that form the foundation for **development**. Infrastructure may include: municipal drinking-water supply systems, municipal wastewater systems, septage treatment systems, stormwater management systems,

creeks and **wetlands**, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communication/telecommunications, transit and transportation corridors and facilities, Provincial highways, railways, and oil and gas pipelines and associated facilities.

Intangible – means traditions, knowledge, and skills that communities see as part of their culture. These are passed down through generations and change over time as people adapt to their surroundings and history. They help give communities a sense of identity and continuity and encourage respect for cultural diversity and creativity. Examples include: oral traditions and language; stories; performing arts, social practices, rituals, and celebrations; knowledge about nature and the universe; and traditional crafts.

Intensification – the **development** of a property, site, or area at a higher **density** than currently exists through:

- redevelopment, including the reuse of brownfield and greyfield sites;
- the **development** of vacant and/or underutilized lots within previously approved developed areas;
- **infill development**; or,
- the expansion or conversion of existing buildings.

Low impact development – means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major goods movement facilities and corridors – means transportation facilities, corridors, and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in Provincial transportation plans. Approaches that are freight-supportive may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

Major development – means **development** consisting of:

- the creation of four or more lots;
- the construction of a building or buildings with a ground floor area of 500 m² or more; or,
- the establishment of a **major recreational use**.

Major Institutional – large scale institutional uses, including **community facilities** and **cultural facilities**, which have a regional or city-wide sphere of influence and are therefore not appropriate for certain areas due to traffic and other impacts. This use does not include elementary schools.

Major Office – a freestanding office building having a minimum **gross floor area** of 4,000 square metres or a minimum of 200 jobs.

Major recreational use – means a recreational use that requires large-scale modification of terrain, vegetation or both and usually also requires large-scale buildings or structures, including but not limited to the following: golf courses; serviced playing fields; serviced campgrounds; and ski hills.

Mineral Aggregate Operation – lands under license or permit, other than for **wayside pits and quarries**, issued in accordance with the Aggregate Resources Act:

- for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal Zoning Bylaws and including **adjacent** land under agreement with or owned by the operator, to permit continuation of the operation; or,
- associated facilities used in extraction, transport, beneficiation, processing, or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources – gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing, and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings, or other material prescribed under the Mining Act.

Minimum Distance Separation Formulae – the separation distance as determined through the Minimum Distance Separation Formulae I and II or any other reduced distance satisfactory to the **City** and the Province through an amendment to the Zoning Bylaw or Minor Variance application.

Mobility Network – a comprehensive network of streets, roads, bike lanes, trails, multi-use paths, sidewalks, and transit corridors used by people and vehicles to safely move around the city.

Multi-Unit Building(s) – a building containing two or more uses/business establishments which are managed and operated as a unit. Residential uses within the same building are not considered part of a multi-unit building. In such circumstances the group of uses would be defined as a **mixed-use** building.

Natural Heritage Features – features of the natural environment that make up the **Natural Heritage System**, include but are not limited to the following:

- **Provincially Significant Wetlands;**
- **Locally Significant Wetlands;**
- **Significant Valleys;**
- **Environmentally Significant Valley Features;**
- **Locally Significant Valleylands;**
- Environmentally Sensitive Policy Areas;
- **Significant Woodlands;**
- **Locally Significant Woodlands;**
- **Habitat of Endangered and/or Threatened Species;**
- **Significant Wildlife Habitat;**

- **Fish Habitat;**
- **Regional Recharge Areas;**
- **Environmentally Significant Discharge Areas;**
- **Environmentally Significant Recharge Areas;**
- **Significant Landforms (Earth Science Areas of Natural and Scientific Interest);**
- **Ecological Restoration Areas;** and,
- **Natural Linkages and Corridors.**

Natural heritage features and areas – means features and areas, including **significant wetlands**, **significant coastal wetlands**, other coastal **wetlands** in Ecoregions 5E, 6E and 7E, fish habitat, **significant woodlands** and **significant valleylands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), **habitat of endangered species and/or threatened species**, **significant wildlife habitat**, and **significant areas of natural and scientific interest**, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Heritage System – a system made up of and linked by **natural heritage features** and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems. These systems can include **natural heritage features**, Federal and Provincial parks and conservation reserves, lands that have been **restored** or have the potential to be **restored** to a natural state, areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue.

Natural Linkages and Corridors – areas that connect **natural heritage features** along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other environmental features. Natural linkages and corridors can also include those areas currently performing, or with the potential to perform, through **restoration**, linkage functions. Although natural linkages and corridors help to maintain and improve environmental features, they can also serve as important **natural heritage features** in their own right.

Naturally Occurring Affordable Housing – refers to private market rental housing that is affordable to low- and moderate-income households without direct public subsidy. In this Plan, Naturally Occurring Affordable Housing includes housing that, due to naturally occurring market factors such as building age, state of repair, or absence of contemporary amenities, is rented at rates below those of newly constructed rental housing in the same geographic area.

Negative Impacts – with regards to water means degradation to the **quality and quantity** of water, **sensitive surface water features** and **sensitive groundwater features**, and their related **hydrologic functions**, due to single, multiple or successive **development** or **site alteration** activities.

Non-profit housing provider – means:

- a corporation to which the Not-for-Profit Corporations Act, 2010 applies that is in good standing under that Act and whose primary objective is to provide housing;

- a corporation without share capital to which the Canada Business Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
- a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act; or,
- an organization that is a registered charity within the meaning of the Income Tax Act (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

Noxious – means uses that produce vibration, noise, emission, or odors that include but are not limited to:

- manufacturing of asbestos, phosphates, or sulfur products;
- primary production of chemicals, synthetic rubber, plastic, asphalt, or cement;
- processing or refining of petroleum or coal;
- processing, milling, or packaging animal feed;
- salvage or scrap yards;
- slaughtering, eviscerating, rendering, cleaning of meat, poultry, fish, or by-products thereof;
- smelting, refining, rolling, forging, or extruding of ore or metal;
- tanning or chemical processing of pelts or leather;
- transportation depot for hazardous, toxic, or contaminated materials;
- vulcanizing of rubber or rubber products; and,
- recycling of hazardous, toxic, or contaminated materials.

On-farm Diversified Uses – uses that are secondary to the principal **agricultural use** of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Optimal Ecological State – an optimal ecological state for aquatic and/or terrestrial ecosystems is reflective of ecosystems that are characteristic of the particular area’s natural heritage.

Restoration to such an optimal state will attempt to return an ecosystem to its historic trajectory (e.g. a known prior state, or one that could develop within the bounds of the historic trajectory). However, such **restoration** recognizes that ecosystems may not necessarily recover their former states since contemporary constraints and conditions may cause them to develop along altered trajectories.

Parkland – land that is held or designated for public recreation, leisure, environmental protection, and **ecological function** and may contribute to parkland provision targets.

Parkland Dedication – the requirement of all **development** to provide land for park or other recreational purposes.

Planned Function – the essential planning intent for an area and the role the area is intended to play in providing a planned service to the public. That planned service may be a direct service such as the provision of government or commercial services, entertainment, housing, employment, or

the provision of retail goods. It may also be the provision of an indirect service that is a key element for a community or neighbourhood such as an opportunity for socialization, recreation, and as an informal meeting place.

Priority Location – a special location in prominent **view** from the **public realm** that contributes to community or neighbourhood identity, character, and image. These may include: gateways, corner properties, park spaces, terminating **views** and **vistas**, window streets, **cultural heritage resources**, and conservation lots.

Priority Street – streets with buildings that contain a mix of non-residential ground floor uses that help achieve complete communities by creating engaging and activated pedestrian places. These places contribute to an enhanced streetscape and pedestrian realm by creating a visually stimulating pedestrian experience. Regulations contained within the **City's** Zoning Bylaw that may guide the implementation of priority streets that includes, but is not limited to: minimum ground floor façade heights; minimum façade openings; minimum amount of active uses at the street level; and/or restrictions on the location of vehicular parking.

Private Sewage System – sewage systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Private Water Well – individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Protection Works – the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by **flooding hazards**, **erosion hazards**, and other water-related hazards and to allow access for their maintenance and repair.

Public Realm – includes roadways, pedestrian linkages, parks and open spaces, semi-public spaces, and accessible parts of public buildings. A significant component of the public realm is the streetscape, which includes all elements of the street as well as the building façades facing the street.

Purpose Built Rental Housing – a multiple dwelling where individual **dwelling units** are not units in a Plan of Condominium, and which is intended for use as rented residential premises.

Quality and quantity of water – means a measure of the quality and quantity of water by indicators associated with **hydrologic function** such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Record of Pre-Submission Consultation – the written documentation of a Pre-Submission Consultation Meeting as issued by the Director of Planning, or their delegate, which outlines the information and material identified for inclusion of the **complete application**.

Region – refers to the Corporation of the Regional Municipality of Waterloo.

Regional Recharge Area – a large environmental feature/**natural heritage feature**, that includes portions of the Waterloo Moraine, where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important

hydrologic function sustains some of the richest sources of groundwater in the Grand River **watershed**. Regional Recharge Areas serve two important functions. From an environmental perspective, groundwater discharge from the shallow aquifers located within Regional Recharge Areas sustains a wide range of aquatic habitats and ecosystems. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributary rivers and cold-water streams and therefore is critical to maintaining the health of the Grand River to the benefit of the **Region** and downstream communities. The second function of Regional Recharge Areas is to replenish deep underground aquifers that serve as a source for a significant share of the municipal drinking-water supply. Regional Recharge Areas will be protected from land use practices and hazardous chemicals and/or substances that could **negatively impact** the **quality and quantity** of water within and available to the aquifers that contribute to the municipal drinking-water supply system.

Renewable Energy System – a system that generates electricity, heat, and/or cooling from a renewable energy source, such as an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, **geothermal** energy, and tidal forces.

Residential Care Facility – a residence that is occupied by three (3) or more persons, exclusive of staff, who by reasons of their emotional, mental, physical, or legal status, are cared for on a temporary or permanent basis in a supervised group setting. This definition may include group homes, half-way houses, and nursing homes. Residential care facilities occupied by 3-8 persons, exclusive of staff, will be termed small residential care facilities, while those facilities occupied by more than 8 persons, exclusive of staff, will be termed large residential care facilities.

Respect – to align with the established character and **context** of a **cultural heritage resource** in a manner that recognizes the value of the tangible and **intangible** history of a **cultural heritage resource**, and that avoids **adverse heritage impacts** to buildings, streetscapes, and neighborhoods. Respecting **cultural heritage resources** includes, but is not limited to, understanding the relationship between buildings and their landscapes and integrating **development** in a manner that enhances, not diminishes, established neighbourhood character.

Restore/Restoration – convert lands whose ecological properties and functions have been substantively altered by human activity or natural disaster back to natural habitat characteristic and function of the locality consisting of locally appropriate native species of flora and fauna using active planting, natural succession, prescribed burning, removal of non-native vegetation, other means accepted by the Society for Ecological Restoration, or any combination thereof.

Sense of Place – characteristics that make a place special or unique, often fostering a sense of authentic human attachment and belonging.

Sensitive – in regard to **surface water features** and **groundwater features**, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive Land Uses – buildings, **amenity areas**, or outdoor spaces where: routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility; or, that may be adversely

impacted by noise from transportation sources. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residential **developments**, day care centres, and educational and health facilities.

Significant – means:

- in regard to **Provincially Significant Wetlands**, means a **wetland** identified as provincially significant by Province using evaluation procedures established by the Province, as amended from time to time;
- in regard to **Locally Significant wetlands**, means an: evaluated **wetland** that does not meet Provincial criteria for significance; an unevaluated **wetland** that is naturally-occurring and greater than 0.5 hectares in size; or, a naturally-occurring **wetland** (any size up to 0.5 hectares) that meets one or more of the following criteria:
 - part of a Provincially Significant Wetland;
 - located within a floodplain or riparian community;
 - part of a Provincially or municipally designated natural heritage feature, a significant woodland, or natural hazard land;
- a bog, fen;
 - fish habitat;
 - significant wildlife habitat;
- confirmed habitat for a nationally, provincially or regionally significant species;
 - part of an ecologically functional corridor or linkage between larger wetlands or natural areas;
 - part of a groundwater recharge area; or,
 - a groundwater discharge area associated with any of the above.
- in regard to Significant **Valleys**, the valleys of the Grand River in Kitchener (and the Conestogo River, Nith River and Speed River, which are together with the Grand River nationally recognized as a Canadian Heritage River). Significant **valleys** comprise the entire river channel and extend to the point where the slope of the valley begins to grade into the surrounding upland;
- in regard to significant **woodlands**, means a **woodland** that meets all of the following criteria:
 - greater than 4 hectares in size, excluding any adjoining hedgerows;
 - consisting primarily of native species of trees; and,
 - meets the criteria of a **woodland** and/or forest in accordance with the Ecological Land Classification for Southern Ontario Bylaw.
- in regard to locally significant **woodlands**, means a **woodland** less than 4 hectares in size which is ecologically important in terms of:
 - features such as species composition, age of trees, and stand history;
 - functionally important due to its contribution to the broader landscape because of its location, size, or due to the amount of forest cover in the planning area; or,
 - economically important due to site quality, species composition, or past management history.
- in regard to significant **landform**, means an area identified as being ecologically or geologically important due to its distinctive physical attributes and the functions it performs.

- in regard to other features and areas in the **Natural Heritage System**, ecologically important in terms of features, functions, representation, or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**; and,
- in regard to cultural heritage and archaeology, resources that have been determined to have **cultural heritage value** or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site Alteration – activities, such as grading, excavation, and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Subwatershed – a smaller geographic section of a larger **watershed** unit with a drainage area between 5 to 39 square kilometres and whose boundaries include all the land area draining to a point where two second order streams combine to form a third order stream. In Kitchener, the catchment area of one of the tributaries to the Grand River such as Strasburg Creek is considered a subwatershed.

Surface water features – means water-related features on the earth’s surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation, or topographic characteristics.

Thermal Networks – are heating and/or cooling systems where multiple buildings share thermal energy, typically circulated through hot and cool water pipes. Thermal networks can leverage non-emitting energy source such as geothermal or waste heat. Thermal Networks include District Energy Systems

Transportation Demand Management – a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, car sharing, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; road tolls or transit discounts; flexible working hours; telecommuting; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing; transit, walking, and cycling; and initiatives to discourage single occupant trips.

Urban Forest – the trees, forests, greenspace, and related abiotic, biotic and cultural components, all elements of **green infrastructure**, in the city. It includes all trees and forest cover in our city as well as related components in surrounding rural areas.

Utilities – an essential public service such as electricity, **thermal networks**, gas, water, wastewater and stormwater, television or communications/telecommunications that is provided by the **City**, a regulated company, or government agency.

Valleyland – a natural area that occurs in a **valley** or other **landform** depression that has water flowing through or standing for some period of the year.

Valleys - a low-lying area of land, usually with a river or stream running through it, or standing for some period of the year, that has been primarily shaped by erosion from water or glacial ice over millions of years.

Views and/or Vistas – significant visual compositions of the built and natural environment that enliven the overall physical character of an area. Views are generally panoramic in nature while vistas are typically a strong individual feature framed by its surroundings.

Vulnerable/Vulnerability – surface water and groundwater that can be easily changed or impacted.

Water taking – has the same meaning as in the Ontario Water Resources Act, 1990.

Water resource system – means a system consisting of **groundwater features** and areas, **surface water features** (including shoreline areas), **natural heritage features and areas**, and **hydrologic functions**, which are necessary for the ecological and hydrological integrity of the **watershed**.

Watershed – an area that is drained by a river and its tributaries.

Watershed/Subwatershed Studies – comprehensive scientific studies that describe how surface water and groundwater and terrestrial and aquatic ecosystems function within a defined drainage area. These investigations result in recommendations as to where and how **development** or site alteration can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and restoration.

Wayside Pits and Quarries – a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands – lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife Habitat – areas where plants, animals, and other organisms live and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle, and areas which are important to migratory or non-migratory species.

Woodlands – treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots, or forested areas.

Schedule B: Other Information and Materials

This section outlines other information and materials that may be requested to support a **development** application, heritage permit application, **infrastructure**, and/or other planning matters. The **City** will scope any requested information and materials to the necessary information to ensure compliance with this Plan, external agency requirements, any application legislation, and/or guidelines, and good planning principles. The other information and materials identified in Schedule B have been categorized under headings for ease of reference and are not limited to providing justification for the implied area of that heading.

Cultural Heritage

- Archaeological Assessment
- Building Conditions Report
- Commemoration Plan
- Corridor Enhancement Plan
- Cultural Heritage Protection Plan
- Heritage Impact Assessment
- Heritage Conservation Plan
- Heritage Design Guidelines or Brief
- Heritage permit Application
- Hoarding Plan
- Lighting Plan
- Risk Management Plan
- Relocation Plan
- Salvage, Documentation, and Reuse Plan
- Structural Assessment
- Temporary Protection Plan

Natural Heritage

- Arborist Report including International Society of Arboriculture Valuation of Trees
- Environmental Impact Study
- Environmental Implementation Report as required by an approved (sub)watershed plan
- Studies/plans required by Kitchener’s Tree Management Policy
- Subwatershed/Watershed Study

Drinking Water Source Protection

- Chloride Impact Study/Assessment
- Hydrogeological Assessment
- Salt Management Plan
- Sourcewater Protection Study

- Source protection Potential Contamination Study

- Spill Prevention and Contingency Plan
- Spill Protection Measures and other

Best Management Practices for Mineral Aggregate Operations

Natural Hazards

- Approval from the relevant Conservation Authority

- Cut and Fill Analysis
- Flood Delineation Study
- Hydraulics Study

- Slope Stability/Erosion Hazard Study

Community Health and Safety

- Local Air Quality and/or Odour Impact Study
- Landfill Impact Study

- Written Provincial approval (pursuant to the Environmental Protection Act for development within former waste management facilities)

Servicing and Infrastructure

- Construction Methods and Spills Protection Measures
- Development Phasing Plan
- Energy Strategy
- Environmental Site Assessment and/or Record of Site Condition
- Environmental Assessment

- Functional Servicing Study
- Municipal Financial Impact Assessment
- Municipal or Private Water Supply Analysis Study
- Preliminary Grading Plan
- Preliminary Stormwater Management Report and Plan

- Private Servicing Study
- Sanitary Sewer Capacity Analysis Study
- Soils or Geotechnical Study
- Topographical Survey
- Update to an existing Stormwater Management Plan
- Water Conservation Plan

Planning and Land Use Compatibility

- 3-Dimensional Modeling
- Aggregate/Mineral Rehabilitation Plan

- Aggregate/Mineral Resource Analysis
- Agricultural Impact Assessment

- Aeronautical Obstruction Assessment

- Building Elevation, Floor Plans, and/or Cross-Section Drawings (for Zoning Compliance)
- Commercial Function Study
- Crime Prevention Through Environmental Design Report
- Detailed Property Assessment of Affordable Rental Housing
- Existing Conditions Plan
- Inclusionary Zoning Implementation Brief
- Land Use Compatibility Study
- NAV Canada Land Use Evaluation
- Minimum Distance Separation Assessment
- Noise Study
- Planning Justification Report
- Rental Conversion Assessment
- Shadow Study
- Site Plan
- Sustainability Report/Statement/Checklist
- Urban Design Brief, Urban Design Report, or Urban Design Scorecard
- Vibration Monitoring Plan
- Vibration Study
- Wind Study

Transportation

- Connectivity Plan
- Driveway Location and On-Street Parking Plan
- Fire Route and Emergency Turnaround Plan (with unit numbering)
- Parking Analysis
- Parking Justification Report
- Pedestrian Route and Sidewalk Analysis
- Provincial Requirements and Permits under the Public Transportation Act and Highway Improvements Act
- Right-of-way Cross-Sections
- Roundabout Feasibility Analysis
- Streetscape Plan
- Traffic Calming Options Report
- Transit Assessment
- Transportation Demand Management Report
- Transportation Impact Study
- Truck Turning Movement Plan

Schedule C: Location of Historic Landfill Sites

Site #	Location	Remarks	Province Files
1	Guelph & Walker	site residential	Yes
2	Herbert & Pine	park, 100 m. to homes	Yes
3	Campbell Ave. old incinerator	site, inert wastes	
4	Westmount & Brandon	on site homes and apartments	Yes
5	Westwood & Fernwood	on site homes	Yes
6	Brybeck Cres.	on site townhouses & commercial	Yes
7	Guelph & Clifton	park, 100 m. to residential	Yes
8	Hazelglen & Mooregate	on site houses	Yes
9	Brunswick & Ahrens	on site housing	Yes
10	Chopin & Rossford	on site housing	Yes
11	Lorne Cres.	15 m. to housing, now greenway	Yes
12	Mausser Park	park and adjacent homes, school site	Yes
13	Victoria St.	20 m. to creek, 100 m. to bowling alley	Yes
14	Kent Ave.	25 m. to creek, 20 m. to residences, near industrial, under parking lot	Yes
15	Hurst Ave.	100 m. to creek, 10 m. to workshop, on-site parking and commercial	Yes
16	Palmer Ave.	40 m. to residence, 150 m. to creek	Yes
17	Queens Blvd.	10 m. to houses, on site of playground, swimming pool, parking lot	Yes
18	Queensmount P.S.	park and school on site, gas vented	Yes
19	Kinzie Ave.	on site gasoline station, 20 m. to residences	Yes
20	Coral Cres.	on site residences	Yes
21	Glen Road	10 m. to residences	Yes
22	Jansen Ave.	20 m. to residences, gas tested	Yes
23	Karn St.	10 m. to residences, partly, under Karn & Westmount	Yes
24	Weichel St.	10 m. to residences	Yes
25	McLennon Park Gate	vacant	Yes

NOTE: This schedule may not list every site which has been used for waste disposal. This schedule lists all known former waste disposal sites for which the Province has files.

Schedule D: City Roads to be Widened

The boundaries of the Designated Right-of-Way Allowance will generally be equidistant from and parallel to the centre line of the original Right-of-Way allowance. Specific locations where the Designated Right-of-Way Allowance will be reduced or not taken equidistant from the centre line of the original road allowance may be listed or described through area-specific planning work.

This Table is a placeholder to be revised per Transportation Master Plan recommendations prior to council adoption of new OP

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Ann Street	Frederick Street to west limit	18m
Amand Drive	North of Huron Road	26m
Balzer Road	C.N.R. to south limit	20m
Belmont Avenue	37 m. south of Glasgow Street to a point 88 m. south thereof	26m
Betzner Avenue	King Street to south limit	18m
Biehn Drive	Old Huron Place to Carlyle Drive	20m
Bingeman Street	Lancaster Street to Samuel Street	18m
Bond Street	Union Street to Elizabeth Street	18m
Bramm Street	Victoria Street South to C.N.R.	20m
Brick Street	Ottawa Street North to Rosedale Avenue	18m
Cameo Drive	Highway No. 8 to Hoffstetter Avenue	18m
Cameron Street	King Street to Weber Street	18m
Carwood Avenue	Approximately 46 m. east of Courtland Avenue to Cayley Court	20m
Cedar Street	Charles Street to Lancaster Street	20m
Charles Street	Ottawa Street to King Street	26m
Church Street	Queen Street to Benton Street	20m
Church Street	Benton Street to Cedar Street	18m
College Street	King Street to Weber Street	20m
Connor Street	Manitou Drive to north limit	20m
Courtland Avenue	Queen Street to David Street	26m
Cress Lane	Manitou Drive to east limit	20m
David Street	Courtland Avenue to Joseph Street	18m
Doon Valley Drive	Pinnacle Drive to Durham Street	20m
Eby Street	Charles Street to King Street	20m
Ebydale Drive	Lackner Road to Otterbein Drive	20m
Ellen Street	Queen Street to Lancaster Street	18m
Fairview Avenue	King Street to Weber Street	18m
First Avenue	Kingsway Drive to Eckert Street	20m
Forwell Road	Victoria Street to east limit	20m
Frederick Street	Bruce Street to Victoria Street	26m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Gage Avenue	Belmont Avenue to Waverly Road	18m
Gateway Park Drive	Sportsworld Drive to King Street	26m
General Drive	56 m. south of Lancaster Street to 132 m. south of Lancaster Street	20m
Glasgow Street	Highland Road to Ira Needles Boulevard	20m
Glasgow Street	Silvercrest Drive to a point 118.9 m. east of Westmount Road	26m
Glasgow Street	Belmont Avenue to Walter Street	20m
Goudies Lane	Frederick Street to Ontario Street North	7.62m
Graber Place	Dreger Avenue to south limit	18m
Greensview Drive	Limerick Drive to south limit	18m
Guelph Street	Moore Avenue to Riverbend Drive	20m
Gzowski Lane	Ahrens Street West to rear of 186 Victoria Street North	7.62m
Hall's Lane East	Water Street North to College Street	7.62m
Hall's Lane West	Victoria Street South to Eby Street South	7.62m
Heiman Street	Highland Road to south limit	18m
Heit Lane	Weber Street to south limit	7.62m
Henry Street	Victoria Street South to Devon Street	18m
Heritage Drive	Indian Road to Ebydale Drive	20m
Hidden Valley Road	Goodrich Drive to Wabanaki Drive	18m
Hill Street	Lancaster Street to St. Vincent Street	18m
Hofstetter Avenue	King Street East to Highway No.8	20m
Horning Drive	Bloomingtondale Road to south limit	18m
Howe Drive	Ottawa Street to north limit	20m
Huron Road	Trussler Road to Homer Watson Boulevard	30m
Huron Road	Homer Watson Boulevard to Mill Park Drive	20m
Irvin Street	Scott Street to Frederick Street	20m
Jackson Avenue	King Street to Weber Street	18m
Joseph Street	Queen Street to Gaukel Street	20m
Joseph Street	Victoria Street to C.N.R.	20m
King Street	Cedar Street to Ottawa Street	26m
Kingsbury Drive	Highway No. 8 to King Street East	20m
Kingsway Drive	Wilson Avenue to a point 150 m. north of Cedarwoods Crescent	26m
Kingsway Drive	A point 150 m. north of Cedarwoods Crescent to Eckert Street	20m
Krug Street	Lancaster Street to north thereof	20m
Lancaster Street	Krug Street to Victoria Street	20m
Lang Crescent	Springdale Crescent to Lancaster Street	18m
Limerick Drive	King Street East to Greensview Drive	18m
Macville Avenue	Woolwich Street to east limit	18m
Madison Avenue	Charles Street to King Street	20m
Madison Avenue	King Street to Weber Street	18m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Mansion Street	Lancaster Street to Ellen Street	18m
Margaret Avenue	Queen Street to Victoria Street	20m
Market Street	Horning Drive to north limit	18m
Mill Street	Queen Street to Courtland Avenue	20m
Montgomery Road	King Street to Weber Street	26m
Morrison Road	King Street East to Manor Drive	20m
Morrison Road	Sims Estate Drive to Quinte Crescent	20m
North Hill Place	Fairway Road to east limit	18m
Old Chicopee Drive	Roehampton Court to Daimler Drive	20m
Old Chicopee Trail	Daimler Drive to Fairway Road	18m
Old Huron Place	Biehn Drive to end	18m
Old Huron Road	Battler Road to south limit	20m
Old Huron Road	Battler Road to Biehn Drive	20m
Old Mill Road	Sydenham Street to Doon Valley Drive	20m
Ontario Street	Joseph Street to Weber Street	20m
Pandora Avenue	Charles Street to Weber Street	20m
Pandora Avenue	King Street to Weber Street	18m
Park Street	Victoria Street to City limit	20m
Pinnacle Drive	New Dundee Road to Thomas Slee Drive	20m
Pioneer Tower Road	Pioneer Ridge Drive to Marquette Drive	20m
Pioneer Tower Road	Pioneer Tower Crescent to west limit	20m
Prince Street	Bloomingdale Road to Tyson Drive	18m
Queen Street North	King Street to Ellen Street	20m
Queen Street North	Ellen Street to Lancaster Street	18m
Queen Street South	Courtland Avenue to King Street	20m
Reichert Drive	New Dundee Road to City limit	18m
Riverbend Drive	Shirley Avenue to Bridgeport Road	20m
Scott Street	King Street to Irvin Street	20m
Sereda Road	Guelph Street to Maple Avenue	20m
Sheldon Avenue	King Street to Rosedale Avenue	20m
Shirk Place	Lancaster Street to Woolwich Street	20m
Shirley Avenue	Riverbend Drive to Bingemans Centre Drive	30m
Spetz Avenue	Scott Street to Frederick Street	20m
St. George Street	Queen Street to Benton Street	20m
Stirling Avenue South	Avalon Place to Mill Street	20m
Stirling Avenue North	King Street to Weber Street	20m
Strange Street	Park Street to Victoria Street	20m
Strasburg Road	Ottawa Street to Chandler Drive	26m
Tagge Street	Nelson Avenue to north limit	20m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Theresa Street	Victoria Street South to Park Street	18m
Tyson Drive	Bridge Street to north limit	18m
Union Boulevard	Park Street to City limit	26m
Waverly Road	Gage Avenue to Strange Street	18m
Wentworth Avenue	Spadina Road to west limit	18m
Wilson Avenue	Wabanaki Drive to Kingsway Drive	26m
Woolwich Street	Shirk Place to City limit	20m
Young Street	King Street to Weber Street	20m
Zeller Drive	Janet Court to east limit	20m

Schedule E: Intersections That May Exceed the Designated Road Allowance

This Schedule is a placeholder to be revised per Transportation Master Plan recommendations prior to council adoption of new OP

Ahrens Street and Victoria

Belmont Avenue and Queen's Boulevard
Belmont Avenue West and Gage Avenue
Betzner Avenue and King Street
Bleams Road and Isaiah Drive
Bleams Road and Donnenwerth Drive
Bleams Road and Commonwealth Street
Bleams Road and Trillium Drive
Bleams Road and Strasburg Road
Bleams Road and Fallowfield Drive
Breithaupt Street and King Street

Cameron Street and Charles Street
Cameron Street and King Street
Cameron Street and Weber Street
Charles Street East and Stirling Avenue South

Courtland Avenue East and Carwood Avenue
Courtland Avenue East and Walton Avenue
Courtland Avenue East and Hayward Avenue
Courtland Avenue East and Block Line Road
Courtland Avenue East and Shelley Drive
Courtland Avenue East and Siebert Avenue

Duke Street East and Scott Street
Duke Street East and Eby Street North
Duke Street East and Cedar Street North

Fairview Avenue and King Street
Fairway Road North and Morgan Avenue
Fairway Road North and Sims Estates Drive
Fairway Road South and Wilson Avenue
Fischer Hallman Road and Queen's Boulevard
Fischer Hallman Road and Activa Avenue

Fischer Hallman Road and Cotton Grass Street

Fischer Hallman Road and Westmount Road West
Franklin Street South and Weber Street
Frederick Street and Edna Street
Frederick Street and Bruce Street
Frederick Street and River Road East

Glasgow Street and Fischer Hallman Road
Glasgow Street and Westmount Road West
Glasgow Street and Belmont Avenue West
Glasgow Street and Park Street
Green Street and King Street
Green Street and Park Street
Guelph Street and Sereda Road

Hanson Avenue and Homer Watson Boulevard
Hazelglen Drive and Victoria Street
Highland Road and Queen Street South
Highland Road East and Stirling Avenue South
Highland Road East and Hoffman Street
Highland Road West and Glasgow Street
Highland Road West and Westheights Drive
Highland Road West and Eastforest Trail
Highland Road West and Belmont Avenue West
Highland Road West and West Avenue
Hoffman Street and Highland Road
Homer Watson Boulevard and Stirling Avenue South
Homer Watson Boulevard and Hayward Avenue
Homer Watson Boulevard and Manitou Drive
Homer Watson Boulevard and Pioneer Drive
Huron Road and Trussler Road

Huron Road and Proposed Major Collector
Huron Road and Parkvale Drive
Huron Road and Battler Road

Jackson Avenue and King Street
Jackson Avenue and Weber Street
Joseph Street and Heins Avenue
Joseph Street and Queen Street South
Joseph Street and Water Street

King Street East and Madison Avenue
King Street East and Stirling Avenue
King Street East and Borden Avenue
King Street East and Morgan Avenue
King Street East and River Road East
King Street East and Morrison Road
King Street East and Deer Ridge Drive
King Street East and Pioneer Tower Road
King Street West and Agnes Street
Kingsway Drive and Franklin Street South
Krug Street and Weber Street

Lackner Boulevard and Keewatin Avenue
Lackner Boulevard and Zeller Drive
Lackner Boulevard and Fairway Road North
Lancaster Street and Queen Street North
Lancaster Street and Krug Street
Lancaster Street West and Union Street
Lancaster Street West and Guelph Street
Lancaster Street West and Wellington
Street North

Margaret Avenue and Guelph Street
Mill Street and Queen Street South
Mill Street and Stirling Avenue South
Mill Street and Ottawa Street South
Mill Street and Courtland Avenue East

New Dundee Road and Robert Ferrie Drive
New Dundee Road and Pinnacle Drive

Ottawa Street North and Old Chicopee
Drive
Ottawa Street North and Heritage Drive
Ottawa Street North and Keewatin Avenue
Ottawa Street South and David Bergey
Drive
Ottawa Street South and Wilderness Drive
Ottawa Street South and Williamsburg Road
Ottawa Street South and Howe Drive
Ottawa Street South and Strasburg Road

Pandora Avenue and King Street
Pandora Avenue and Weber Street
Park Street and Union Boulevard
Park Street and Dominion Street
Park Street and Agnes Street
Park Street and Strange Street
Park Street and Green Street
Pioneer Drive and Doon Village Road
Plains Road and Huron Road

Queen Street North and Weber Street
Queen Street North and Margaret Avenue

River Road East and Krug Street
River Road East and Holborn Drive
River Road East and Old Chicopee Drive
River Road East and Fairway Road North
River Road East and Morgan Avenue
River Road East and Grand River
Boulevard
Riverbend Drive and Guelph Street

Stirling Avenue South and Greenbrook
Drive
Strasburg Road and Trillium Drive
Strasburg Road and Battler Road
Strasburg Road and Templewood Drive
Strasburg Road and Robert Ferrie Drive
Strasburg Road and Proposed Major
Collector
Strasburg Road and New Dundee Road

Thomas Slee Drive and New Dundee Road
Victoria Street North and Duke Street West
Victoria Street North and Margaret Avenue
Victoria Street North and St Leger Street
Victoria Street North and Edna Street
Victoria Street North and Bruce Street
Victoria Street North and Frederick Street
Victoria Street North and Natchez Road
Victoria Street South and Westforest Trail
Victoria Street South and Eastforest Trail
Victoria Street South and Oprington Drive
Victoria Street South and Chopin Drive
Victoria Street South and Belmont Avenue
West
Victoria Street South and West Avenue
Victoria Street South and Park Street
Victoria Street South and Joseph Street

Water Street and Joseph Street
Weber Street East and Cedar Street North
Weber Street East and Madison Avenue
North
Weber Street East and Franklin Street North
Weber Street East and Fergus Avenue
Weber Street East and Kinzie Avenue
Weber Street West and Guelph Street
Wellington Street and King Street West
Wellington Street North and Moore Avenue
Wellington Street North and Weber Street
West
Wellington Street North and Margaret
Avenue

Wellington Street North and Riverbend
Drive
Westheights Drive and Driftwood Drive
Westheights Drive and Driftwood Drive
Westheights Drive and McGarry Drive
Westheights Drive and Queen's Boulevard
Westmount Road and Queen's Boulevard
Westmount Road East and Greenbrook
Drive
Westmount Road West and Westwood
Drive
Westmount Road West and Gage Avenue
Wilson Avenue and Kingsway Drive
Wilson Avenue and Goodrich Drive
Wilson Avenue and Wabanaki Drive

Schedule F: Regional Roads to be Widened

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
4	Ottawa Street	City of Kitchener/Township of Woolwich Boundary	Otterbien Road	75.000
4	Ottawa Street	Otterbien Road	Heritage Drive	35.000
4	Ottawa Street	Heritage Drive	Conestoga Parkway	30.480
4	Ottawa Street	Conestoga Parkway	Fischer-Hallman Road (58)	30.480
4	Ottawa Street	Fischer-Hallman Road (58)	Bleams Road (4)	30.480
6	Frederick Street (Kitchener)	Bruce Street (61)	East Avenue	26.213
6	Frederick Street	East Avenue	Lancaster Street	26.000
6	Frederick Street	Lancaster Street	Weber Street (8)	26.000
6	Frederick Street	Weber Street (8)	Duke Street (63)	26.000
6	Frederick Street	Duke Street (63)	Benton Street (6) (King Street East)	30.000
6	Benton Street	Frederick Street (6)	Courtland Avenue (53)	26.213
6	Queen Street	Courtland Avenue (53)	Schneider Avenue	26.000
6	Queen Street	Schneider Avenue	Highland Road (6)	26.213
6	Highland Road	Queen Street (6)	Westmount Road (50)	26.213
6	Highland Road	Westmount Road (50)	~326 m east of Notre Dame Drive (Northeastern Petersburg Rural Settlement Area Limit)	30.480
8	Fountain Street S	King Street (8)	Shantz Hill Road (8)	26.213
8	King Street E (Kitchener)	Highway 401 Ramps	Sportsworld Drive (38)	36.576
8	King Street E	Sportsworld Drive (38)	Highway 8	45.000
8	King Street E (Kitchener)	Highway 8	Fairway Road (53)	26.000
8	King Street E	Fairway Road (53)	Weber Street (8)	26.213
8	Weber Street	King Street E (8)	Victoria Street (55)	26.213

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
8	Weber Street	Victoria Street (55)	Louisa Street	30.480
8	Weber Street	Louisa Street	City boundary	30.000
12	New Dundee Road/Bridge Street (Kitchener/Wilmot)	Homer Watson Boulevard (28)	~428m east of Main Street (Easterly New Dundee Rural Settlement Area Limit)	30.480
15	King Street E (Kitchener)	Montgomery Road	Charles Street	45.720
15	King Street E	Charles Street	Sheldon Avenue South	30.480
15	King Street E	Sheldon Avenue South	Ottawa Street (4)	30.000
15	King Street W	Francis Street North (68)	Victoria Street (55)	26.000
15	King Street W	Victoria Street (55)	City Boundary	30.000
20	Bloomington Road N (Kitchener)	Bridge Street (52)	Daniel Avenue (Easterly City of Kitchener Urban Area Boundary)	26.213
28	Homer Watson Boulevard (Kitchener)	Highway 401	Ottawa Street (4)	45.720
29	Lancaster Street	Victoria Street (55)	Shirk Place	26.213
29	Lancaster Street	Shirk Place	Bridge Street (52)	26.000
38	Sportsworld Drive (Kitchener)	King Street E (8)	Highway 8	35.000
38	Sportsworld Drive	Highway 8	City Boundary	35.000
40	Waterloo Street	Victoria Street (55)	Breithaupt Street	20.000
50	Westmount Road (Kitchener)	Fischer-Hallman Road (58)	City Boundary	26.213
52	Bridge Street	City of Kitchener/Township of Woolwich Boundary	City of Kitchener/City of Waterloo Boundary	30.000
53	Fairway Road	City of Kitchener/City of Cambridge Boundary	150m west of the Grand River	75.000
53	Fairway Road (Kitchener)	150m west of the Grand River	260m east of Lackner Boulevard (54)	35.000
53	Fairway Road	260m east of Lackner Boulevard (54)	River Road (56)	35.000
53	Fairway Road	River Road (56)	Highway 8 southbound on/off ramp	30.480
53	Fairway Road/Courtland Avenue	Highway 8 southbound on/off ramp	Highway 7&8	36.576
53	Courtland Avenue	Highway 7&8	Mill Street	30.480
53	Courtland Avenue	Mill Street	Queen Street (6)	26.213
54	Lackner Boulevard (Kitchener)	Fairway Road (53)	Victoria Street (55)	36.576

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
55	Victoria Street (Kitchener)	Kitchener/Woolwich boundary	Frederick Street	40.000
55	Victoria Street	Frederick Street	Bruce Street (61)	30.480
55	Victoria Street	Bruce Street (61)	Edna Street (62)	30.000
55	Victoria Street	Edna Street (62)	Westmount Road (50)	26.213
55	Victoria Street	Westmount Road (50)	Fischer-Hallman Road (58)	26.213
55	Victoria Street	Fischer-Hallman Road (58)	Ira Needles Boulevard (70)	30.480
56	River Road/Bleams Road (Kitchener)	Fairway Road (53)	Trussler Road (70)	30.480
58	Fischer-Hallman Road (Kitchener)	New Dundee Road (12)	Plains Road	36.576
58	Fischer-Hallman Road (Kitchener)	Plains Road	Bleams Road (56)	36.576
58	Fischer-Hallman Road (Kitchener)	Bleams Road (56)	Westmount Road (50)	30.480
58	Fischer-Hallman Road (Kitchener)	Westmount Road (50)	Ottawa Street (4)	35.000
58	Fischer-Hallman Road	Ottawa Street (4)	McGarry Drive	36.576
58	Fischer-Hallman Road	McGarry Drive	Highland Road (6)	35.000
58	Fischer-Hallman Road	Highland Road (6)	City Boundary	45.720
61	Bruce Street (Kitchener)	Frederick Street (6)	Victoria Street (55)	20.117
62	Edna Street (Kitchener)	Frederick Street (6)	Victoria Street (55)	20.117
63	Duke Street	Frederick Street (6)	Francis Street (68)	20.000
64	Charles Street	Ottawa Street (4)	Cedar Street	30.000
64	Charles Street	Cedar Street	Benton Street (6)	30.000
64	Charles Street	Benton Street (6)	Francis Street	26.213
64	Charles Street	Francis Street	Victoria Street (55)	26.213
66	Borden Avenue	Charles Street (64)	Huron Park Spur	20.000
67	Hayward Avenue	Huron Park Spur	Courtland Avenue (53)	26.000
68	Francis Street North	Duke Street (63)	King Street (15)	26.000
69	Manitou Drive (Kitchener)	Homer Watson Boulevard (28)	Fairway Road (53)	30.480
70	Trussler Road (North Dumfries)	City Boundary	New Dundee Road (12)	30.480
70	Trussler Road (Kitchener)	New Dundee Road (12)	Highway 7 & 8	30.480
70	Ira Needles Boulevard	Highway 7 & 8	0.64 km north of Highway 7 & 8	36.576
70	Ira Needles Boulevard	0.64 km north of Highway 7 & 8	City Boundary	35.000

Schedule G: Source Water Protection

Land Use Categories

Category 'A'
<ul style="list-style-type: none"> ▪ Waste treatment and disposal facilities, including lagoons, landfills, communal/municipal sewage treatment facilities, and including large sewage vaults at sewage pumping stations, but not including facilities regulated under the Nutrient Management Act.
<ul style="list-style-type: none"> ▪ Salvage yards, including automobile wrecking yards or premises.
<ul style="list-style-type: none"> ▪ Bulk storage of hazardous chemicals and hazardous substances (as listed in O.Reg. 347 under the Environmental Protection Act), including bulk storage of oil, gasoline or petroleum products, and including transportation terminals for these substances/chemicals (including truck/trailer/container parking, washing, or cleaning depots).
Category 'B'
<ul style="list-style-type: none"> ▪ Bulk storage of road salt and snow disposal sites.
<ul style="list-style-type: none"> ▪ Primary metal manufacturing, including iron and steel mills and ferro-alloy manufacturing; steel product manufacturing from purchased steel; alumina and aluminum production and processing; non-ferrous metal production and processing; and foundries.
<ul style="list-style-type: none"> ▪ Manufacturing of fabricated metal products, including manufacturing of unfinished metal products and metal finishing operations
<ul style="list-style-type: none"> ▪ Manufacturing and assembly of transportation equipment, including motor vehicles and parts, aerospace products and parts, rail cars, ships, and boats.
<ul style="list-style-type: none"> ▪ Manufacturing of machinery, including agricultural, commercial, industrial, and other machinery.
<ul style="list-style-type: none"> ▪ Chemical manufacturing including chemicals; resins; fertilizers, pesticides and other agricultural chemicals; pharmaceutical and medicines; paint, coating, and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing. Including manufacturing, packaging, repackaging, and bottling. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'
<ul style="list-style-type: none"> ▪ Manufacturing of petroleum and coal products, including manufacturing of asphalt materials. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'.
<ul style="list-style-type: none"> ▪ Manufacturing of electronic components such as semiconductors, printed circuit boards, and cathode ray tubes.
<ul style="list-style-type: none"> ▪ Manufacturing of electrical equipment, appliances, and components.
<ul style="list-style-type: none"> ▪ Commercial or industrial dry cleaning of textiles and textile products, excluding depots not performing on-site dry cleaning.
<ul style="list-style-type: none"> ▪ Manufacturing of leather and allied products including footwear.
<ul style="list-style-type: none"> ▪ Wood and wood product preservation and treatment.

<ul style="list-style-type: none"> ▪ Gasoline stations and other retail establishments with gasoline sales.
<ul style="list-style-type: none"> ▪ Wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals.
<p>Category 'C'</p>
<ul style="list-style-type: none"> ▪ Manufacturing of rubber products.
<ul style="list-style-type: none"> ▪ Manufacturing of soap, cleaning compounds and toilet preparations.
<ul style="list-style-type: none"> ▪ Textile and fabric finishing and fabric coating.
<ul style="list-style-type: none"> ▪ Manufacturing of plastic products.
<ul style="list-style-type: none"> ▪ Manufacturing of wood products including wood furniture, and excluding wood preservation.
<ul style="list-style-type: none"> ▪ Manufacturing of glass and glass products.
<ul style="list-style-type: none"> ▪ Manufacturing of paper and paper products including newsprint and boxes.
<ul style="list-style-type: none"> ▪ Printing and related support activities, excluding business support services such as photocopy services.
<ul style="list-style-type: none"> ▪ Repair and Maintenance of automobiles and automotive machinery, electronic equipment, industrial and commercial machinery, and personal and household goods repair.
<ul style="list-style-type: none"> ▪ Golf courses.
<ul style="list-style-type: none"> ▪ Airports, train, and transit terminals, except terminals with no fuel storage or transfer of shipped goods or materials.
<ul style="list-style-type: none"> ▪ Medical, health, and other laboratories (other than clinics generally associated with commercial plazas).
<ul style="list-style-type: none"> ▪ Miscellaneous manufacturing not included elsewhere, including jewellery, silverware, medical equipment, and signs.
<ul style="list-style-type: none"> ▪ Recycling, recovery, or remanufacturing of materials including the collection, processing, manufacturing, or reuse of post-consumer or post-industrial materials, not including recycling or disposal of hazardous materials, and not including salvage yards or facilities with outdoor operations which are Category 'A' uses.

Schedule H: Vulnerable Area Risk Assessment Table

Schedule H includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas** identified in this Plan. This table must be read in conjunction with the applicable policies referenced below in this Section to evaluate a **development** application’s conformity with the applicable Drinking Water Source Protection policies of this Plan.

To use this table, the reader must locate the proposed land use or threat in the left-hand column and find the corresponding **designated vulnerable area** across the top row. The intersecting cell indicates whether the proposal is permitted, or not permitted, or whether it could be permitted subject to the completion of a technical study(ies).

The columns at the top of the table correspond to different Intake Protection Zones, Wellhead Protection Areas (WHPAs), and their assigned vulnerability scores (V2, V4, V6, V8, or V10), which indicate the **vulnerability** of the water source. The rows along the side list various land use categories and other potential threats.

The table uses the following terms and abbreviations:

Term/Abbreviation	Definition
P (Permitted)	Proposal is permitted without additional source water protection restrictions.
SR (Study Required)	Proposal may be permitted subject to additional technical studies in accordance with the policies of this Plan.
NP (Not Permitted)	Proposal is not permitted in the specified designated vulnerable area.
V2, V4, V6, V8 or V10 (Vulnerability Scores)	Numerical rating from 2 to 10 indicating how susceptible a drinking water source is to contamination, with higher scores signifying less natural protection and greater risk.
Built-Up Area	Lands within the City of Kitchener developed for urban uses as of June 16, 2006, as distinguished from undeveloped designated greenfield areas.

Land Use/Activity	Designated Vulnerable Area											
	WHPA A V10	WHPA B V10	WHPA B V8	WHPA B V6	WHPA C V8	WHPA C V6	WHPA C V2 or V4	WHPA D V 2,4,6	Microbial Risk Management Zones	IPZ 1	IPZ 2	
Category 'A'	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Category 'B'												
– Located inside Built-Up Area	NP	SR	SR	SR	SR	SR	SR	P	NP	NP	SR	
– Located outside Built-Up Area	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	SR	
Category 'C'												
– Located inside Built-Up Area	NP	SR	SR	SR	SR	SR	SR	P	NP	NP	SR	
– Located outside Built-Up Area	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	SR	
Industrial uses proposing direct infiltration of stormwater run-off using dry wells, enhanced recharge, including human engineered artificial recharge measures.	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
Mineral Aggregate Operations	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	SR	
Wayside Pits and Quarries	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	SR	
Underground Parking	NP	SR	SR	SR	P	P	P	P	SR	NP	P	
Below-grade construction excavations (greater than 3 metres)	NP	SR	SR	SR	SR	SR	SR	P	SR	NP	P	
Buildings or structures requiring permanent passive or active dewatering of ground water to keep the below-grade space dry	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Geothermal Energy System - Horizontal Closed Loop ¹	NP	P	P	P	P	P	P	P	NP	NP	P	
Geothermal Energy System - Vertical Closed Loop ¹	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Geothermal Energy System - Vertical Open Loop ¹	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	P	
Development applications or site alterations requiring a permanent water taking of greater than 50,000 litres/day, except for municipal water supply wells, agricultural uses, or mineral aggregate operations where permitted under this Plan.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Development applications or site alterations requiring a temporary water taking of greater than 50,000 and less than 400,000 litres/day	NP	SR	P	P	P	P	P	P	SR	P	P	
Development applications or site alterations requiring a temporary water taking of greater than 400,000 litres/day	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	
Plans of Subdivision	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	P	
Vacant Land Condominiums	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	P	
New Individual Wastewater Treatment Systems	NP	NP	SR	SR	SR	P	P	P	NP	NP	SR	
Pipelines/Sewers	NP	SR	SR	SR	SR	P	P	P	NP	NP	SR	
Stormwater management facilities and other ponds	NP	SR	SR	SR	SR	SR	SR	SR	NP	NP	SR	

Footnotes

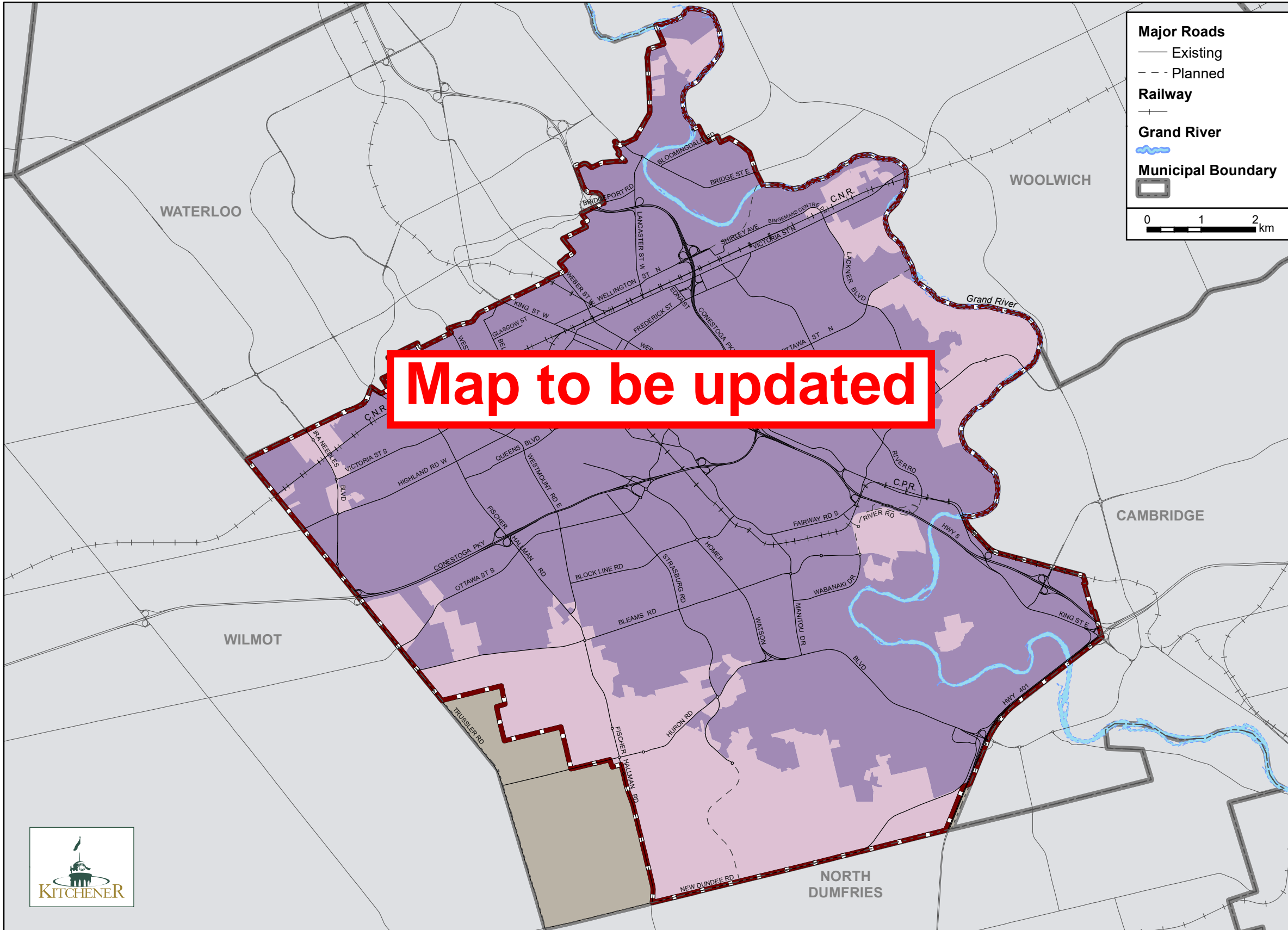
¹ No **Geothermal** Energy Systems are permitted on or **adjacent** to any site with known contamination, in accordance with the Drinking Water Source Protection policies of this Plan.



City of Kitchener
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 Kitchener 2051

Map 1

**Urban Area and
 Countryside**



Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

Municipal Boundary

0 1 2 km

Legend

Urban Area and

- Built Up
- Designated Greenfield
- Protected Countryside
- Urban Area



Map to be updated

Note:

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Adopted by City Council -
 Approved by City Council -
 Effective Date -
 Last Revised - November 7, 2025
 Revised by Amendments -

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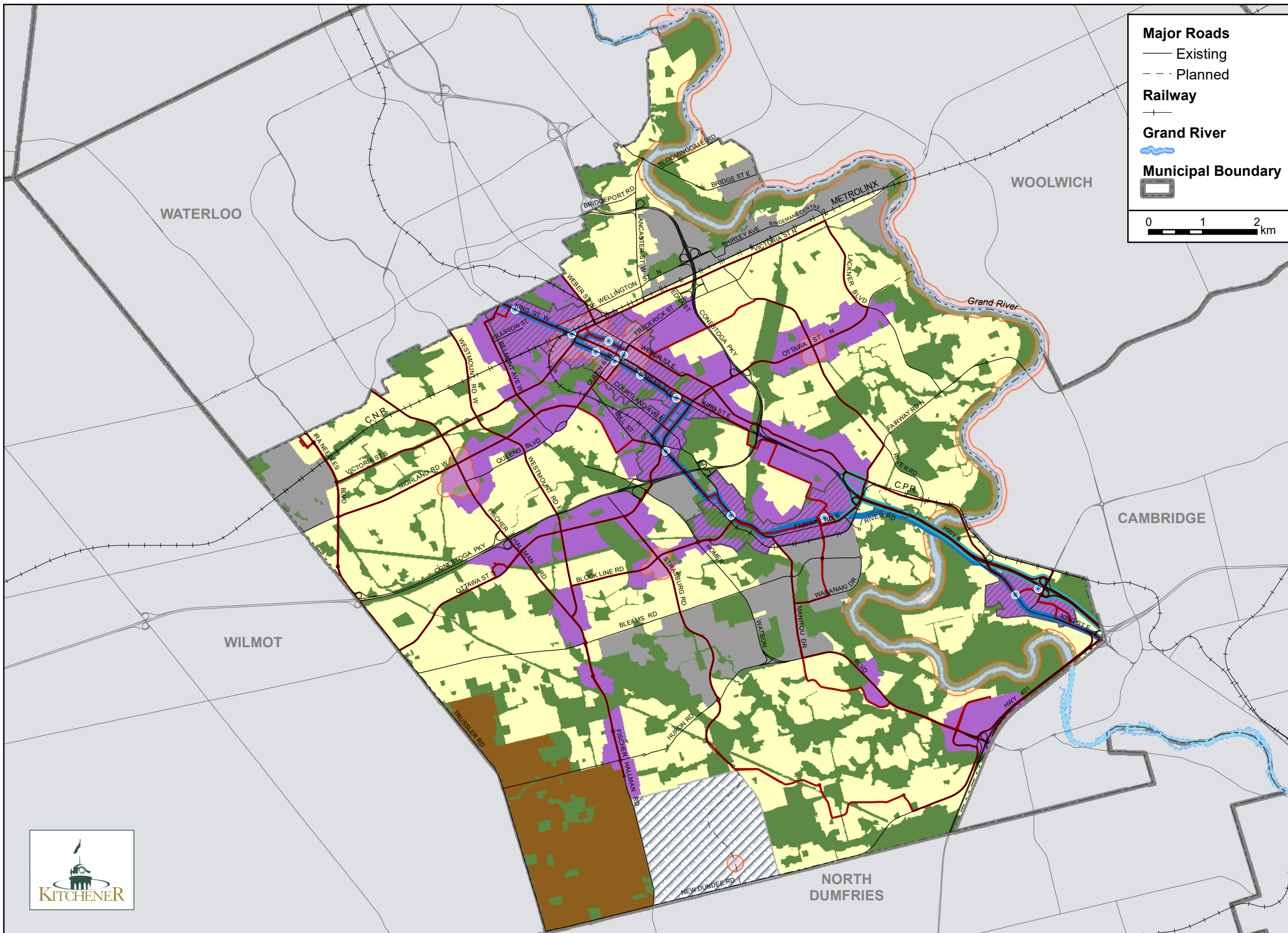




City of Kitchener
Draft Official Plan
 Kitchener 2051

Map 2

City Structure



Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

Municipal Boundary

0 1 2 km

Legend

Places to Protect

- Green Area
- Protected Countryside

Places to Grow

- Strategic Growth Area
- Neighbourhood Growth Area
- Industrial Growth Area

Places to Focus

-

Subject to Future Study



Protected Major Transit Station Area



Transit

- Frequent Transit Network
- Light Rail Transit Corridor
- Adapted Bus Rapid Transit Corridor
- Rapid Transit Station

Notes:

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
2. In interpreting the boundaries of the Nodes and Corridors it should be noted that the boundaries are approximate and conceptual and should not be considered as exact.
3. The Rapid Transit Initiative is ongoing and there may be minor changes to the mapping.

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 Approved by City Council -
 Effective Date -
 Last Revised - April 7, 2026
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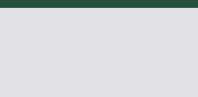





Map 3 Land Use

City of Kitchener Draft Official Plan Kitchener 2051


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
-  Area Under Deferral/Subject to Future Study
-  Mixed Use A
-  Mixed Use B
-  Mixed Use C
-  Innovation Employment
-  Neighbourhood
-  Institutional
-  Commercial First
-  Auto-oriented Commercial
-  General Industrial
-  Heavy Industrial
-  Natural Heritage Conservation
-  Open Space
-  Prime Agriculture
-  Major Infrastructure and Utilities

Railway


 Railway

Major and Minor Roads


 Existing


 Planned


Municipal Boundary

 Municipal Boundary

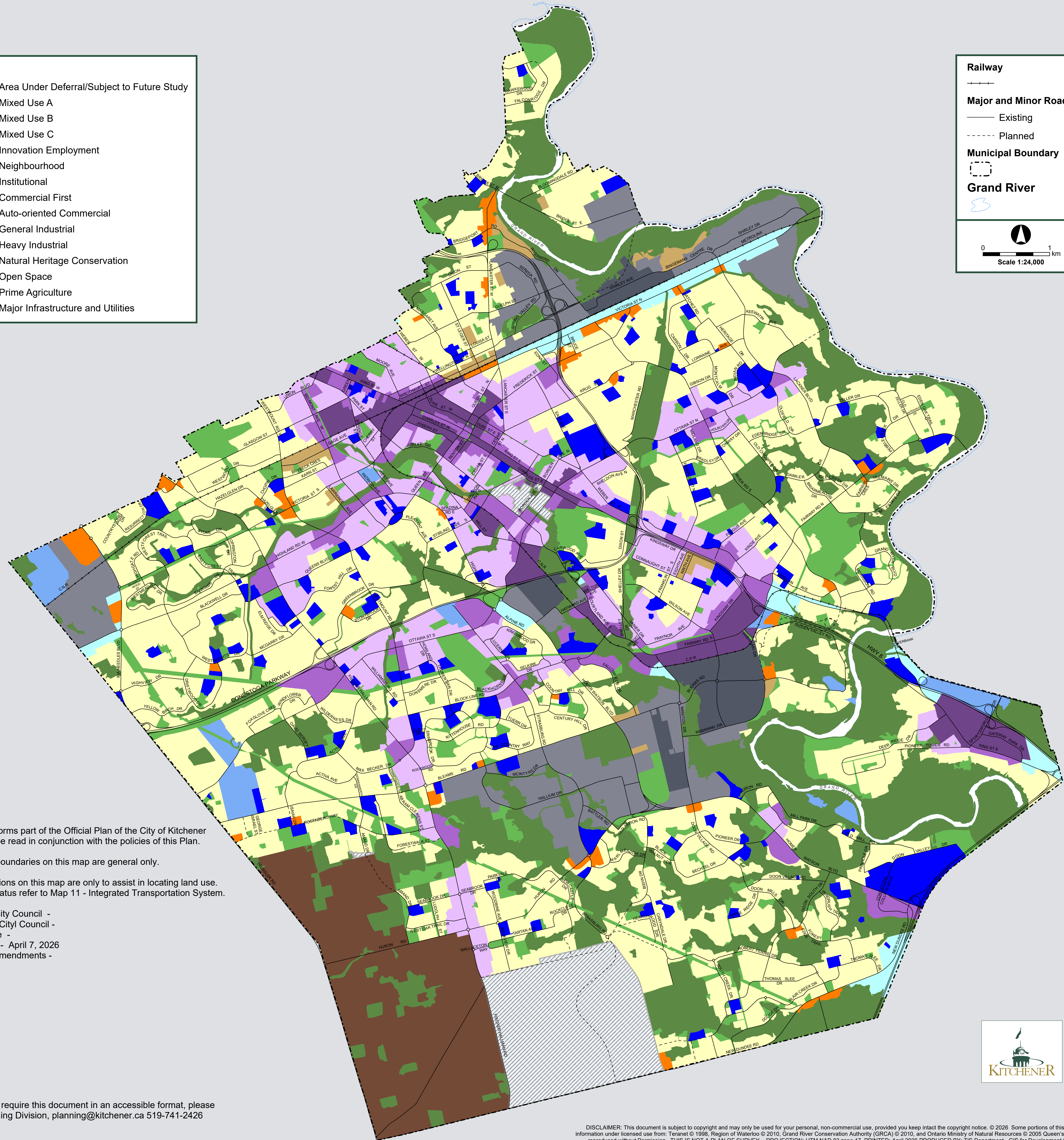
Grand River

 Grand River



 0 1 km

Scale 1:24,000



- Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
 2. Land use boundaries on this map are general only.
 3. Road locations on this map are only to assist in locating land use. For road status refer to Map 11 - Integrated Transportation System.

Adopted by City Council -
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Draft Official Plan
 Kitchener 2051

Map 4

Protected Major Transit Station Areas

Major Roads
 — Existing
 - - - Planned

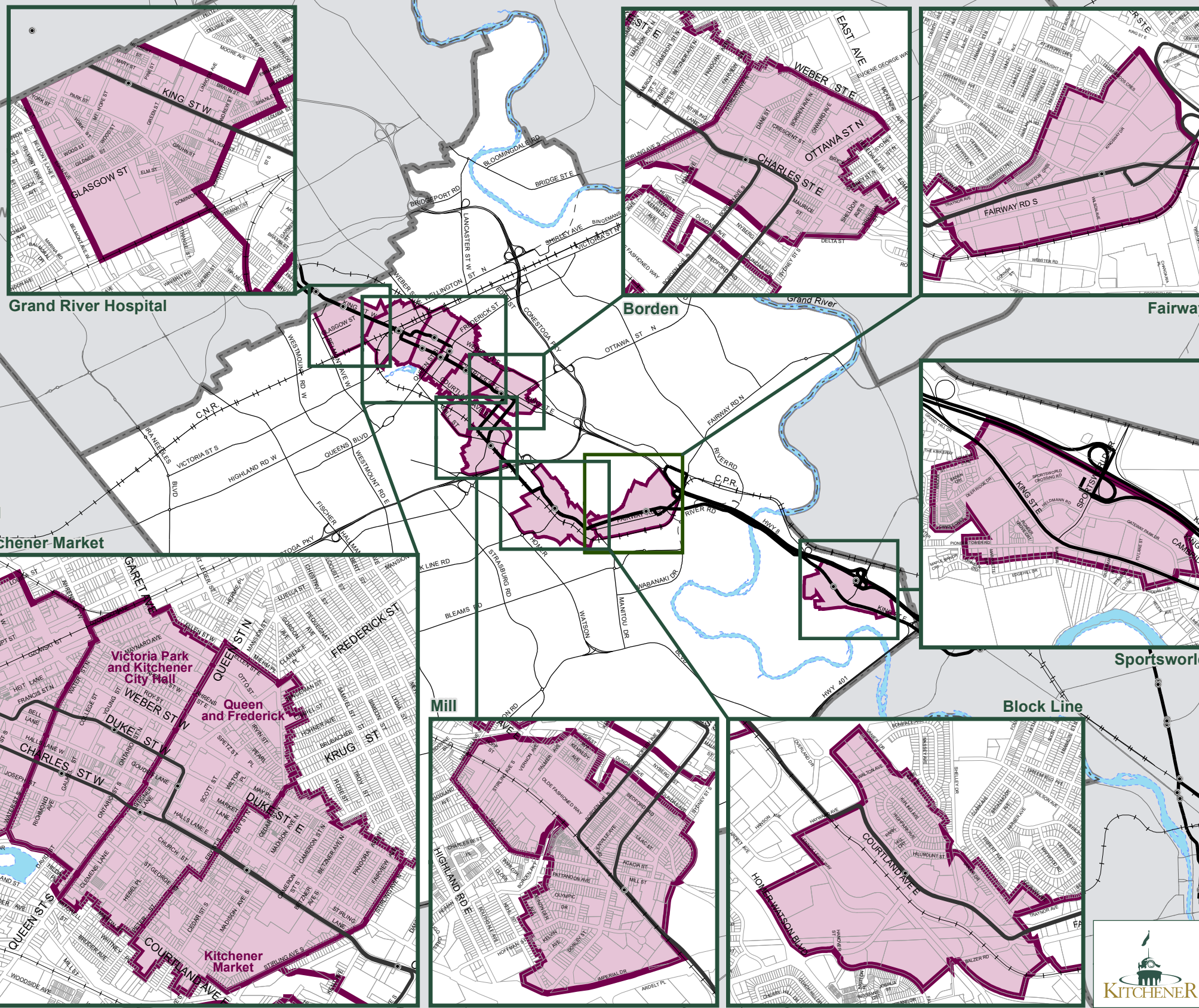
Railway
 + + +

ION Light Rail

Grand River

Municipal Boundary

0 1 2 km



Legend
 Protected Major Transit Station Area



Notes:
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Map 5 Specific Policy Areas

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Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

Municipal Boundary

0 1 2 km



1. Hidden Valley One
2. Hidden Valley Two
3. Hidden Valley Three
4. Hidden Valley Four
5. Steckle Heritage Homestead
6. Upper Doon
7. 1077 Queens Blvd
8. 301 Victoria St S
9. Ira Needles Blvd/The Boardwalk
10. St Leger St (1 Adam)
11. Huron Rd
12. Bingemans Centre Dr
13. Block Line Rd & Courtland Ave
14. 1215 and 1225 Courtland Ave
15. 491, 525 and 563 Highland Rd W
16. 528-550 Lancaster St W
17. 1593 & 1603 Highland Rd W
18. 859 & 867 Frederick St & 39 Avon
19. SE and SW Corners Huron Rd/Strasburg Rd
20. Doon South
21. 16 Centennial Rd
22. 15 Pearson St
23. 4396 King St E & 25 Sportsworld Dr
24. 79 Joseph St
25. 607-641 King St W
26. 22 Weber St W
27. Block Line, Fairway, Sportsworld PMTSA
28. 2219 Ottawa St S & 808 Trussler Rd
29. 507 Frederick St & 40 & 44 Becker St
30. 298 Lawrence
31. RBJ Schlegel Park
32. 220 Ira Needles Blvd/1358, 1378, 1388, 1442, 1460 Highland Rd W
33. 236-264 Victoria St N
34. 909, 929 and 945 Huron Rd
35. 321-325 Courtland Ave
36. 1295 Bleams Rd
37. 1198 Fischer Hallman Rd
38. 1200 Fischer Hallman Rd
39. 1255 Fischer Hallman Rd
40. Rosenberg

Note:
 1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

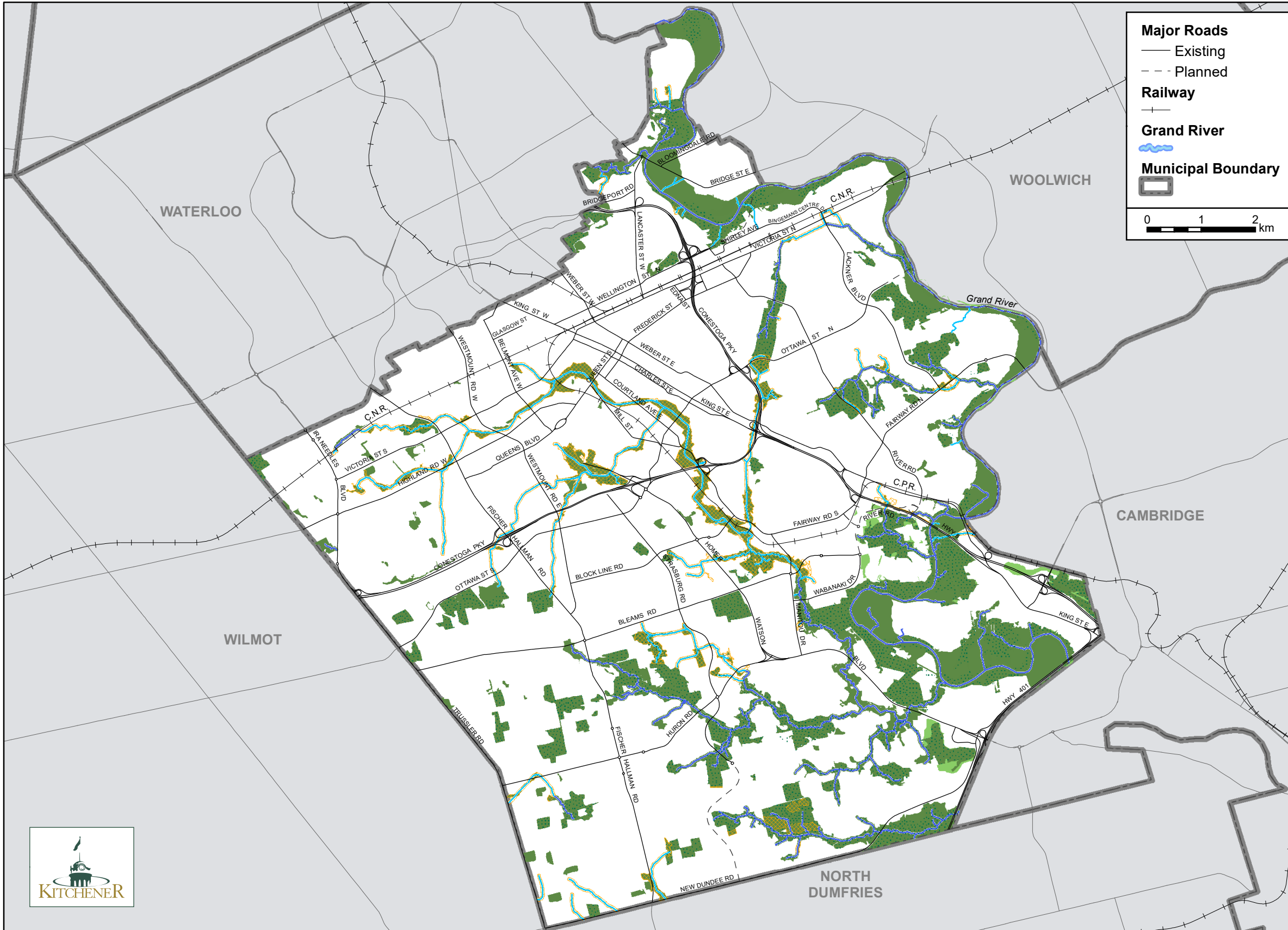
Adopted by City Council -
 Approved by City Council -
 Effective Date -
 Last Revised - April 10, 2026
 Revised by Amendment(s) -





City of Kitchener
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 Kitchener 2051

Map 6
Natural Heritage System



Legend

Natural Heritage System

- Kitchener Core
- Significant Wildlife Habitat and Significant Landforms
- Ecological Restoration Areas
- Region Core Environmental Features
- Stream - Ecological Restoration
- Stream

Notes:

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
2. The detailed mapping and criteria for identifying individual natural heritage features are included in the City of Kitchener Natural Heritage System Technical Background Report.
3. Kitchener Natural Heritage System includes Provincially and Locally Significant Wetlands, Regionally and Locally Significant Woodlands, Regionally Significant Valley and Valleyland Features, Locally Significant Valleylands, Significant Habitat of Endangered and Threatened Species (Refer to Note 4), Significant Wildlife Habitat, Significant Landforms, Fish Habitat, other Regional Core Environmental Features, and Ecological Restoration Areas.
4. Significant Habitat of Endangered and Threatened Species is not shown on Map 6 of this Plan but forms part of the Kitchener Natural Heritage System. This is in accordance with common practices to protect the species and associated habitat from disturbance.

Adopted by City Council -
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 Effective Date -
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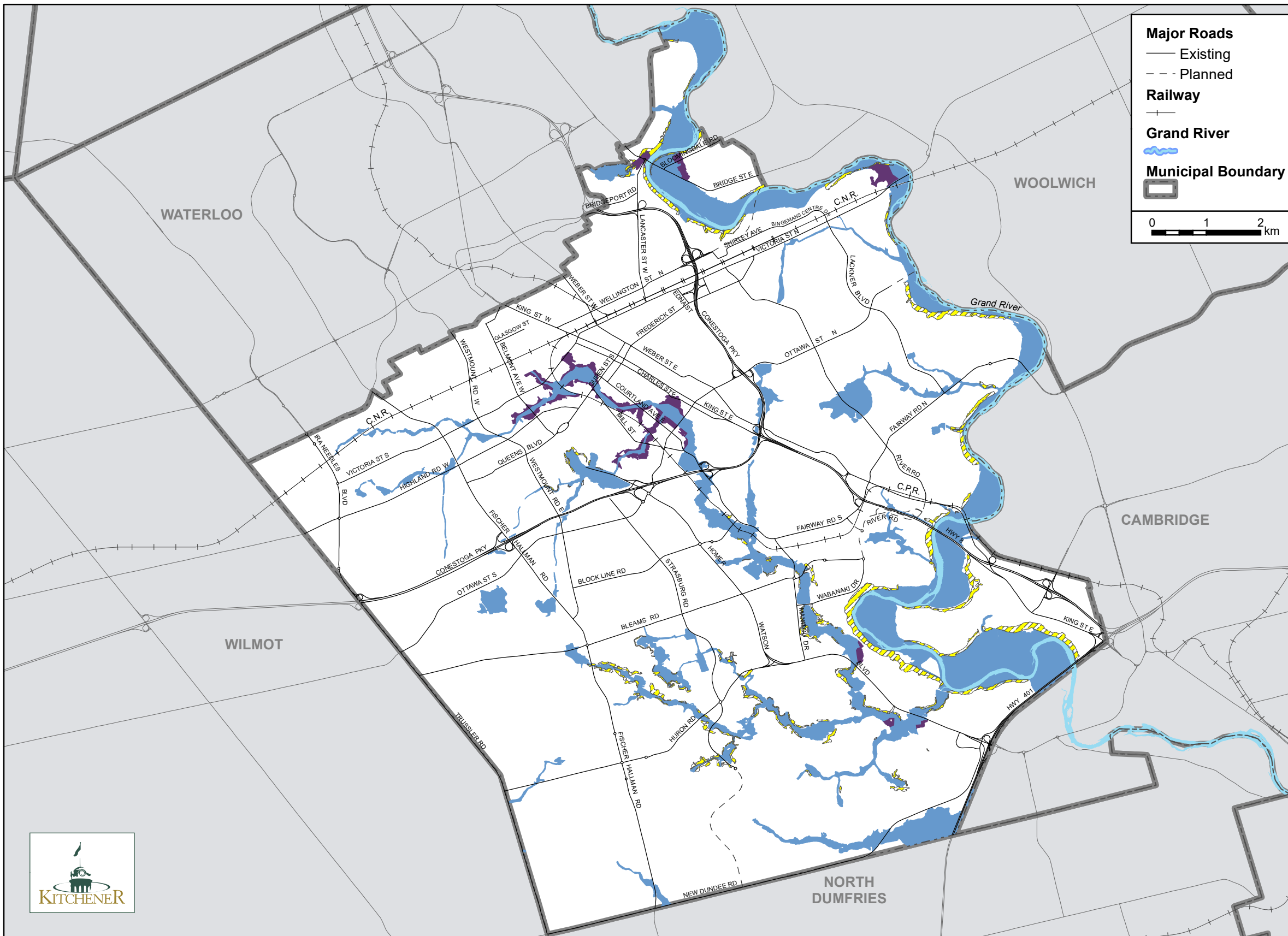




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 Kitchener 2051

Map 7

Natural Hazards



Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

Municipal Boundary

0 1 2 km



Legend

Flood Plain Policy Area

- One Zone Flood Plain Policy Area
- Two Zone Flood Plain Policy Area

Slope Erosion Hazard



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Adopted by City Council -
 Approved by City Council -
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 Last Revised - November 7, 2025
 Revised by Amendments -

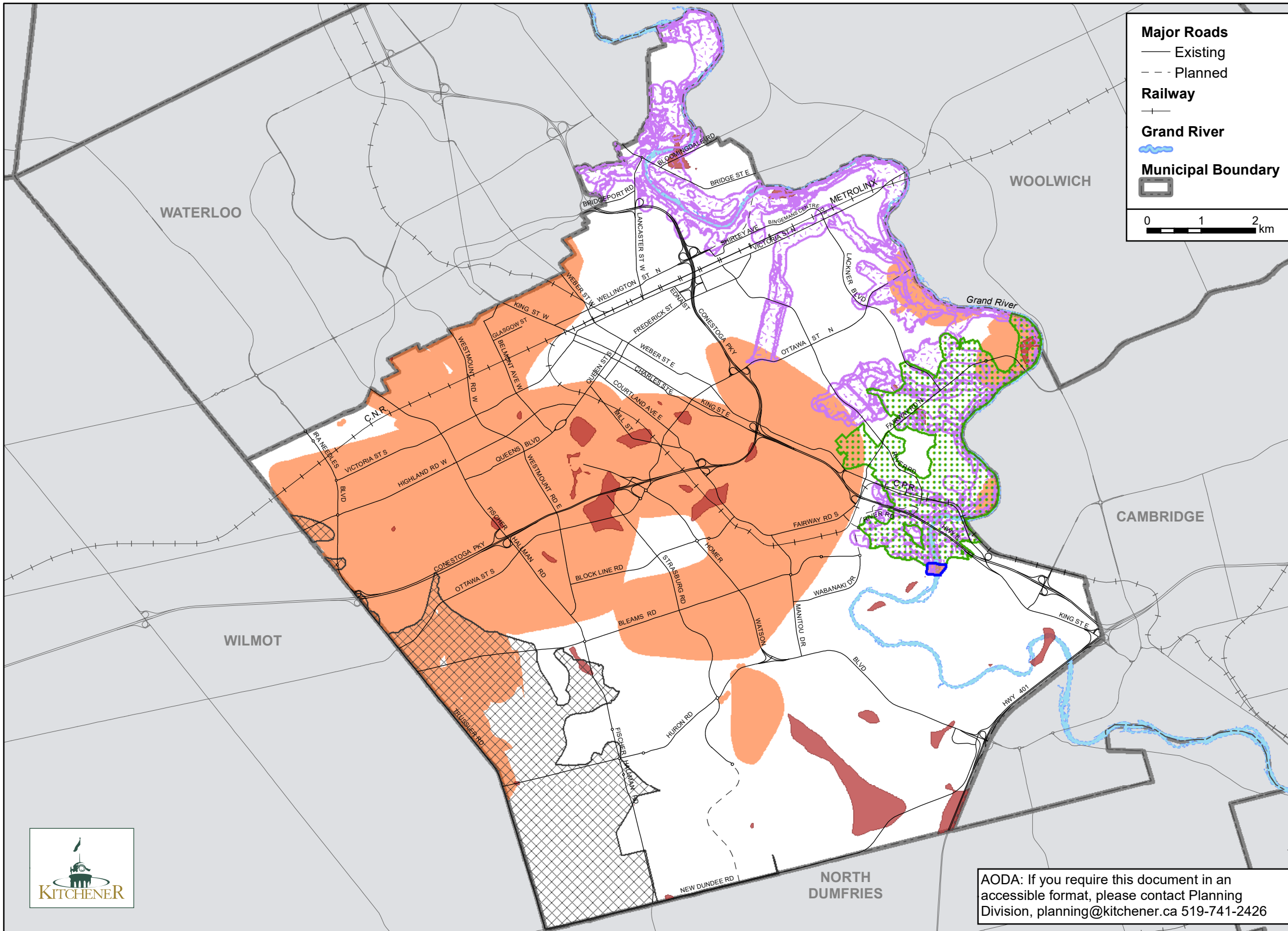
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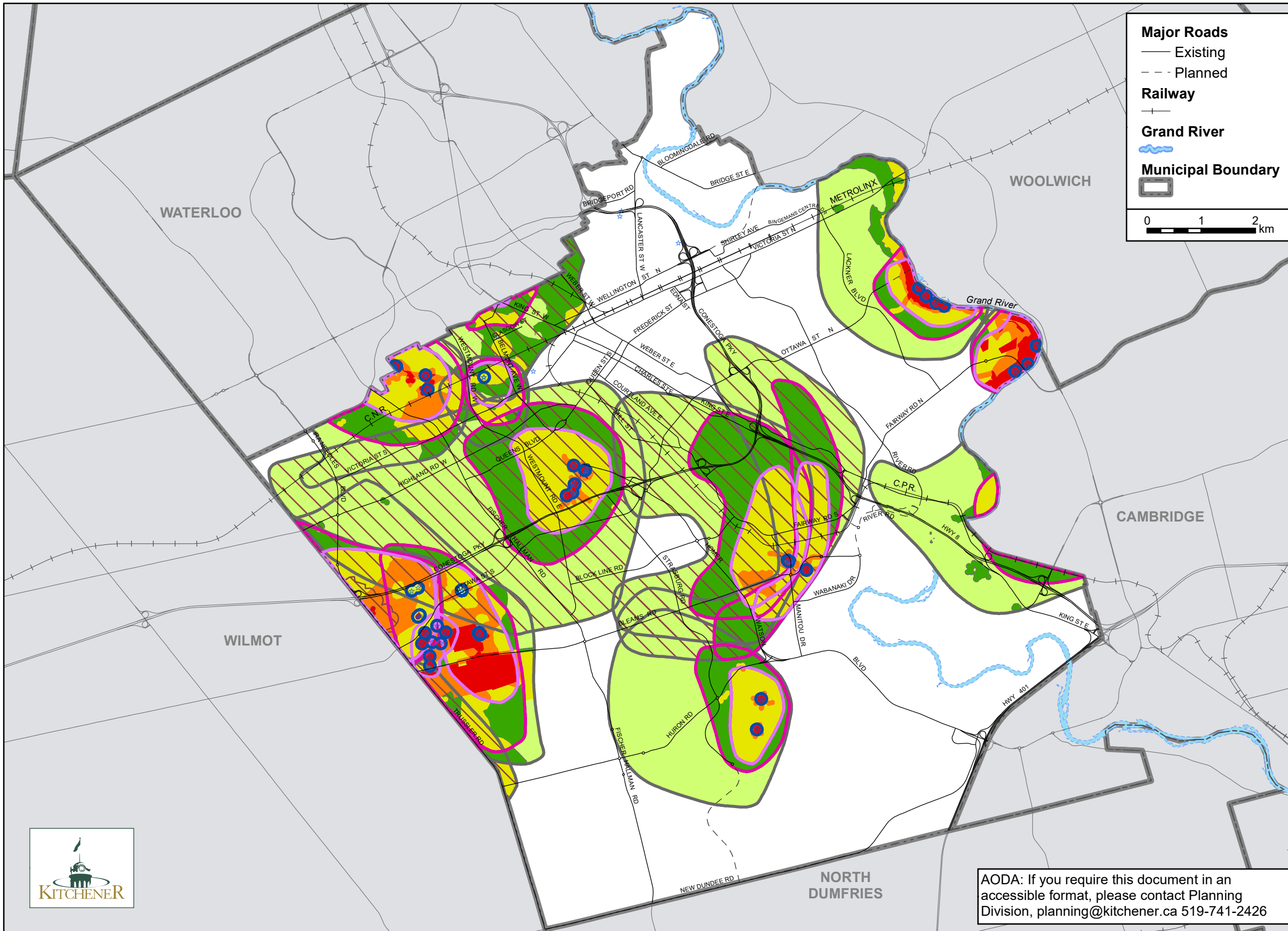
Map 8-1
Source Water Protection





City of Kitchener
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 Kitchener 2051

Map 8-2
Source Water Protection



Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

Municipal Boundary

0 1 2 km

Legend

GUDI Well
 *

Wellhead Protection Area
 WHPA-A
 WHPA-B
 WHPA-C
 WHPA-D

Issue Contributing Area

Vulnerability Score
 10
 8
 6
 4
 2

Note:
 1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

Adopted by City Council -
 Approved by City Council -
 Effective Date -
 Last Revised - March 2, 2026
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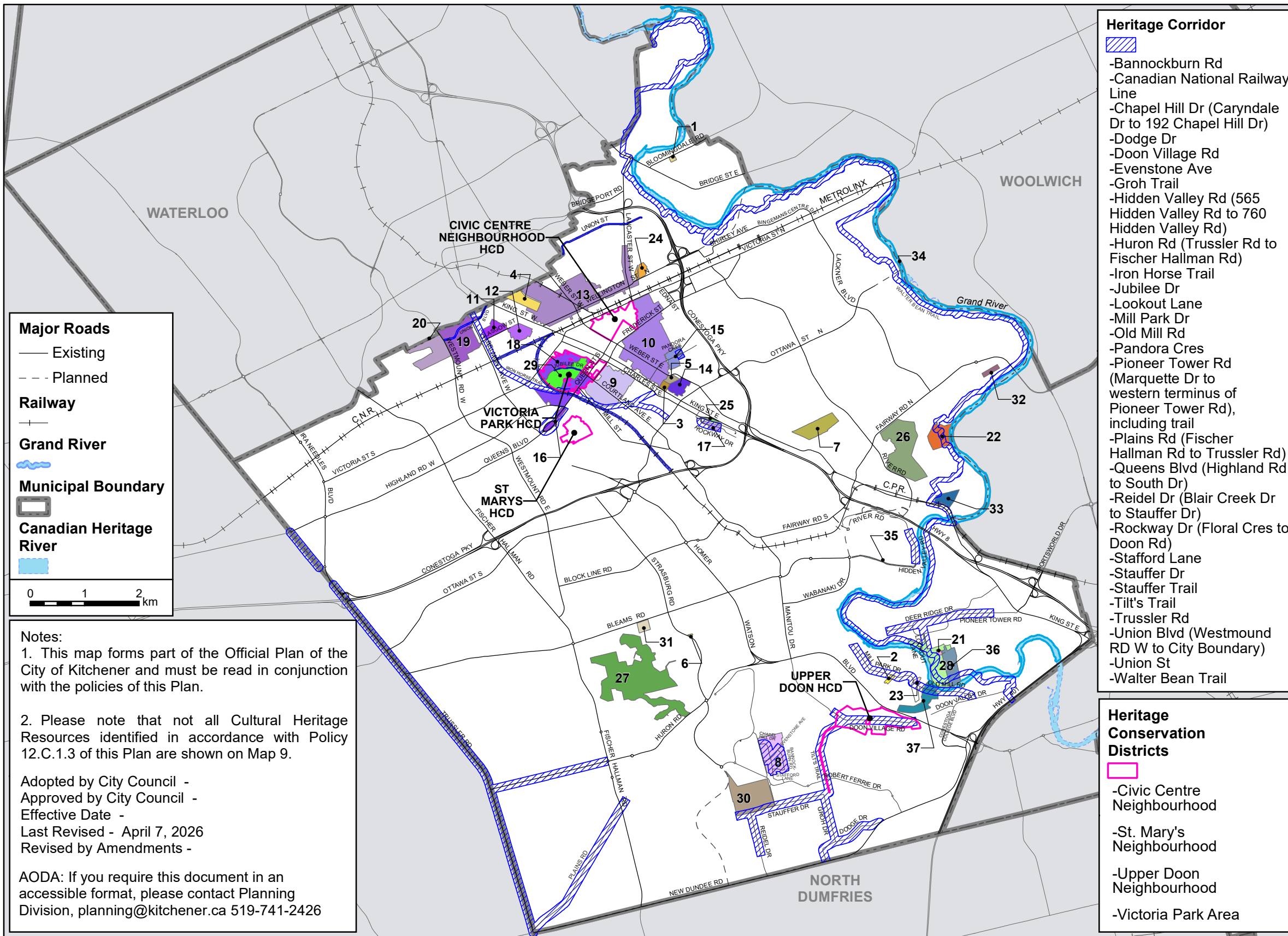
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Map 9 Cultural Heritage Resources



Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

Municipal Boundary

Canadian Heritage River

0 1 2 km

Notes:
 1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
 2. Please note that not all Cultural Heritage Resources identified in accordance with Policy 12.C.1.3 of this Plan are shown on Map 9.

Adopted by City Council -
 Approved by City Council -
 Effective Date -
 Last Revised - April 7, 2026
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- Heritage Corridor**
- Bannockburn Rd
 - Canadian National Railway Line
 - Chapel Hill Dr (Caryndale Dr to 192 Chapel Hill Dr)
 - Dodge Dr
 - Doon Village Rd
 - Evenstone Ave
 - Groh Trail
 - Hidden Valley Rd (565 Hidden Valley Rd to 760 Hidden Valley Rd)
 - Huron Rd (Trussler Rd to Fischer Hallman Rd)
 - Iron Horse Trail
 - Jubilee Dr
 - Lookout Lane
 - Mill Park Dr
 - Old Mill Rd
 - Pandora Cres
 - Pioneer Tower Rd (Marquette Dr to western terminus of Pioneer Tower Rd), including trail
 - Plains Rd (Fischer Hallman Rd to Trussler Rd)
 - Queens Blvd (Highland Rd to South Dr)
 - Reidel Dr (Blair Creek Dr to Stauffer Dr)
 - Rockway Dr (Floral Cres to Doon Rd)
 - Stafford Lane
 - Stauffer Dr
 - Stauffer Trail
 - Tilt's Trail
 - Trussler Rd
 - Union Blvd (Westmound Rd W to City Boundary)
 - Union St
 - Walter Bean Trail

- Heritage Conservation Districts**
- Civic Centre Neighbourhood
 - St. Mary's Neighbourhood
 - Upper Doon Neighbourhood
 - Victoria Park Area

- Legend**
- Cultural Heritage Landscapes**
- Cemeteries**
1. Bridgeport Free Church & Memorial Cemeteries
 2. Doon Presbyterian / Biehn-Kinzie Cemetery
 3. First Mennonite Cemetery
 4. Mount Hope Cemetery
 5. St Peter's Lutheran Cemetery
 6. Strasburg Lutheran Pioneer Cemetery
 7. Woodland Cemetery
- Neighbourhoods**
8. Caryndale Neighbourhood
 9. Cedar Hill and Schneider Creek Neighbourhood
 10. Central Frederick Neighbourhood
 11. Gildner Green Neighbourhood
 12. Gruhn Neighbourhood
 13. Mt Hope/Breithaupt Neighbourhood
 14. Onward Avenue Neighbourhood
 15. Pandora Neighbourhood
 16. Queen's Boulevard
 17. Rockway Neighbourhood
 18. Victoria Park Neighbourhood
 19. Westmound East Neighbourhood
 20. Westmound West Neighbourhood
- Estates**
21. 300 Joseph Schoerg Crescent (Betzner Farmstead)
 22. 501-545 Morrison Road & 10 Sims Estate Place (Sims Estate)
 23. Homer Watson House
 24. Woodside Homestead
- Parks and Open Spaces**
25. 4 Floral Crescent (Rockway Gardens)
 26. Chicopee
 27. Huron Natural Area
 28. Pioneer Tower West
 29. Victoria Park
- Farms**
30. 500 Stauffer Drive
 31. Steckle Homestead
 32. Woolner Farmstead
- Other**
33. Freeport Hospital
 34. Grand River Corridor
 35. Hidden Valley Rd
 36. Joseph Schoerg Crescent 58R-10533 Pts 2 & 3
 37. Lower Doon (Willowlake Park lands and 10,20 and 37 Pinnacle Dr and 6 Amherst Dr)



City of Kitchener
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Map 10

Mineral Aggregate Resource Areas



Legend

Mineral Aggregate Resource Areas



Note:

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Adopted by City Council -
 Approved by City Council -
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 Last Revised - March 17, 2026
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Map 12

Parks

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Major Roads
 — Existing
 - - - Planned

Railway
 + + +

Grand River

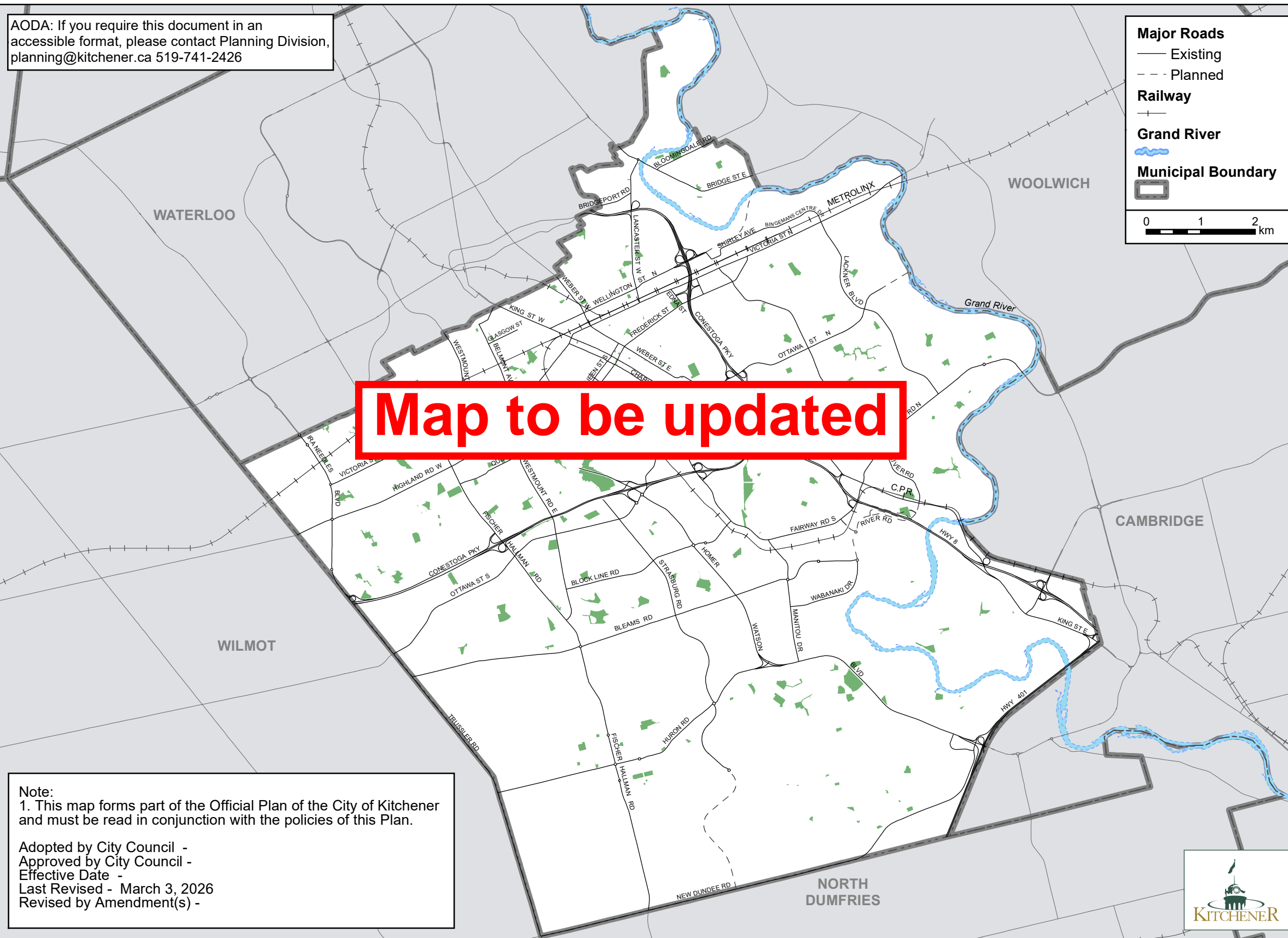
Municipal Boundary

0 1 2 km



Neighbourhood and Community Tier Parks

Active



Note:
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Adopted by City Council -
 Approved by City Council -
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