

PROPOSED BY-LAW
September 12, 2022
BY-LAW NUMBER ____
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 85-1, as amended, known as
the Zoning By-law for the City of Kitchener – Ronald Fiami Brohman
- 27 Roy Street)

WHEREAS it is deemed expedient to amend By-law 85-1 for the lands specified above;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Schedule Number 121 of Appendix "A" to By-law Number 85-1 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto from Residential Five Zone (R-5) with Special Use Provision 164U to Residential Five Zone (R-5) with Special Use Provision 164U and Special Regulation Provision 781R.
2. Schedule Number 121 of Appendix "A" to By-law Number 85-1 is hereby further amended by incorporating additional zone boundaries as shown on Map No. 1 attached hereto.
3. Appendix "D" to By-law 85-1 is hereby amended by adding Section 781R thereto as follows:

"781. Notwithstanding Sections 39.1 and 39.2.4 and Special Use Provision 164U of this By-law, within the lands zoned Residential Five Zone (R-5), shown as affected by this subsection, on Schedule Number 121 of Appendix "A", the following special regulations shall apply:

- a) An Artisan's Establishment and Restaurant shall be permitted uses and may locate within a building containing residential uses;
- b) the Minimum lot area shall be 418.06 square metres;
- c) the Minimum lot width shall be 13.72 metres; and

d) Off-Street Parking For Commercial Uses shall be 1 parking space per 167 square metres of gross floor area.”

4. This By-law shall become effective only if Official Plan Amendment No. ____ (27 Roy Street) comes into effect, pursuant to Section 24(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED at the Council Chambers in the City of Kitchener this ____ day of _____, 2022.

Mayor

Clerk