

BY-LAW NUMBER _____
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law No. 2019-051, as amended, known as
the Zoning By-law for the City of Kitchener – Klondike Homes Ltd.
– 7 Morrison Road)

WHEREAS it is deemed expedient to amend By-law 2019-051 for the lands specified above;

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

1. Schedule Number 262 of Appendix “A” to By-law 2019-051 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Low Rise Residential Five Zone (RES-5) to Low Rise Residential Five Zone (RES-5) with Site Specific Provision (361) and Holding Provision 42H.
2. Section 19 of By-law 2019-051 is hereby amended by adding Section (361) thereto as follows:

“361. Within the lands zoned RES-5 and shown as affected by this subsection on Zoning Grid Schedule Number 262 of Appendix 'A' the following shall apply:

- i) The maximum *Floor Space Ratio* (FSR) shall be 0.9;
- ii) The maximum permitted *building height* shall be 13.5 metres from the lowest *grade*;
- iii) The minimum *rear yard setback* shall be 6.0 metres;
- iv) A prohibition on geothermal energy systems as defined in the Region of Waterloo Official Plan.”

3. Section 20 of By-law 2019-051 is hereby amended by adding Section (42H) thereto as follows:

“42H. Notwithstanding Section 7 of this Bylaw, within the lands zoned RES-5 (361) and shown as being affected by this subsection on Zoning Grid Schedule Number 262 of Appendix “A”, only those uses which lawfully existed on the date of passing of this By-law, shall be permitted to continue until such time as this Holding Provision is removed by by-law once the City of Kitchener is in receipt of a letter from the Regional Municipality of Waterloo, advising that the Region's requirements have been satisfied with respect to the submission of a Record of Site Condition and a detailed Noise Study.”

4. This By-law shall become effective only if Official Plan Amendment No. XX, 7 Morrison Road 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 ____
2023.

Mayor

Clerk