

Appendix C - Special Use Provisions for Specific Lands

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
PROPOSED NEW PROVISIONS		
A-2015	*1U NA	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedules 9, 10, 11, 12, 13, 18, 19, 20, 21, 32, 34, 47, 48, 65, 66, 70, 88, 93, 109, 111, 112, 133, 134, 150, 151, 152, 153, 154, 163, 164, 165, 166, 169, 170, 189, 203, 206, 207, 211, 214, 222, 223, 230, 231, 233, 235, 236, 237, 247, 248, 249, 255, 257, 259, 260, 265, 266, 268, 270, 271, 272, 273 and 279 of Appendix 'A', existing stormwater management facilities shall be permitted.
A-2015	*2U NA	Notwithstanding Section 13.2 and Section 15.2 of this By-law within the lands zoned NHC-1 and REC-1 shown as affected by this subsection on Schedules 15, 16, 37, 38, 215, 216, 243, 244, 259, 260, 279, 280, 281, 282, 286, 287, 288, 296 and 297 of Appendix 'A', a golf course shall also be permitted. No building, except that which primarily functions for maintenance or storage purposes, shall be located within 22.0 metres of a property zoned for a low density residential use.
A-2015	*3U NA	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedules 30, 165, 232, 242, 254, 255 and 266 of Appendix 'A', existing driveways, existing residential dwellings and any existing buildings or structures accessory thereto shall be permitted.
A-2015	*4U NA	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedule 278 of Appendix 'A', the existing tennis court shall be permitted.
A-2015	*5U NA	Notwithstanding Section 8.2 of this By-law within the lands zoned MIX-3 shown as affected by this subsection on Schedule 43 of Appendix 'A', the following use is also permitted: a) Drive-through Facility existing as of November 19th, 2014
A-2015	*6U NA	Notwithstanding Sections 10.2 and 13.2 of this By-law, within the lands zoned EMP-3, EMP-4 and NHC-1 shown as affected by this subsection on Schedules 179, 180, 186, 187, 188, 228 and 229 of Appendix 'A', the following uses are also permitted: Active Outdoor Recreation (1) Agriculture (1) Amusement Park (1) Campground(1) Conference or Convention Facility(1) Convenience Retail Exhibition Facility(1) Fitness Centre(1) Golf Course(1) Go-kart Track(1) Indoor Recreation(1) Riding Stables (1) Skating or Curling Surfaces(1) Office(1) Watersports(1) (1)Retail uses are permitted as an accessory use and shall be located on the same premises as the principal use permitted in this regulation to a maximum of 25 per cent of the gross floor area of the building. Notwithstanding Section 10.2 of this By-law, within the lands zoned EMP-3, EMP-4 shown as affected by this subsection on Schedules 179, 180, 186, 187, 188, 228 and 229 of Appendix 'A', a hotel is also

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Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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			permitted. Retail uses are permitted as an accessory use to the hotel and shall be located on the same premises as the hotel to a maximum of 25 per cent of the gross floor area of the building.
A-2015	*7U	NA	Notwithstanding Section 13.2 and Section 15.2 of this By-law within the lands zoned REC-1 and shown as affected by this subsection on Schedules 237, 238, 239, 263, 264, and 265 of Appendix 'A', ski, snowboarding and tubing facilities and buildings or structures devoted to the maintenance, administration and operation thereof shall be permitted.
A-2015 2015	*8U	NA	Notwithstanding Section 10.2 of this By-law within the lands zoned EMP-5 shown as affected by this subsection on Schedules 125, 126, 137 and 138 of Appendix 'A', the following use is also permitted: a) Office
B-2016	*9U		Despite Section 6.2 (UGC Zones), within the lands zoned UGC-3 and shown as affected by this subsection on Schedule 84 of Appendix 'A': multiple dwellings and day care facility shall be permitted subject to: i) the Region of Waterloo and the City of Kitchener having received acknowledgment from the Ministry of the Environment advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation; ii) the completion of a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, to the satisfaction of the Region of Waterloo and the City of Kitchener. Any building or part thereof used for a multiple dwelling and/or day care facility shall be located 30 metres from the lot line abutting the CN Rail right-of-way. Buildings or parts thereof used for the above noted uses may be permitted where a 30 metre setback from the lot line abutting the CN Rail right-of-way can be provided. Under certain circumstances, the setback distance may be measured as a combination of horizontal and vertical distances, as long as the horizontal and vertical value add up to the recommended setback.
B-2016	*New Provision		TBD (dependent upon completion of OMB process)
PROVISION PROPOSED TO BE MODIFIED			
A-2015	23U(M)	Notwithstanding Section 20.2 of this By-law, within the lands zoned M-2 on Schedules 200, 201, 214 and 215 of Appendix "A", described as Lot 7, Registrar's Compiled Plan 1521; the stamping, blanking or punch-pressing of metal shall be permitted.	Notwithstanding Section 10.2 of this By-law within the lands zoned EMP-2 shown as affected by this subsection on Schedules 200, 201, 214 and 215 of Appendix 'A', the stamping, blanking or punch-pressing of metal shall be permitted with the buildings existing on the date of passing of this by-law.
D-2017	32U(M)	Notwithstanding Section 7.1 of this By-law, within the lands rezoned C-1 by By-law Number 86-144 on Schedule 35 of Appendix "A": a) Convenience Retail and Restaurant shall not be permitted; and, b) a Health Clinic and Veterinary Services, only within an enclosed building, shall be permitted.	Despite Section 9.2 (COM Zones), within the lands zoned COM-1 and COM-3 and shown as affected by this subsection on Schedules 35, 288, 289 and 296 of Appendix 'A', Veterinary Services, only within an enclosed building, shall be permitted.
A-2015	55U(M)	Notwithstanding Section 20.2 of this By-law, within lands zoned M-2 on Schedules 227, 231 and 232 of Appendix "A", described as Part of Lot 121, German Company Tract; the primary production of asphalt shall be permitted on the lands, provided that any new or expanded asphalt plant facilities are not located closer to Forwell Road than the asphalt plant existing on the lands prior to the passing of By-law 87-67.	Notwithstanding Section 10.2 of this By-law, within lands zoned EMP-2 shown as affected by this subsection on Schedules 227, 231 and 232 of Appendix 'A', the primary production of asphalt and concrete shall be permitted on the lands, provided that any new or expanded asphalt or concrete plant facilities are not located closer to Forwell Road than the asphalt or concrete plant existing on the lands prior to the passing of By-law 87-67.
D-2017	111U(M)	Notwithstanding Sections 6.1. a) iv) and 31.1 of this By-law, within the lands zoned I-1 and described as part of Fischer Road closed, more particularly described as Parts 2, 3, 4, 5 and 7 on Plan 58R-3464 and Part 1 on Plan 58R-8073, as shown on Schedule 17 of Appendix "A": a) A health office and health clinic shall also be permitted in accordance with the regulations set out in Section 31.3.4.	Despite Section 9.3 (COM Zones), within the lands zoned COM-2 as shown as affected by this subsection on Schedule 17 of Appendix 'A': a) The minimum northeasterly sideyard shall be 2.0 metres. b) The parking spaces and aisles giving direct access to abutting parking spaces shall be permitted to locate within 1.0 metres of the Fischer-Hallman Road street line.

City of Kitchener First Draft Zoning By-law (May 2017)

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Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

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	b) A financial establishment, office and personal services shall also be permitted in accordance with the regulations set out in Section 31.3.4 and to a maximum gross leasable commercial space of 999.0 square metres with the office to a maximum floor space ratio of 0.5. c) The minimum northeasterly sideyard shall be 2.0 metres. d) The parking spaces and aisles giving direct access to abutting parking spaces shall be permitted to locate within 1.0 metres of the Fischer-Hallman Road street line.		
A-2015	190U	Notwithstanding Section 48.1 of this By-law, within lands zoned E-1 and shown on Schedules 126 and 127 of Appendix 'A' the uses permitted in Sections 10.1, 53.1 and 54.1 but not included those prohibited by Section 48.2, shall also be permitted.	Notwithstanding Section 14.2 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedules 126 and 127 of Appendix 'A', the following uses shall be permitted in the existing building: <ul style="list-style-type: none"> a) Artisan's Establishment b) Canine and Feline Grooming c) Carwash d) Commercial Parking Facility e) Outdoor Active Recreation f) Commercial School g) Craftsperson Shop h) Financial Establishment i) Fitness Centre j) Funeral Home k) Gas Station l) Health Clinic m) Health Office n) Home Occupation o) Hospice p) Hotel q) Indoor Recreation r) Light Repair Operation s) Major Office t) Multiple Dwelling u) Museum v) Office w) Personal Services x) Place of Worship y) Print Shop z) Private Club or Lodge aa) Restaurant bb) Retail cc) Automotive Detailing and Repair Operation dd) Veterinary Services ee) Warehouse
A-2015	196U(M)	Notwithstanding Section 22.1 of this By-law, within the lands zoned Heavy Industrial (M-4) as shown on Schedules 138, 139 and 178 of Appendix "A", described as Part of Lots 34, 35 and 36, Registered Plan 763: <ul style="list-style-type: none"> a) Office use shall be permitted up to 100 per cent of the gross floor area to a maximum floor space ratio of 0.5. b) Computer, electronic and data processing businesses; research and development 	Notwithstanding Sections 10.2 and 10.3 of this By-law within the lands zoned EMP-4 shown as affected by this subsection on Schedules. 138,139 and 178 of Appendix 'A', the following uses shall be permitted: <ul style="list-style-type: none"> a) Office to a maximum Floor Space Ratio of 0.5 b) Convenience Retail as an accessory use located on the same premises as the principal use to a maximum of 25 per cent of the gross floor area of the building not to exceed 465 square metres

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	<p>establishments; and, scientific, technological or communications establishments, shall be permitted to a maximum floor space ratio of 0.5.</p> <p>c) Convenience retail and personal services shall also be permitted provided these uses are designed to function internal to a building containing a minimum of 4,700 square metres of gross floor area used for one or more of the uses listed in clauses a) or b) above and in which case convenience retail and personal services shall not exceed 10 percent of the building's gross floor area to a total aggregate gross floor area of 465 square metres for both uses.</p> <p>d) Industrial administrative offices shall not be restricted to the same lot as the associated manufacturing use.</p>	<p>of gross floor area</p>
D-2017	<p>245U(M) Notwithstanding Section 7 of this By-law, within the lands zoned C-1 and shown as affected by this Subsection on Schedules 48, 49 and 65 of Appendix "A", the following shall apply:</p> <p>a) a gas bar shall not be permitted;</p> <p>b) a day care facility shall be permitted; and,</p> <p>c) a religious institution shall be permitted.</p>	<p>Despite Section 9.2 (COM Zones), within the lands zoned COM-1 and COM-3 and shown as affected by this subsection on Schedules 48, 49, 65, 139, 206 and 207 of Appendix 'A', a place of worship shall be permitted.</p>
A-2015	<p>246U(M) Notwithstanding Section 8.1 of this by-law, within the lands zoned C-2 as shown affected by this subsection on Schedules 247 and 248 of Appendix 'A' and described as Part of Lot 4, Biehn's Tract:</p> <p>a) Multiple Dwelling having a maximum floor space ratio of 1.75 shall also be permitted in accordance with the regulations set out in Section 41.2.6;</p> <p>b) Street Townhouse Dwelling shall also be permitted in accordance with the regulations set out in Section 41.2.5;</p> <p>c) Residential Care Facility shall also be permitted in accordance with the regulations set out in Section 41.2.9; and</p> <p>d) Home Business shall also be permitted in accordance with the regulations set out in Section 5.13.2.</p>	<p>Notwithstanding Section 8.2 of this by-law within the lands zoned MIX-1 as shown affected by this subsection on Schedules 247 and 248 of Appendix 'A' a multiple dwelling shall be permitted to a maximum floor space ratio of 1.75.</p>
A-2015	<p>296U(M) Notwithstanding Section 24.1 of this by-law, within the lands zoned B-2 on Schedule 137 of Appendix "A", and described as Part of Lot 10, Subdivision of Lot 59, German Company Tract, more particularly described as Part 1, 58R-11808, only off-street surface parking and light vehicle access shall be permitted, and no buildings or structures shall be erected thereon.</p>	<p>Notwithstanding Section 10.2 of this By-law within the lands zoned EMP-5 shown as affected by this subsection on Schedule No. 137 of Appendix 'A', no buildings or structure shall be erected and only the following uses are permitted:</p> <p>a) Off-street surface parking and light vehicle access.</p>
D-2017	<p>304U(M) Notwithstanding Sections 6.1.2 (a), and 7.1 of this By-law, within the lands zoned C-1 as shown on Schedules 262 and 263 of Appendix "A" and described as Block E, Plan 1310:</p> <p>a) A Health Clinic shall be permitted in accordance with the regulations set out in Section 7.2;</p> <p>b) The required parking for a Health Clinic shall be 1 space for each 21.0 square metres of its gross floor area, provided that a minimum of 40 percent of its total gross floor area is used for a laboratory use; and,</p> <p>c) A drive-through facility shall be prohibited.</p>	<p>Despite Section 5 (Parking, Loading, and Stacking) and Section 9.2 (COM Zones), within the lands zoned COM-1 and shown as affected by this subsection on Schedules 262 and 263 of Appendix 'A', for uses located within the building existing on the day of the passing of this By-law, 41 parking spaces shall be provided in accordance with all other requirements of Section 5 of this by-law.</p>
C-2016	<p>312U(M) Notwithstanding Section 5.12 and 33.1 of this By-law, within the lands zoned I-3 on Schedule 112 to Appendix "A" and described as Part Lot 12, Registrar's Compiled Plan 1471:</p> <p>a) The following uses shall also be permitted:</p> <p>i. Agriculture, craftsman shop, exhibition and display facilities, outdoor recreation (active or passive) and in accordance with the regulations set out in Section 33.3.1;</p> <p>ii. A parking lot, accessory to Lot 13, Registrar's Compiled Plan 1471;</p> <p>b) And for greater clarity the following uses shall be prohibited: A multiple dwelling, a hospital, a medical laboratory, a health office, a health clinic, a residential care facility, a lodging house, an amusement park, a track facility for commercial recreation</p>	<p>Despite Sections 4.15 and 11.2 of this By-law, within the lands zoned INS-1, show as affected by this subsection on Schedule 112 of Appendix 'A' the following uses shall also be permitted:</p> <p>a) <i>Agriculture</i></p> <p>b) <i>Craftsperson Shop</i></p> <p>c) <i>Exhibition Facility</i></p> <p>d) <i>Museum</i></p> <p>e) <i>Active Outdoor Recreation</i></p> <p>f) <i>Passive Outdoor Recreation</i></p> <p>g) <i>Single Detached Dwelling</i> to a maximum of two (2) on the lot</p>

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	vehicles propelled by internal combustion engines, miniature golf course or golf driving range, sports stadium, waterslides or wave machines; c) The minimum lot area for all uses shall be 2.18 hectares.	Despite Section 5.1, parking associated with permitted uses located on Plan 1471 Pt. Lots 12 and 13 may locate on Plan 1471 Pt. Lot 12 RP 55R-6714 Pt. 2.
A-2015	327U(M) Notwithstanding Section 39.1 of this by-law, within the lands zoned R-5 on Schedule 71 of Appendix "A" and described as Lot 8, Registered Plan 781, Registered Plan 230, in the City of Kitchener: a) Personal Services shall be permitted within the building existing on August 25, 2003, being the date of passing of By-law Number 2003-162, and within any additions to the existing building, all in accordance with the regulations set out in Section 39.2.1; and b) a parking lot with a maximum of 4 parking spaces shall be permitted not less than 0.8 metres from a street line and ingress and egress of vehicles to and from the street shall be permitted in a reverse motion.	Notwithstanding Section 8.2 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedule 71 of Appendix 'A' a parking lot with a maximum of four (4) parking spaces shall be permitted not less than 0.8 metres from a street line and ingress and egress of vehicles to and from the street shall be permitted in a reverse motion.
A-2015	371U(M) Notwithstanding Section 28.1 of this by-law within the lands zoned P-2 on Schedule 264 of Appendix "A" and described as Part of Lots 118 and 124, German Company Tract, permitted uses shall be limited to a cultural or historical establishment or feature and an environmentally sensitive area.	Notwithstanding Section 13.2 and Section 15.2 of this By-law within the lands zoned NHC-1 and REC-1 shown as affected by this subsection on Schedule 264 of Appendix 'A', existing cultural heritage resources shall be permitted.
A-2015	372U(M) Notwithstanding Section 29.1 of this by-law within the lands zoned P-3 on Schedules 264 and 274 of Appendix "A" and described as Part of Lots 118 and 124, German Company Tract, permitted uses shall be limited to flood protection works.	Notwithstanding Section 13.2 and Section 15.2 of this By-law within the lands zoned NHC-1 and REC-1 shown as affected by this subsection on Schedule 264 and 274 of Appendix 'A', flood and erosion control projects and existing cultural heritage resources shall be permitted.
D-2017	382U(M) Notwithstanding Section 12.1 of this by-law, within the lands zoned (C-6) on Schedule 11 of Appendix 'A' and described as Part of Lot 38, German Company Tract, being Part 4 on Plan 58R-14862, Retail uses including a food store shall be permitted.	Despite Section 9.2 (COM Zones), within the lands zoned COM-3 as shown as affected by this subsection on Schedule 11 of Appendix 'A', retail uses shall be permitted.
D-2017	390U (M) Notwithstanding Section 13A.1 of this By-law, within the lands zoned C-8 and shown as affected by this Section on Schedules 4, 5, 12 and 13 of Appendix 'A' and described as Part of Lot 39, German Company Tract; a) The following uses shall not be permitted: Carwash; Daycare Facility; Drive-through Facility for a restaurant use; Gas station; Hotel; Storage or Service of Tools and Industrial or Farm Equipment; Educational establishment operated by a Public or Separate School Board b) A free-standing food store with a gross floor area greater than 465 square metres shall not be permitted. The storage, preparation and display of food for sale may be permitted to a maximum of 4,645 square metres of gross floor area internal to not more than one retail store on the lot. c) Sale, Rental, Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment shall not be permitted as a freestanding use but shall be permitted as a subordinate use located in the same building as a permitted retail use.	Despite Section 9.2 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedules 4, 5, 12 and 13 of Appendix 'A', a) The following uses shall not be permitted: Carwash; Daycare Facility; Drive-through Facility for a restaurant use; Gas station; Hotel; Major Equipment Supply and Service; b) A free-standing food store with a gross floor area greater than 465 square metres shall not be permitted. The storage, preparation and display of food for sale may be permitted to a maximum of 4,645 square metres of gross floor area internal to not more than one retail store on the lot. c) Retail And/or Storage Of Motor Vehicles And Major Recreation Equipment shall not be permitted as a freestanding use but shall be permitted as a subordinate use located in the same building as a permitted retail use.
A-2015	401U(M) These lands have been identified by the Region of Waterloo as of the date of passing of this By-law, as requiring further environmental consideration. Notwithstanding Sections 53.1, 54.1 or 55.1 of this By-law, within the lands zoned MU-1, MU-2 or MU-3 as shown on Schedules 73, 74, 75, 83, 84, 86, 119, 120, 122, 125, 126, 142, 143, 173, 174 of Appendix 'A', as affected by this section, the following uses shall not be permitted unless existing at the date of passing of this By-law or the City of Kitchener has received acknowledgment from the Ministry of the Environment advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation:	Notwithstanding Section 8.2 of this By-law, within the lands zoned MIX-1 and MIX-2 shown as affected by this subsection on Schedules 125 and 126 of Appendix 'A' the following uses shall not be permitted unless existing at the date of passing of this By-law or the City of Kitchener has received acknowledgement from the Ministry of the Environment advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation: a) Day Care Facility b) Large Residential Care Facility

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	<ul style="list-style-type: none"> a) Day Care facility b) Duplex Dwelling c) Dwelling Unit d) Lodging House having 9 residents or more e) Multiple Dwelling f) Residential Care Facility g) Single Detached Dwelling h) Street Townhouse Dwelling i) Tourist Home 	<ul style="list-style-type: none"> c) Multiple Dwelling
A-2015	<p>412U(M) Notwithstanding Section 48 of this By-law, within the lands zoned E-1 and shown as affected by this Subsection on Schedule 136 of Appendix "A", the following shall apply:</p> <ul style="list-style-type: none"> a) a single-detached dwelling shall be permitted; b) a tradesman or contractor's establishment shall be permitted; c) a personal services use shall be permitted; and, d) a manufacturing use shall be permitted. 	<p>Notwithstanding Section 14.2 of this By-law, within the lands zoned EUF-1 shown as affected by this subsection on Schedule 136 of Appendix "A", the following uses shall be permitted:</p> <ul style="list-style-type: none"> a) a single-detached dwelling; b) a tradesperson or contractor's establishment including the assembly of street buggies but shall not include an automotive detailing and repair operation; c) a personal services; and, d) manufacturing.
A-2015	<p>421U(M) Notwithstanding Sections 53.1, 53.2, 54.1 or 54.2 of this By-law within the MU-1 and MU-2 zoned lands identified within this subsection on Schedule 126 of Appendix 'A', the following uses shall not be permitted:</p> <ul style="list-style-type: none"> • Day Care facilities • Educational Establishments • Residential Care Facility 	<p>Notwithstanding Sections 8.2 and 8.3 of this By-law within the lands zoned MIX-1 and MIX-2 shown as affected by this subsection on Schedule 126 of Appendix 'A' the following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) Day Care Facilities b) Large Residential Care Facility
D-2017	<p>430U(M) Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 as shown on Schedules No. 168 and 199 of Appendix 'A' and shown as Area 1 on Map 1, the following additional uses shall be permitted:</p> <ul style="list-style-type: none"> • Commercial Entertainment • One Grocery Store with a maximum gross floor area of 4,645 square metres • Retail <p>Further, the following uses shall not be permitted:</p> <ul style="list-style-type: none"> • Hotel • Gas Station • Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories or Motor Vehicles or Major Recreational Equipment 	<p>Despite Section 9.2 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedules 168 and 199 of Appendix 'A',</p> <ul style="list-style-type: none"> a) the following uses shall be permitted: <ul style="list-style-type: none"> i) Commercial Entertainment ii) One Grocery Store with a maximum gross floor area of 4,645 square metres iii) Retail b) the following uses shall not be permitted: <ul style="list-style-type: none"> i) Hotel ii) Gas Station iii) Retail And/or Storage Of Motor Vehicles And Major Recreation Equipment And Parts And Accessories
A-2015	<p>432U(M) Notwithstanding Section 20.1 and 20.2 of this By-law, within the lands zoned M-2 as shown on Schedule Numbers 166, 167, 168, 169, 198, 199, 200 and 201 of Appendix 'A' and shown as Areas 1 and 2 on Map No. 1, the following uses shall not be permitted:</p> <ul style="list-style-type: none"> • Commercial Recreation • Day Care Facility • Dwelling Unit • Educational Establishment • Garden Centre and Nursery • Gas Station • Health Clinic • Religious Institution 	<p>Notwithstanding Section 10.2 of this By-law, within the lands zoned EMP-2 shown as affected by this subsection on Schedules 168 and 199 of Appendix 'A' the following uses shall be permitted:</p> <ul style="list-style-type: none"> a) Manufacturing including stamping, blanking or punch-pressing of metal

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	<ul style="list-style-type: none"> Retail Sale of Office Supplies Free Standing Office for Surveying, Engineering, Planning or Design Business Sale, Rental, Service or Repair of Motor Vehicles, Major Recreational Equipment and Part and Accessories for Motor Vehicles or Major Recreational Equipment <p>Further, the following uses shall be permitted:</p> <ul style="list-style-type: none"> Stamping, Blanking or Punch-Pressing of Metal. 	
A-2015	436U(M) Notwithstanding Section 8.1 of this By-law, within the lands zoned C-2 shown as affected by this subsection, and as shown on Schedules 89, 90, 115 and 116 of Appendix "A", carwash and gas station shall be prohibited, and multiple dwelling and residential care facility shall be permitted in accordance with the regulations of Section 8.2, 6.1 and Special Regulation Provision 649R.	Notwithstanding Section 8.2 of this By-law, within the lands zoned MIX-1 shown as affected by this subsection on Schedules 89, 90, 115 and 116 of Appendix 'A', a Small Residential Care Facility and a Large Residential Care Facility shall be permitted in accordance with Special Regulation Provision 649R(M)
A-2015	438U(M) Notwithstanding Section 20.1 and 20.2 of this By-law, within the lands zoned M-2 as shown on Schedule Numbers 168 and 199 of Appendix 'A' and shown as Area 4 on Map No. 1, the following uses shall not be permitted: <ul style="list-style-type: none"> Day Care Facility Dwelling Unit Educational Establishment Garden Centre and Nursery Gas Station Health Clinic Religious Institution Retail Sale of Office Supplies Free Standing Office for Surveying, Engineering, Planning or Design Business Sale, Rental, Service or Repair of Motor Vehicles, Major Recreational Equipment and Part and Accessories for Motor Vehicles or Major Recreational Equipment <p>Further, the following uses shall be permitted:</p> <ul style="list-style-type: none"> Stamping, Blanking or Punch-Pressing of Metal. 	Notwithstanding Section 10.2 of this By-law, within the lands zoned EMP-2 shown as affected by this subsection on Schedules 168 and 199 of Appendix 'A' the following uses shall be permitted: <ol style="list-style-type: none"> Manufacturing including stamping, blanking or punch-pressing of metal, and; Indoor Recreation
A-2015	441U(M) Notwithstanding Section 20.1 of this By-law, within the lands zoned M-2 shown as affected by this subsection on Schedule Nos. 231 and 232 of Appendix 'A', an outdoor recycling use limited to the recycling of non-hazardous materials including wood, concrete, mixed aggregate, cardboard and metals, shall be permitted.	Notwithstanding Section 10.2 of this By-law within the lands zoned EMP-2 shown as affected by this subsection on Schedule 231 of Appendix 'A', the following uses shall be permitted: <ol style="list-style-type: none"> Outdoor Recycling Operation
D-2017	450U(M) Notwithstanding Section 7.1 of this By-law, within lands zoned C-1 shown as affected by this subsection, and as shown on Schedule 226 of Appendix "A", an artisan establishment, a craftsman shop, an educational establishment, a health clinic, a religious institution, studio and a veterinary service are permitted and a gas station and a carwash are prohibited.	Despite Section 9.2 (COM Zones), within the lands zoned COM-1 and shown as affected by this subsection on Schedule 226 of Appendix 'A', a commercial school, a place of worship and a veterinary service are permitted.
D-2017	453U(M) Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 with Property Details 38 and 39 as shown as affected by this subsection on Schedules 249, 250, 252 and 253 of Appendix "A", for the purposes of this regulation, the following shall apply: <ol style="list-style-type: none"> A Residential Care Facility shall be permitted in accordance with Sections 6.1 and 32.3.5 of the Zoning By-law. Notwithstanding Section 32.3.5, a building may be permitted with a front yard setback of 1.7 metres from the proposed roundabout street line at New Dundee Road and Robert Ferrie Drive. Notwithstanding Section 12.1 of the Zoning By-law, Beverage and Beverage-making Equipment Sales; Building Materials and Decorating Supply Sales; Gas Station; Carwash; Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment; Sale, Rental, Service, Storage or Repair of Major Recreational Equipment and Parts and Accessories for Major Recreational Equipment; Sale, Rental, Storage or Service of Tools and Industrial or Farm 	Despite Section 9.2 (COM Zones), within the lands zoned COM-3 with Property Details 38 and 39 as shown as affected by this subsection on Schedules 249, 250, 252 and 253 of Appendix 'A', <ol style="list-style-type: none"> A small residential care facility and/or large residential care facility shall be permitted in accordance with Section 11.3 of the Zoning By-law. Carwash; Gas Station; Large Merchandise Retail; Retail And/or Storage Of Motor Vehicles And Major Recreation Equipment And Parts And Accessories; Tradesman or Contractor's Establishment; Transportation Depot and Warehouse shall not be permitted Notwithstanding Section 32.3.5, a building may be permitted with a front yard setback of 1.7 metres from the proposed roundabout street line at New Dundee Road and Robert Ferrie Drive.

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Equipment; Tradesman or Contractor's Establishment; Transportation Depot; Warehouse and Wholesaling shall not be permitted.	
PROVISION PROPOSED TO BE RETAINED		
A-2015	10U Notwithstanding Sections 53.1 or 53.2 of this By-law, within the MU-1 zoned lands identified within this Subsection on Schedule 126 of Appendix 'A', dwelling units shall not be permitted.	Notwithstanding Section 8.1 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedule 126 of Appendix 'A', dwelling units shall not be permitted.
D-2017	69U Notwithstanding Section 34.1 of this By-law, within the lands zoned A-1 as described in the clauses listed below, a pit shall also be permitted: a) Part of Lots 129, 133 and 134, German Company Tract, more particularly described as Part 1, Plan 58R-2922 as shown on Schedules 27 and 28 of Appendix "A". b) Part of Lot 133, German Company Tract, more particularly described as Part 2, Plan 58R- 2922 as shown on Schedules 28 and 50 of Appendix "A". c) Part of Lots 133, 134, 139 and 140, German Company Tract, as shown on Schedules 27, 28, 50 and 51 of Appendix "A". d) Part of Lots 151, 152, 153 and 160, German Company Tract, as shown on Schedules 60, 61, 97 and 98 of Appendix "A". (By-law 92-8, S.2) (Huron Rd. opposite Amand Dr.) e) Part of Lot 141, German Company Tract, more particularly described as Part 1, Plan 58R- 2659, as shown on Schedules 50, 51 and 64 of Appendix "A". f) Lots 10 to 14 inclusive, 24 to 26 inclusive and part of Lots 9 and 23, Registered Plan 585 and part of Lot 149, German Company Tract, as shown on Schedules 60, 61, 97 and 98 of Appendix "A". (By-law 93-36, S.4) (Huron Road - Opposite Amand Drive) (By-law 91-196, S.8) (Amended by By-law 93-36, S.4) g) Part Lots 140, 141 and 142, German Company Tract, as shown on Schedules 27, 28, 50, 51 and 64 of Appendix "A". (By-law 93-174, S.4) (Southeast Corner of Bleams Road and Gehl Place) h) Part of Lot 117, German Company Tract, as shown on Schedules 270, 271, 272, 291, 292 and 293 of Appendix A". (By-law 94-183, S.42[b])	Notwithstanding Section 12.2 of this By-law, within the lands zoned AGR-1 shown as affected by this subsection on schedules 60, 61, 97, 98, 107 and 108 of Appendix 'A', a pit shall also be permitted.
D-2017	108U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-8 on Schedule No. 47 of Appendix "A", described as Part of Lots 46 and 47, German Company Tract, only parking shall be permitted.	Despite Section 9.2 (COM Zones), within the lands zoned COM-4 as shown as affected by this subsection on Schedule 47 of Appendix 'A', only parking shall be permitted.
A-2015	183U Notwithstanding Section 48.1 of this By-law, within the lands zoned E-1 on Schedules 126, 128 and 136 of Appendix "A", described as Part of Lots 1 to 5 inclusive of Registered Plan 577, Thomas Ferrier's Survey, those uses permitted in Section 7.1, but not including those uses prohibited by Section 48.2, shall also be permitted, in accordance with the regulations set out in Sections 7.2 and 48.3 of this by-law.	Notwithstanding Section 14.2 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedules 126, 128 and 136 of Appendix 'A', the following uses are permitted: a) convenience retail b) financial establishment c) health office d) personal services e) restaurant
A-2015	237U Notwithstanding Sections 28.1 and 29.1 of this By-law, within the lands zoned P-2 and P-3, as shown on Schedules 279, 280, 281 and 287 of Appendix "A", as affected by this subsection, outdoor recreation involving the discharging of firearms shall not be permitted, which does not include archery tackle. Minor modifications to the existing structure associated with the outdoor firing range, primarily for the purpose of mitigating noise, shall be permitted.	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedules 279, 280, 281 and 287 of Appendix 'A', outdoor recreation involving the discharging of firearms shall not be permitted, which does not include archery tackle. Minor modifications to the existing structure associated with the outdoor firing range, primarily for the purpose of mitigating noise, shall be permitted.

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Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017
 Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft
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	PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
A-2015	261U	Notwithstanding Section 48.1 of this by-law, within the lands zoned E-1 on Schedule 72 of Appendix "A", described as Lot 65, Plan 786, in the City of Kitchener, a Health Clinic or Health Office shall be the only permitted uses.	Notwithstanding Section 14.2 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedule 72 of Appendix 'A', only the following uses shall be permitted: a) Health Clinic, and; b) Health Office.
A-2015	273U	Notwithstanding Section 29.1 of this By-law, within the lands zoned P-3 on Schedule 232 of Appendix "A" and described as Part of Lot 121, German Company Tract, more particularly described on Plan WDR-64, a driveway for the purpose of residential access shall be permitted.	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedule 232 of Appendix 'A', a driveway for the purpose of residential access shall be permitted.
A-2015	285U	Notwithstanding Section 29.1 of the By-law, within the lands zoned P-3, shown on Schedule 112 of Appendix "A" and described as Part of Lot 12, Registrar's Compiled Plan 1471, a surface driveway may be permitted provided no structures of any kind are erected thereon.	Notwithstanding Section 14.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedule 112 of Appendix 'A', a surface driveway may be permitted provided no structures of any kind are erected thereon.
A-2015	369U	Notwithstanding Section 37.1 of this by-law within the lands zoned R-3 on Schedule No. 264 of Appendix "A" and described as Part of Lots 118 and 124, German Company Tract, permitted uses shall be limited to a single detached dwelling and a home business in accordance with the regulations of Section 37.2.1.	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedule 264 of Appendix 'A', a single detached dwelling and a home business shall also be permitted.
A-2015	370U	Notwithstanding Section 40.1 of this by-law within the lands zoned R-6 on Schedule 264 of Appendix "A" and described as Part of Lots 118 and 124, German Company Tract, permitted uses shall be limited to a semi-detached dwelling, a street townhouse dwelling and a home business in accordance with the regulations of Section 40.2.3 and 40.2.5.	Notwithstanding Section 13.2 of this By-law within the lands zoned NHC-1 shown as affected by this subsection on Schedule 264 of Appendix 'A', a semi-detached dwelling, a street townhouse dwelling and a home business shall also be permitted.
B-2016	427U	Notwithstanding Sections 5.23a) and 17.1 of this By-law, within the lands zoned D-6 as shown as affected by this subsection on Schedule 84 of Appendix 'A', dwelling units, multiple dwellings, educational establishments and day care facilities may be permitted subject to the completion of a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, to the satisfaction of the Region of Waterloo. Any building or part thereof used for a residential dwelling, educational establishment and/or day care facility shall be located 30 metres from the lot line abutting the CN Rail right-of-way. Buildings or parts thereof used for the above noted uses may be permitted where a 30 metre setback from the lot line abutting the CN Rail right-of-way can be provided.	Despite Section 4 (General Regulations) and 6.2 (UGC Zones), within the lands zoned UGC-3 as shown as affected by this subsection on Schedule 84 of Appendix 'A', dwelling units, multiple dwellings, educational establishments and day care facilities may be permitted subject to the completion of a detailed Noise and Vibration Assessment, to assess both potential off-site and on-site transportation and stationary noise sources, to the satisfaction of the Region of Waterloo. Any building or part thereof used for a residential dwelling, educational establishment and/or day care facility shall be located 30 metres from the lot line abutting the CN Rail right-of-way. Buildings or parts thereof used for the above noted uses may be permitted where a 30 metre setback from the lot line abutting the CN Rail right-of-way can be provided.
D-2017	431U	Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 as shown on Schedules No. 168 and 199 of Appendix 'A' and shown as Area 2 on Map 1, only the following uses shall be permitted: <ul style="list-style-type: none"> • Office with a maximum gross floor area of 10,000 square metres for any one building; • Retail uses with a maximum gross floor area of 1,000 square metres per outlet may be permitted on the ground floor of a building that is 3 or more storeys in height; • Day Care Facility; • Health Clinic; and • Health Office. 	Despite Section 9.2 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedules 168 and 199 of Appendix 'A', only the following uses shall be permitted: <ul style="list-style-type: none"> a) Office with a maximum gross floor area of 10,000 square metres for any one building; b) Retail uses with a maximum gross floor area of 1,000 square metres per outlet may be permitted on the ground floor of a building that is 3 or more storeys in height; c) Day Care Facility; d) Health Clinic; and e) Health Office.
PROVISIONS PROPOSED TO BE REMOVED (from parcels within CRoZBy – Component A, B, C and D as shown on Appendix A)			
A-2015	3U	Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 as described in Subsections a) to h) inclusive hereafter, manufacturing shall also be permitted, except for the following types of manufacturing which shall be prohibited: Manufacturing of non-metallic mineral products; Processing, packing or canning of feed, meat, poultry or fish products; Processing or refining of petroleum or coal; Primary production of chemicals, rubber or plastic; Smelting, refining, rolling or extruding of ore or metal; Tanning or processing of pelts or leather;	

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 Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft
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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION	
	<ul style="list-style-type: none"> a) Commencing at a westerly boundary of 100.0 metres east of and parallel to the centre line of Duke Street and extending easterly to the centre line of King’s Highway #7 and #8 (Conestoga Parkway) and bounded northerly by the centre line of the Canadian National Railway right-of-way and bounded southerly by the centre line of Victoria Street North, all as shown on Schedules 83, 84, 122, 139 and 140 of Appendix ‘A’ b) Commencing at a westerly boundary of the centre line of King’s Highway #7 and #8 (Conestoga Parkway) and extending easterly to the centre line of River Road and including all lots having existing frontage onto the southeasterly side of Victoria Street North, the west side of Bruce Street north of the Conestoga Parkway ramp, or the west side of River Road between Victoria Street North and Coronet Lane, all as shown on Schedules 139 and 178 of Appendix ‘A’ c) Commencing at a northwesterly boundary of the centre line of Arlington Boulevard and extending southeasterly to the centre line of Fergus Avenue; having a southwesterly boundary of the centre line of King’s Highway #7 and #8 (Conestoga Parkway) and a northeasterly boundary of the centre line of Weber Street East, all as shown on Schedules 194, 195, 220 and 221 of Appendix ‘A’ d) Omitted (By-law 88-166, s6) e) Part of Lot 1 of Registered Plan 865 as shown on Schedules 185 and 189 of Appendix ‘A’ f) Lots 141, 154 to 174 inclusive and Part of Lots 142 and 153, all of Registered Plan 254 and Part of Lot 1 Registered Plan 320, as shown on Schedule 195 of Appendix ‘A’ g) Omitted (By-law 98-108, s.15[a]) h) Omitted (By-law 2003-163, s.52,[a]) 		
A-2015	12U	Notwithstanding Section 8.1 of this By-law, within the lands zoned C-2 on Schedule 36 of Appendix "A", described as Block "T" of Registered Plan 1286, a maximum of 8 dwelling units shall also be permitted, subject to: a) the dwelling units being located above commercial uses in the same building, and b) one parking space being provided for each dwelling unit, in addition to the parking required by Section 6.1 of this By-law for the plaza complex.	
D-2017	13U	Notwithstanding Section 7.1 of this By-law, within the C-1 lands described in Subsections a) to d) inclusive herein; health offices shall not be permitted: <ul style="list-style-type: none"> a) Part of Lot 417 of Registered Plan 376 as shown on Schedule 83 of Appendix "A". b) Omitted (By-law 96-158, S.2[a]) c) Part of Lot 33 of Registered Plan 384 as shown on Schedule 117 of Appendix "A". (124 Hoffman St.) d) Part of Block G of Registered Plan 254 as shown on Schedule 195 of Appendix "A". 	
D-2017	15U	Notwithstanding Section 7.1 of this By-law, within the lands zoned C-1 on Schedule 83 of Appendix "A", described as Part of Lots 322, 323 and 324 of Registered Plan 376, more particularly described as Part 1, Plan 58R-249: <ul style="list-style-type: none"> a) medical offices shall not be permitted; and, b) a maximum of 45 percent of the gross floor area may be used for office purposes. 	
A-2015	20U	Notwithstanding Section 29.1 of this By-law, within the lands zoned P-3 on Schedules 230 and 231 of Appendix "A", described as Part of Lot 123, German Company Tract; a pit shall also be permitted.	
A-2015	25U	Notwithstanding Section 20.2 or Section 24.4 of this By-law, within the lands zoned M-2 or B-2 described in Subsections a), b) or c) below, the stamping or punch-pressing of metal shall be permitted: <ul style="list-style-type: none"> a) Part of Lot 9, Registrar's Compile Plan 1522, more particularly described as Part 2 and Part of Part 3, Plan 58R-521 as shown on Schedule 216 of Appendix "A"; b) Part of Lot 1, Registered Plan 996 as shown on Schedule 216 of Appendix "A"; 	

City of Kitchener First Draft Zoning By-law (May 2017)

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Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	c) Part of Lot 118, German Company Tract, more particularly described as Part 1, Plan 58R-4551, as shown on Schedule 181 of Appendix "A".	
A-2015	27U Notwithstanding Section 20.2 of this By-law, within the lands zoned M-2 on Schedules 200 and 201 of Appendix "A", described as Lot 1 of Registrar's Compiled Plan 1489; the smelting, refining, rolling, forging or extruding of ore or metal and the stamping, blanking or punch-pressing of metal shall be permitted.	
D-2017	29U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedule No. 116 of Appendix "A" described as Block "A" of Registered Plan 1246; retail shall also be permitted.	
A-2015	30U Notwithstanding Section 7.1 of this By-law, within the lands zoned C-1 on Schedule No. 72 of Appendix "A" described as Parts of Lots 685, 686, 687, 688, 689 and 690, Registered Plan 230, the permitted uses shall be restricted to the following uses, or uses accessory thereto: <ul style="list-style-type: none"> • Convenience Retail • Dwelling Unit • Financial Establishment • Gas Bar • Health Clinic • Health Office • Personal Services. 	
D-2017	31U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedules 43, 71 and 72 of Appendix "A" described as Lot 88 and Part of Lots 86, 89, 90, 91, 92 and 96, all according to Registered Plan 786, retail shall be permitted.	
D-2017	33U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedules 288 and 289 of Appendix "A", by By-law Number 87-87, described as Part of Lot 8, Beasley's Broken Front Concession: <p>i) the following uses shall not be permitted: Beverage and Beverage-making Equipment Sales Building Material Sales Carwash Commercial Parking Facility Convenience Retail Funeral Home Gas Station Hotel Private Club or Lodge and Union Hall Restaurant Sale, rental, service, storage or repair of Motor Vehicles, Major Recreational Equipment and parts and accessories for Motor Vehicles or Major Recreational Equipment Sale, rental, storage or service of Tools and Industrial or Farm Equipment Tradesman or Contractors Establishment;</p> <p>ii) retail uses accessory to warehouse or wholesaling shall be prohibited.</p>	
A-2015	34U Notwithstanding Section 22.1 of this By-law, within the lands zoned M-4 on Schedules 197, 198, 199 and 200 of Appendix "A", described as Lots 4, 28 and 30 of Registrar's Compiled Plan 1489; Lots 3, 20, 22, 25, and 26 of Registrar's Compiled Plan 1489, and Part of Lot 192 of Streets and Lanes; Lots 9 and 11 of Registrar's Compiled Plan 1490; Lot 13 and Part of Lot 12 of Registrar's Compiled Plan 1490, more particularly described as Parts 1 and 2 of Plan 58R-4551; Lots 14, 39, 40, 41 and 42 of Registrar's Compiled Plan 1525; Part of Lot 34 of Registrar's Compiled Plan 1525; Lot 17 of Registrar's Compiled Plan 1525, more particularly described as Part 2 of Plan 58R-1491; Part of Lot 36 of	

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Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Registrar's Compiled Plan 1525, more particularly described as Part 2 of Plan 58R-3355; Lots 1, 2, 4, 5 and 6 of Registrar's Compiled Plan 1521; and Part of Lot 3 of Registrar's Compiled Plan 1521, more particularly described as Part 1 of Plan 58R-4658; restaurant use shall also be permitted.	
A-2015	35U Notwithstanding Section 22.1 of this By-law, within the lands zoned M-4 on Schedules 198, 199 and 200 of Appendix "A", described as Lots 2, 5 and 23 and Part of Lots 1 and 17, all of Registrar's Compiled Plan 1489 and Part of Lot 192, Streets and Lanes; restaurant use shall also be permitted for lots having frontage on Manitou Drive.	
A-2015	37U Notwithstanding Section 20.2 of this By-law, within the lands zoned M-2 on Schedules 228 and 231 of Appendix "A", described as Part of Lot 123, German Company Tract; the primary production of plastic and the stamping, blanking or punch-pressing of metal shall be permitted.	
A-2015	40U Notwithstanding Sections 24.1 or 24.2 of this By-law, office use shall also be permitted and industrial administrative offices shall not be restricted to the same lot as the associated manufacturing use, within the lands zoned B-2 on Schedules 125, 126, 137 and 138 of Appendix "A", and described as follows: a) Part of Lot 59, German Company Tract, more particularly described as Part 13 on Plan 58R-6800; and part of Lot 59, German Company Tract and part of Lot 19, Registered Plan 577, more particularly described as Part 2 on Plan 58R-819. b) Part of Lot A, Registered Plan 40. c) Part of Lot 59, German Company Tract, more particularly described as Part 1 on Plan 58R-5497.	
A-2015	41U Notwithstanding Section 20.2 of this By-law, within the lands zoned M-2 on Schedules 227, 228, 231 and 232 of Appendix "A" described as Part of Lot 123, German Company Tract; the stamping, blanking or punch-pressing of metal shall be permitted.	
A-2015	42U Notwithstanding Section 20.2 of this By-law, within the lands zoned M-2 on Schedule 232 of Appendix "A", described as Part of Lot 121, German Company Tract, more particularly described as Part 1, Plan 58R-4526; recycling shall be permitted.	
D-2017	43U Notwithstanding Section 20.2 of this By-law, within the lands zoned M-2 on Schedules 7 and 10 of Appendix "A", described as Part of Lot 38, German Company Tract; stamping, blanking or punch-pressing of metal shall be permitted.	
A-2015	44U Notwithstanding Section 29.1 and 29.2 of this By law, within the lands zoned P 3 on Schedules 180, 186, 187, 228 and 229 of Appendix "A", described as Part of Lots 122 and 123, German Company Tract; uses permitted in the Commercial Business Park Zone (B 4), save and except Day Care Facility, Dwelling Unit, Hotel and Single detached dwelling, shall be permitted on the lands and within buildings existing as of the date of the passing of By law Number 87 67, or within additions to said buildings authorized by a Fill Permit from the Grand River Conservation Authority in accordance with Regulation 163 of the 1980, R.R.O., as amended. Provided, however, that this provision shall not be construed to prohibit the physical connection of an existing building within the lands zoned P 3, at a level above the ground floor thereof, to a building within the adjacent lands zoned B 4, provided that both buildings are occupied by a permitted use.	
A-2015	45U Notwithstanding Section 23.1 of this By-law, within the lands zoned B-1 on Schedule 228 of Appendix "A", described as Part of Lot 123, German Company Tract; the following uses shall not be permitted: <ul style="list-style-type: none"> • Beverage Distillation • Manufacturing of Asbestos, Phosphate or Sulphur Products • Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement • Processing or Refining of Petroleum or Coal • Processing, Milling or Packaging of Animal Feed 	

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<ul style="list-style-type: none"> Salvage, Recycling or Scrap Yard Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof Smelting, Refining, Rolling, Forging, or Extruding of Ore or Metal Stamping, Blanking or Punch-Pressing of Metal, not including Fine-blanking Tanning or Chemical Processing of Pelts and Leather Vulcanizing of Rubber or Rubber Products 	
A-2015	<p>46U Notwithstanding Section 22.1 of this By-law, within lands zoned M-4 on Schedules 179 and 188 of Appendix "A", described as Part of Lot 122, German Company Tract; Parts 1 and 4 of Plan 58R-2761; the following uses shall not be permitted:</p> <ul style="list-style-type: none"> Beverage Distillation Manufacturing of Asbestos, Phosphate or Sulphur Products Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement Processing or Refining of Petroleum or Coal Processing, Milling or Packaging of Animal Feed Salvage, Recycling or Scrap Yard Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof Smelting, Refining, Rolling, Forging, or Extruding of Ore or Metal Stamping, Blanking or Punch-Pressing of Metal, not including Fineblanking Tanning or Chemical Processing of Pelts and Leather Vulcanizing of Rubber or Rubber Products 	
D-2017	<p>47U Notwithstanding Section 12.1 of this By-law, with lands zoned to Service Commercial (C-6) with special use and special regulation provisions on Schedule 194 of Appendix "A" by By-law Number 87-42, described as Part of Lots 126, 127 and 128, Registered Plan 307, one dwelling unit shall be permitted provided it is secondary to the use of the building as a service commercial establishment and occupancy is restricted to the owner, an employee, caretaker, supervisor or watchman, or other such person whose residence or presence on the premises is essential to the protection and maintenance of such service commercial establishment.</p>	
D-2017	<p>50U Notwithstanding Section 13.1 of this by-law, within the lands zoned C-7, described in Clauses a) to d) inclusive hereafter, a car wash shall not be permitted: a) Part of Block A, according to Registered Plan 1324, more particularly described as Part 2, Plan 58R-4767, as shown on Schedule 34 of Appendix "A".</p>	
A-2015	<p>52U Notwithstanding Section 19.1 of this By-law, within lands zoned M-1 on Schedule 42 of Appendix "A", described as Part of Lots 78 and 79 of Registered Plan 786; the sale and ancillary installation of motor vehicle parts and accessories shall also be permitted.</p>	
A-2015	<p>53U Notwithstanding Section 19.2 of this By-law, within the lands zoned M-1 on Schedule 42 of Appendix "A", described as Part of Lot 73 and Lot 74, Registered Plan 786; the pressing, cutting, machining and fabricating of metal accessory to an air-conditioning, heating and refrigeration business shall also be permitted.</p>	
D-2017	<p>56U Notwithstanding Section 7.1 of this by-law, within the lands zoned C-1 on Schedule 88 of Appendix "A" described as Part of Lots 15, 16 and 17, Registered Plan 785, for the City of Kitchener, restaurants shall not be permitted.</p>	
A-2015	<p>57U Notwithstanding Section 23.1 of this By-law, within the lands zoned B-1 on Schedule 230 of Appendix "A", described as Part of Lot 123, German Company Tract; in addition to those uses listed in Section 23.2 the following uses shall not be permitted, even as accessory uses:</p>	

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Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<ul style="list-style-type: none"> • Beverage Distillation • Manufacturing of Asbestos, Phosphate or Sulphur Products • Manufacturing, Warehousing, Mixing, Blending, Treatment or similar processing of Chemicals, Synthetic Rubber, Plastic, Asphalt, Explosives or Cement • Processing, Milling or Packaging of Animal Feed • Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof • Tanning or Chemical Processing of Pelts and Leather • Vulcanizing of Rubber or Rubber Products 	
A-2015	<p>58U Notwithstanding Section 25.2 of this By-law, within the lands zoned B-3 on Schedule 230 of Appendix "A", described as Part of Lot 123, German Company Tract; the following uses shall not be permitted even as accessory uses:</p> <ul style="list-style-type: none"> • Beverage Distillation • Manufacturing of Asbestos, Phosphate or Sulphur Products • Manufacturing, Warehousing, Mixing, Blending, Treatment or similar processing of Chemicals, Synthetic Rubber, Plastic, Asphalt, Explosives or Cement • Processing, Milling or Packaging of Animal Feed • Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof • Tanning or Chemical Processing of Pelts and Leather • Vulcanizing of Rubber or Rubber Products 	
D-2017	<p>60U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedules 288, 289 and 296 of Appendix "A" described as Part of Lots 8 and 23, Beasley's Broken Front Concession and Part Lots 1 and 7 and Lots 2 to 6 inclusive, Registered Plan 698, the following uses shall not be permitted:</p> <p>Beverage and Beverage-Making Equipment Sales Building Material Sales Carwash Commercial Parking Facility Convenience Retail Funeral Home Gas Station Hotel Private Club or Lodge and Union Hall Restaurant Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment Sale, Rental, Storage or Service of Tools and Industrial or Farm Equipment Tradesman or Contractors Establishment Retail uses accessory to Warehouse or Wholesaling</p>	
D-2017	<p>61U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedule 296 of Appendix "A", described as Part of Lot 24, Beasley's Broken Front Concession:</p> <p>i) the following uses shall not be permitted: Beverage and Beverage-Making Equipment Sales Building Material Sales Carwash Commercial Parking Facility Convenience Retail which is not in conjunction with a Gas Bar</p>	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
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Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Funeral Home Gas Station with the exception of a Gas Bar only which shall be permitted Hotel Private Club or Lodge of Union Hall Restaurant Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment Sale, Rental, Storage or Service of Tools and Industrial or Farm Equipment Tradesman or Contractors Establishment Retail uses accessory to Warehouse or Wholesaling	
D-2017	62U	Notwithstanding Section 60. of Appendix "C" of this By-law, within the lands zoned C-6 on Schedules 288 and 296 of Appendix "A", described as Part of Lots 8 and 23, Beasley's Broken Front Concession, a hotel shall be permitted.
A-2015	64U	Notwithstanding Section 20 of this By-law, within lands zoned M-2 on Schedule 146 of Appendix "A", described as Part Lot 1, Registered Plan 757, Part Lot 3, Registered Plan 1023 and Part Lot 17, Registered Plan 791; a social service establishment shall also be permitted.
D-2017	65U	Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 as described in the following subsections, offices; computer, electronic or data processing businesses; research and development establishments; and scientific, technological or communications establishments, shall also be permitted:
		a) Lots 1 to 16 inclusive, according to Registered Plan 1666, Part of Biehn's Unnumbered Tract and Part of Lot 9, Beasley's Old Survey designated as Parts 1, 2, 3 and 4, Plan 58R-6052 and Part of Biehn's Unnumbered Tract designated as Parts 3 and 4 and Parts 6 to 9 inclusive, Plan 58R-4554, as shown on Schedules 254, 255, 283 and 284 of Appendix "A". (By-law 88-166, S.7) (New Dundee Road) b) Lots 13 to 25 inclusive, Registered Plan 1650 as shown on Schedules 253, 254, 284, 285 of Appendix "A". (By-law 88-165, S.5)
A-2015	67U	Notwithstanding Sections 20.1, 20.2 and 20.3 of this By-law, within the lands zoned M-2 on Schedules 75, 76 and 82 of Appendix "A", described as Part of Lot 8, Registered Plan 373, Part of Lot E, Registered Plan 386, Part of Lot 24, Compiled Plan of Subdivision of Lot 4, German Company Tract and Lot 28, Compiled Plan of Subdivision of Lot 15, German Company Tract, also described as Part of Part 1, Reference Plan 58R-5554:
		a) Any building within 30 metres of a residential zone shall be restricted to a maximum height of 10.5 metres. b) Retail accessory to a warehouse or wholesale operation having a gross floor area of 6,960 square metres or greater shall be permitted provided that the maximum floor area devoted to accessory retail shall not be more than 10 percent of the gross floor area of the operation. c) Office use up to 100 percent of the gross floor area shall be permitted to a maximum floor space ratio of 1.0.
A-2015	68U	Notwithstanding Section 20.1 of this by-law, within the lands zoned M-2 on Schedule 41 of Appendix "A" described as Part of Lot 27, Registered Plan 402, and more particularly designated as Parts 4 and 8, Plan 58R-1439, the sale, rental or service of medical hardware and medical equipment shall also be permitted.
A-2015	74U	Notwithstanding Section 23.1 of this By-law, within the lands rezoned B-1 on Schedules 151 and 166 of Appendix "A", described as part of Lot 16, Registrar's Compiled Plan 1471, a gas bar shall be permitted in accordance with the regulations set out in Section 13. of this By-law.
A-2015	76U	Notwithstanding Section 12.1 of this By-law, within the lands zoned Service Commercial (C-6) on Schedules 145 and 172 of Appendix "A", and described as Part Lot 11, Registered Plan 791:

City of Kitchener First Draft Zoning By-law (May 2017)

[Component A \(2015\) first draft – A-2015](#)
[Component B \(2016\) first draft – B-2016](#)
[Component C \(2016\) first draft – C-2016](#)
[Component D \(2017\) first draft – D-2017](#)

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	a) Computer electronic or data processing businesses, research and development establishments and scientific technological or communication establishments shall also be permitted.	
A-2015	78U Notwithstanding Section 22. of this By-law, within the lands rezoned M-4 on Schedules 178 and 179 of Appendix "A", described as part of Lot 1 and 2, Registered Plan 1071, a restaurant not exceeding 275 square metres of gross floor area is also permitted only as an ancillary use to a catering/manufacturing operation.	
A-2015	79U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 with special regulations and a special use provision on Schedule 277 of Appendix "A", described as Part Lot 14, Beasley's Broken Front Concession, car washes and the sale, rental, service, storage or repair of motor vehicles, major recreational equipment and the parts and accessories for motor vehicles or major recreational equipment shall not be permitted.	
A-2015	84U Notwithstanding Section 31.1 and 31.3.3 of this By-law, within the lands zoned I-1 on Schedules 254 and 255 of Appendix "A", described as Part of Biehn's Unnumbered Tract, more particularly described as Part 3, Plan 58R-5770, a day care facility, educational establishment, and religious establishment shall not be permitted, and a residential care facility shall be permitted to have more than 8 residents.	
A-2015	85U Notwithstanding Section 8.1 of this By-law, within the lands zoned C-2, shown on Schedules No. 147 and 148 as affected by this section: a) the following uses shall also be permitted: <ul style="list-style-type: none"> • Audio-Visual or Medical Laboratory • Canine or Feline Grooming • Commercial Entertainment • Commercial Recreation • Craftsman Shop • Gas Bar • Home Business • Lodging House • Multiple Dwelling • Private Club or Lodge and Union Hall • Residential Care Facility b) the following uses shall be prohibited: <ul style="list-style-type: none"> • Amusement Arcade • Car Wash • Gas Station 	
A-2015	87U Notwithstanding Section 31.1 and 31.3.3 of this By-law, within the lands zoned I-1 on Schedule 255 of Appendix "A", described as Part of Biehn's Unnumbered Tract, more particularly described as Parts 3, 4, 5 and 7 and Part of Parts 2 and 6, Plan 58R-6129, only a single detached dwelling, home business and private home day care shall be permitted; and the minimum lot width shall be 30.48 metres and the minimum lot area shall be 2,023.0 square metres. An educational establishment shall also be permitted in the building existing on the day of the passing of By-law Number 92-58.	
C-2016	91U Notwithstanding Section 31.1 of this By-law, within the lands zoned I-1 on Schedule 237 of Appendix "A", described as Part of Part 8, Plan 58R-3860, a multiple dwelling containing a maximum of 68 dwelling units shall also be permitted in accordance with the regulations set out in Section 32.3.5 of this By-law.	
C-2016	92U Notwithstanding Section 32.1 of this By-law within the lands zoned I-2 described in the clauses listed below, multiple dwellings containing more than three units and street townhouse dwellings shall not be permitted	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
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Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<ul style="list-style-type: none"> a) Part of Part Lot 59, German Company Tract, as shown on Schedules 126 and 127 of Appendix "A". (59 Bridge St. W.) b) Lots 17 to 27 and 48 to 57 all inclusive and Part Lot 58, Registered Plan 674, as shown on Schedule 125 of Appendix "A". 	
A-2015	93U Notwithstanding Sections 32.1 of this By-law, within the lands zoned I-2 and shown as affected by this subsection on Schedules 83, 122, 140 and 178 of Appendix "A" duplex dwellings, semi-detached dwellings and single detached dwellings shall not be permitted.	
A-2015	95U Notwithstanding Section 31.1 of this By-law, within the lands zoned I-1 and described in the clauses listed below, health offices and clinics shall also be permitted in accordance with the regulations set out in Section 31.3.4: <ul style="list-style-type: none"> a) Part Lots 2 and 3, Registered Plan 781, as shown on Schedule 71 of Appendix "A". b) Lot 2, Registered Plan 882, as shown on Schedule 71 of Appendix "A". c) Part Lot 16, Registered Plan 786, more particularly described as Part 2, Plan 58R-3986, as shown on Schedule 71 of Appendix "A". (1058 Queens Blvd.) d) Part Block G, Registered Plan 1202, more particularly described as Part 1, Plan 58R-5875, as shown on Schedules 224 and 235 of Appendix "A". (1335 Ottawa St. N.) e) Part Block C, Registered Plan 1203, more particularly described as part of Part 4, Plan 58R-4287, as shown on Schedule 225 of Appendix "A". (180 Lorraine Ave.) (By-law 92-58, S.10) f) Part of Lot 47, German Company Tract, as shown on Schedule 68 of Appendix "A". (By-law 93-110, S.3) (1188 Ottawa Street South) g) Part of Block 14, Registered Plan 1790, more particularly described as Parts 1 and 2 on Plan 58R-9367, as shown on Schedule 20 of Appendix "A". 	
C-2016		
A-2015	97U Notwithstanding Section 31.1 of this By-law, within the lands zoned I-1 on Schedule 140 of Appendix "A" and described as Part Lot 59, Registered Plan 764, health clinics shall also be permitted in accordance with the regulations set out in Section 31.3.4, and single detached dwellings, duplex dwellings, and semi-detached dwellings shall not be permitted.	
C-2016	99U Notwithstanding Section 31.1 of this By-law, within the lands zoned I-1 on Schedules 256 and 257 of Appendix "A" and described as Lots 109 to 114, Lots 121 to 124, Part Lots 108, 115 and 120, Registered Plan 578, and Part of Chalmers Street Closed, an artisan's establishment and a museum shall also be permitted in accordance with the regulations set out in Section 31.3.4.	
C-2016	100U Notwithstanding Section 5.12 and 33.1 of this By-law, within the lands zoned 1-3 on Schedule 112 of Appendix "A" and described as Lot 13, Registered Plan 1471, more particularly described as Part 2, Plan 58R-5668: <ul style="list-style-type: none"> a) the following uses shall also be permitted: agriculture, craftsman shop, exhibition and display facilities, museum, outdoor recreation (active or passive) in accordance with the regulations set out in Section 33.3.1, excluding the following, even as accessory use: amusement park, a track facility for commercial recreational vehicles propelled by internal combustion engines, miniature golf course or golf driving range, sports stadium, waterslides or wave machines. b) Two single detached dwellings shall be permitted on a lot. c) The minimum lot area for all uses shall be 4.1 hectares. 	
C-2016	103U Notwithstanding Section 32.1 of this By-law, within the lands zoned I-2 on Schedules 194 and 221 to Appendix "A", and described as Part Lot 2, Registered Plan 963; Lots 55 to 75 inclusive, Registered Plan 322; Part Lot 56, Registered Plan 690; Lot 54 and Part of Farm Lot, Registered Plan 589, more	

City of Kitchener First Draft Zoning By-law (May 2017)

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Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<p>particularly described as Parts 1 and 5 on Plan 58R-1677, an office only for purposes of the management or administration of a religious institution shall also be permitted but shall only be located in the same building as a religious institution or educational establishment and subject to a maximum gross floor area of 370.0 square metres</p>	
A-2015	<p>107U Notwithstanding Sections 24.1, 24.2, 25.1 or 25.2 of this By-law within the lands zoned B-2 or B-3 on Schedules 96, 109, 125, 126, 137 and 138 of Appendix "A", described as Part Lot 157, German Company Tract, part of Lot 59, German Company Tract, part of Lots 1, 10 and 11, Municipal Compiled Plan of the Subdivision Lot 59, German Company Tract and part of Lot A, Registered Plan 40, designated as Parts 1 to 9 inclusive, 11 to 25 inclusive, 28 to 31 inclusive and 35 of Plan 58R-7231 and Part 3 on Plan 58R-7150:</p> <p>a) Office use including industrial administrative offices shall also be permitted. b) The following uses shall not be permitted:</p> <ul style="list-style-type: none"> • Building Material and Decorating Supply Sales • Commercial Parking Facility • Manufacturing • Printing Establishment • Religious Institution • Repair Service • Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment • Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment • Tradesman or Contractor's Establishment • Transportation Depot • Truck Transport Terminal • Veterinary Services • Warehouse • Wholesaling 	
D-2017	<p>109U Notwithstanding Section 13.1 or anything else in this By-law, within the lands zoned C-7 on Schedule 147 of Appendix "A" and described as Block E, Registered Plan 1335, only the following uses shall be permitted:</p> <p>a) Gas Station; b) Self-Service Carwash; c) Restaurant, only in conjunction with a gas bar to a maximum gross leasable commercial space of 32.5 square metres.</p>	
D-2017	<p>110U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedule 278 of Appendix "A", described as Part of Lot 9, Beasley's Broken Front Concession, more particularly described as Part 5 on Plan 58R-5596, Part 3 on Plan 58R-5708 and Parts 1 and 2 on Plan 58R- 7412, the following uses shall not be permitted:</p> <p>Beverage and Beverage Making Equipment Sales Building Material Sales Carwash Commercial Parking Facility Commercial Recreation Convenience Retail Funeral Home Gas Station</p>	

City of Kitchener First Draft Zoning By-law (May 2017)

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Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Hotel Restaurant Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment Retail uses accessory to Warehouse or Wholesaling	
D-2017	112U Notwithstanding Sections 13A.1 and 21.1 of this By-law, within lands zoned C-8 and M-3 on Schedules 170, 197, 218, 219, 239 and 240 which are shown as affected by this subsection, Convenience Retail and Personal Services shall not be permitted.	
B-2016	114U Notwithstanding Section 16.1 of this by-law, within the lands zoned D-4 on Schedules 120 and 121 of Appendix "A", described as Part of Lot 1, Registered Plan 364, and Part of Lots 5 to 7 inclusive, Registered Plan 372, retail shall also be permitted in accordance with the regulations of Section 16.3 of this by-law, and no single retail outlet shall exceed a gross leasable commercial space of 1,000 square metres. (By-law 92-232, S.8)	
B-2016	115U Notwithstanding Section 17.1 of this by-law, within the lands zoned D-6 on Schedules 84 and 85 of Appendix "A", described as Lots 1, 3, 5, 7 to 10 inclusive and Part of Lots 2, 4, 6, 11 and 12, Registered Plan 418, more particularly described as Part 2, Plan 58R-6449, multiple dwellings shall also be permitted to a maximum height of 10.0 metres and in accordance with the regulations of Section 16A.2 of this by-law, and the following uses shall not be permitted: Carwash Gas Station Laboratory Manufacturing Printing Establishment Sale and Storage of Heating Fuel Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and parts and accessories for Motor Vehicles or Major Recreational Equipment Sale of Monuments Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment Transportation Depot (By-law 92-232, S.8) (Amended: By-law 2006-174, S.1) (City of Kitchener Housekeeping Amendment)	
B-2016	116U Notwithstanding Section 17.1 of this by-law, within the lands zoned D-6, described in the clauses listed below, commercial entertainment excluding amusement arcade, retail and multiple dwellings shall also be permitted only in the buildings existing on the day of the passing of By-law Number 92-232, and having a minimum facade height of 6.0 metres: a) Lot 71, Registered Plan 374 as shown on Schedule 84 of Appendix "A". b) Part of Lots 65 and 66, Registered Plan 376 as shown on Schedule 84 of Appendix "A". c) Lots 63 and 64, Registered Plan 374 as shown on Schedule 84 of Appendix "A". d) Lots 110 to 116 inclusive, 131 to 138 inclusive, and Part of Charles Street, Registered Plan 375, more particularly described as Part 1, Plan 58R-6449 as shown on Schedule 84 of Appendix "A". (36 Francis St. S.) e) Part Lot 69 and Lot 70, Plan 374 as shown on Schedule 84 of Appendix "A" (87 and 91 Victoria Street North). (By-law 92-232, S.8) (Amended: By-law 2010-114, S.2) (Housekeeping	

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Amendment)	
	117U Notwithstanding Section 34.1 of this By-law, within the lands zoned A-1 with a special use provision as shown as Schedules 98, 99, 106 and 107 of Appendix "A" and described as Part Lot 9, Beasley's New Survey, designated as Part 1 on Reference Plan 58R-1754, the private recreational club and playing fields existing on the date of the passing of By-law No. 92-130 shall be permitted. (By-law 92-130, S.5)	
D-2017	119U Notwithstanding Section 7.1 of this by-law, within the lands zoned C-1 on Schedules 14 and 17 of Appendix "A", and described as Part of Lots 33 and 34, German Company Tract, more particularly described as Parts 3 and 7 on Plan 58R-5148, Parts 2 and 9 on Plan 58R-6675 and Part 2 on Plan 58R-11764: a) A Health Clinic, Veterinary Services, Repair Service and Office shall be permitted in accordance with the regulations set out in Section 7.2 of this by-law with Office use limited to a maximum Floor Space Ratio of 0.5; b) A Multiple Dwelling shall also be permitted in accordance with the regulations set out in Section 32.3.5 of this by-law; c) A Gas Bar shall not be permitted; d) The minimum front yard setback and side yard setback from a street shall be 3.0 metres.	
D-2017	120U Notwithstanding Sections 32.1 and 32.3.6 of this By-law, within the lands zoned I-2 on Schedule 17 of Appendix "A", and described as Blocks 56, 57, 58 and 61, Registered Plan 1625, convenience retail and personal services shall not be permitted and a financial establishment shall be permitted to occupy 33% of the gross floor area of a building used for a health clinic, multiple dwelling or residential care facility having more than 8 residents.	
B-2016	138U Notwithstanding Sections 6.1.2 (c) and 17 of this by-law, within the lands zoned D-6 on Schedule 84 of Appendix "A", and describes as Lots 56 to 62 inclusive, 110 to 113 inclusive, 115 to 118 inclusive and Part of Lots 114 and 119, and Lot 2 of Streets and Lanes, Registered Plan 374, save and except the lands described as part Lots 56, 57, 58, 110 to 119 inclusive and Part of Lane (closed by By-law 1493 registered as Instrument No. A-36735), Registered Plan 374, designated as Parts 1, 4, 5, 6 on Reference Plan 58R-14771. (By-law 2005-165, S.2) (King Street West) a) The following uses shall also be permitted in accordance with the regulations of Section 17.3 of this By-law and any special regulations set out below: i) Omitted (By-law 2002-177, S.1) (King St. W.) ii) Commercial Entertainment excluding Amusement Arcade, only in the buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum facade height of 6.0 metres. iii) Retail, in accordance with the following: a) no single retail outlet shall exceed a gross leasable commercial space of 1,000 square metres, except for a retail outlet otherwise permitted by Section 17.1 or a retail outlet primarily involved in food sales; b) shall be located in buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum facade height of 6.0 metres; or in buildings erected after the day of the passing of By-law Number 92-232, for only such buildings located within 47.5 metres of King Street West and in which case, retail, exclusive of retail otherwise permitted by Section 17.1 or a retail outlet primarily involved in food sales, shall not exceed a total gross leasable commercial space of 5,000 square metres within all of the lands covered by this subsection. iv) Multiple Dwelling, in accordance with the following:	

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<p>a) shall be located in buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum facade height of 6.0 metres, or</p> <p>b) shall be permitted to locate in new buildings having a minimum 50 metre setback from Victoria Street or a minimum 30 metre setback from Victoria Street within 47.5 metres of King Street;</p> <p>c) shall in no case, be located on the ground floor abutting King Street, except for access. (By-law 2002-177, S.2) (King St. W.)</p> <p>b) The following special regulations shall apply:</p> <p>i) Office use shall be permitted up to 100 per cent of the floor area;</p> <p>ii) No part of a building shall be higher, measured from finished grade level, than the dimension of its horizontal distance from the vertical projection of the street line on the opposite side of King Street;</p> <p>iii) That, only for uses located within buildings existing on the day of the passing of By-law Number 92-232, parking spaces shall be provided in accordance with the requirements of Section 6.1.2(c) of this by-law, to a maximum requirement of 252 parking spaces. (By-law 92-232, S.8)</p>	
B-2016	<p>139U Notwithstanding Sections 6.1 and 16.1 of this by-law, within the lands zoned D-4 on Schedule 84 of Appendix "A" and described as Part of Lots 6 and 7 south of Weber Street and west of Young Street, Part of Lots 5 and 6 north of Duke Street and west of Young Street, and Lot 6 and Part of Lots 5 and 7 north of Duke Street and east of College Street, Registered Plan 401, retail and a theatre shall be permitted in accordance with the regulations of Section 17.3 of this by-law and the following:</p> <p>a) The maximum gross leasable commercial space for retail other than convenience retail shall be 4,924 square metres for all lands covered by this subsection, provided however, that no single retail establishment shall exceed 1,000 square metres.</p> <p>b) A theatre shall be permitted only in a building constructed prior to 1910 and shall have no parking requirement. (By-law 92-232, S.8)</p>	
B-2016	<p>140U Notwithstanding Section 16A.1 of this by-law, within the lands zoned D-5 on Schedules 120 and 121 of Appendix "A", and described as Part of Lots 1 and 7, Registered Plan 364 and Part of Lots 8 and 9, Registered Plan 372, retail shall also be permitted only in the buildings existing on the day of the passing of By-law Number 92-232 or in accordance with the regulations of Section 15.3 of this by-law. (By-law 92-232, S.8)</p>	
B-2016	<p>141U Notwithstanding Section 17.1 of this by-law, within the lands zoned D-6, described in the clauses listed below, commercial entertainment excluding amusement arcade, and retail shall also be permitted only in the buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum facade height of 6.0 metres:</p> <p>a) Lot 15 and Part of Lots 13 and 14, Registered Plan 374, more particularly described as Parts 2 to 5 inclusive and Part of Part 6, Plan 58R-6453 as shown on Schedule 84 to Appendix "A". (60 Victoria St. N.)</p> <p>b) Part of Lot 2, Subdivision Lot 16, German Company Tract and Part of Lot 16, Registered Plan 374 as shown on Schedule 84 to Appendix "A". (By-law 92-232, S.8) (70 Victoria St. N.)</p>	
B-2016	<p>142U Notwithstanding Section 17.1 of this by-law, within the lands zoned D-6 on Schedule 84 of Appendix "A", and described as Lot 18 and Part of Lots 15 to 17 inclusive and Part of Lots 19 to 21 inclusive,</p>	

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Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Registered Plan 375, retail shall also be permitted in accordance with the regulations of Section 17.3 of this by-law, and the following: a) The maximum gross leasable commercial space for retail other than a retail use permitted in Section 17.1 of this By-law shall be 5,000 square metres for all lands covered by this subsection, provided, however, that no single establishment shall exceed 1,000 square metres. b) No part of a building shall be higher, measured from finished grade level, than the dimension of its horizontal distance from the vertical projection of the street line on the opposite side of King Street. (By-law 92-232, S.8)	
D-2017	143U Notwithstanding Section 13.1 of this by-law, within the lands zoned C-7 on Schedules 191 and 224 of Appendix "A", described as Part of Lot 1, Registered Plan 967 and Part of Lot 12, Registered Plan 1278, convenience retail shall be permitted, only in conjunction with a gas bar, and its gross leasable commercial space shall not exceed 73 square metres.	
A-2015	144U Notwithstanding Sections 24.1 or 24.3 of this by-law, within the lands zoned Restricted Business Park Zone (B-2) on Schedules 278, 290, 295 and 296 of Appendix "A", described as Part of Lots 8, 9, 13, 21, 22, 23 and 24, Beasley's Broken Front Concession, agriculture excluding the use or erection of any building, and offices shall also be permitted and industrial administrative offices shall not be restricted to the same lot as the manufacturing use associated therewith.	
A-2015	118U Notwithstanding Sections 25.1, 25.2 and 25.3 of this By-law, within any lands zoned B-3 on Schedule 201 of Appendix "A", shown as affected by this subsection, and shown in more detail on Schedule 16 of Appendix "B", hotel shall not be permitted, the sale of religious supplies shall be permitted in accordance with the regulations set out in Section 25.3.1, and parking shall be provided in accordance with the requirement set out in Section 6.1.2 for retail.	
A-2015	173U Notwithstanding Sections 32.1 and 6.1.1 d) of this By-law, within the lands zoned I-2 on Schedules 68 and 90 of Appendix "A", described as Part of Block "A", Plan 1240, more particularly described as Parts 2 and 3 of Plan 58R-4556, a funeral home shall be permitted in accordance with the regulations in Section 32.3.5, and parking may be located within 3.0 metres of the street line of Ottawa Street.	
D-2017	176U Notwithstanding Section 13A.1 of this By-law, within the lands zoned C-8 as shown affected by this subsection on Schedule 47 of Appendix 'A' and described as Part of Lot 46, German Company Tract, more particularly described as Part 6 on Plan EX-331, and Part of Lot 47, German Company Tract, more particularly described as part of Part 2 on Plan 58R-3076, the following uses, even as an accessory use, shall not be permitted: Dry Cleaning Establishment Gas Bar Gas Station	
A-2015	179U Notwithstanding anything else in this By-law, within any lands shown in Appendix "A" as affected by this subsection, single detached dwellings, semi-detached dwellings and duplex dwellings shall not be permitted.	
D-2017	180U Notwithstanding anything else in this By-law, within any lands shown on Schedules 239, 240 and 262 of Appendix "A" as affected by this subsection: a) Office use shall be permitted up to 100 per cent of the gross floor area to a maximum floor space ratio of 0.5. b) Computer, electronic and data processing businesses; research and development establishments; and scientific, technological or communications establishments, shall be permitted to a maximum floor	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	space ratio of 0.5. c) All other regulations for the zone in which the lot is located shall apply, and in the case of a zone having regulations for office, those additional regulations shall apply.	
A-2015	184U Notwithstanding Section 20.1 of this By-law, within the lands zoned M-2 on Schedules 217 and 242 of Appendix "A", described as Lot 1 and Part Lot 8 of Registrar's Compiled Plan, and Part Lot 1, Registrar's Compiled Plan 1523, personal services and convenience retail shall also be permitted in accordance with the regulations set out in Section 7.2.	
A-2015	187U Notwithstanding Section 36.1 of this By-law, within the lands zoned R-2 on Schedules 212, 213, 246, 247, 255 and 256 of Appendix "A", multiple dwellings existing as of January 11, 1988 shall also be permitted and the minimum lot width for single detached dwellings shall be 30.48 metres and the minimum lot area shall be 2023.0 square metres. The maximum height for all buildings shall be 10.5 metres. Agricultural raising of equine and/or fowl shall also be permitted as a home business.	
A-2015	191U Notwithstanding Sections 45.1 and 45.3.10 of this by-law, within the lands zoned Commercial Residential Two Zone (CR-2) on Schedules 42 and 43 of Appendix "A" and described as Part Block A, Registered Plan 1319 as affected by this subsection: a) Restaurant and retail commercial uses, shall also be permitted in accordance with the regulations of Sections 45.3.1 and 45.3.6 and freestanding retail buildings, other than food/grocery stores, shall be limited to a maximum gross floor area of 5000 square metres. a) Personal Services shall not be required to be located within a multiple dwelling or mixed commercial-residential building.	
A-2015	204U Notwithstanding Sections 20.1 and 20.2 of this By-law, within the lands zoned M-2 on Schedule 6 of Appendix "A", described as Part of Lot 39, German Company Tract, a salvage, recycling or scrap yard shall also be permitted subject to a solid wood fence, minimum 2.4 metres in height, being located along the north and south property lines and across the Glasgow Street frontage, except where existing buildings or structures are located and serve to screen the subject lands. A single gate shall be permitted in the fence at the driveway opening provided such gate is constructed of solid wood and is a minimum 2.4 metres in height.	
D-2017	209U Notwithstanding Section 12 of this By-law, within the lands zoned C-6 on Schedule 239 of Appendix "A" and described as Part of Lots 9, 12, 14 and 15, Registered Plan 959, more particularly described as Parts 1 to 4 inclusive on Plan 58R-9429: a) Office use shall be permitted up to 100 per cent of the gross floor area to a maximum floor space ratio of 0.5. b) Computer, electronic and data processing businesses; research and development establishments; and, scientific, technological or communications establishments, shall be permitted to a maximum floor space ratio of 0.5.	
A-2015	211U Notwithstanding Sections 24.1 and 24.2 of this By-law, within the lands described as Part of Lots 4, 5, 12, 14, 16 and 17, and Lots 6, 7, 8, 9, 10 and 11, Registrar's Compiled Plan 1471; Part of Lot 1, and Lots 2, 3 and 4, Registrar's Compiled Plan 1382; Part of Lots 156, 157, 158 and Lots 159 and 160, German Company Tract; Part of Lots 12 and 13, Biehn's Tract; Part of Lots 148, 149, 150, 154 and 159, and Lots 155 to 158 inclusive and Lots 160 to 163 inclusive, Registered Plan 640; Part 2 on Reference Plan 58R-859; Parts 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 31 on Reference Plan 58R-7426; Part 8 on Reference Plan 58R-6714; and Part 22 on Reference Plan 58R-5840, and rezoned to B-2 on Schedules 93, 94, 95, 96, 108, 109, 110, 111, 112, 151, 152, 153, 154, 155, 163 and 166 of Appendix "A": a) Stamping, blanking or punch pressing of metal shall be permitted. b) Asphalt paving plant and the manufacturing of organic chemicals, paints and varnish; soaps and	

C-2016 **Witchener First Draft Zoning By-law (May 2017)**

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017
 Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft
Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

	PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
		detergents; and resins and coatings, shall be prohibited.	
	217U	Notwithstanding Section 32.1 of this By-law, within the lands zoned I-2 on Schedule 92 of Appendix "A" and described as Blocks 128 and 129, Registered Plan 1819, the following uses shall not be permitted: Artisan's Establishment Convenience Retail Financial Establishment Veterinary Services	
D-2017	220U	Notwithstanding Section 7.1 of this By-law, within the lands zoned C-1 on Schedule 238 of Appendix "A" and described as Part of Lot 7, Registered Plan 975, artisan's establishment, day care facility, health clinic, social service establishment and veterinary services, shall also be permitted in accordance with the regulations of Section 7.2 and special regulation provision 38R.	
A-2015	222U	Notwithstanding Section 32.1 of this By-law, within the lands zoned I-2 on Schedule 72 of Appendix "A" and described as Part of Lots 7, 8 and 9, Registered Plan 222, Convenience Retail shall be prohibited.	
A-2015	223U	Notwithstanding Section 23.1 of this By-law, within the lands zoned B-1 on Schedule 150 of Appendix "A" and described as Part of Lot 14, Registrar's Compiled Plan 1471, more particularly described as Parts 38 and 40 on Plan 58R-5668, a health clinic shall also be permitted in accordance with the provisions of Section 23.3 of this By-law.	
A-2015	225U	Notwithstanding Section 44.1 of this By-law, within the lands zoned CR-1 on Schedule 68 of Appendix "A" and described as Block "Y", Registered Plan 1240, audio-visual laboratory, craftsman shop, repair service, restaurant and retail shall also be permitted in accordance with the provisions of Section 44.3.6 and any other special regulations affecting this property.	
C-2016	230U	Notwithstanding Section 32 or anything else in this By-law, within the lands zoned I-2 on Schedules 224, 225, 234 and 235 of Appendix "A" and described as Lots 63 to 73 inclusive, Blocks 74 and 75, Registered Plan 1589, the following shall apply: a) Funeral Home, Office, Florist Shop and Drug Store shall also be permitted, in accordance with the regulations of Section 32.3 of this By-law; b) Convenience Retail, Multiple Dwelling and Street Townhouse Dwelling shall not be permitted	
D-2017	239U	Notwithstanding Section 7.1 of this By-law, within the lands zoned C-1 on Schedule 9 of Appendix "A" and described as Block 91, Registered Plan 1551, Artisan's Establishment and Health Clinic shall also be permitted in accordance with the regulations of Section 7.2, and the regulation respecting the "Location and Maximum Floor Area for Health Office and Restaurant Use" shall also apply to Health Clinic.	
D-2017	240U	Notwithstanding Sections 4.2.110, 6.1.2 and 32.1 of this By-law, within the lands zoned I-2 on Schedule 245 of Appendix "A" and described as Part of Block 101, Registered Plan 1318, more particularly described as Parts 21 to 26 inclusive on Plan 58R-6445, the following shall apply: a) Office and Dwelling Unit shall also be permitted, in accordance with the regulations of Section 32.3.5, except that the maximum floor space ratio for Office shall be 0.5; b) Convenience Retail, Residential Care Facility and Social Service Establishment shall not be permitted; c) the parking requirement for Health Office or Health Clinic shall be 1 space for every 18.5 square metres of gross floor area which accommodates such use, provided that the maximum gross leasable commercial space shall be 625 square metres for all uses, including Veterinary Services, located within the building existing on March 3, 1997.	
D-2017	242U	Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedule 289 of Appendix "A" and described as Part of Lot 9, Beasley's Broken Front Concession, retail shall also be permitted in	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	accordance with the regulations in Section 12.2 and the following special regulation: Minimum Gross Floor Area devoted to retail uses other than those listed as a specific type of retail use in Section 12.1 shall be 650 square metres for any individual outlet.	
C-2016	244U Notwithstanding Section 31.1 of this By-law, on lands zoned I-1 on Schedule 83 of Appendix "A" and described as Lot 326 and Part of Lot 325, Registered Plan 376: a) The following additional uses shall also be permitted in accordance with the regulations contained in Section 31.3: Artisan's Establishment Financial Establishment Health Office Personal Service Private Club Social Service Establishment Studio	
A-2015	256U Notwithstanding Section 39.1 of this By-law, within the lands zoned R-5 on Schedule 140 of Appendix "A" and described as Part of Lots 1, 2, 3 and 34, Registered Plan 138, a health office and a health clinic shall also be permitted only within a building containing a minimum of one dwelling unit, in accordance with the regulations of Section 32.3.5 of this By-law.	
C-2016	262U Notwithstanding Section 40.2.8 or anything else in this By-law, within lands zoned R-6 on Schedule 213 of Appendix "A" and described as Block I, Registered Plan 1367, a residential care facility consisting of only a nursing home having 9 residents or more shall be permitted in accordance with the regulations contained in Section 40.2.6 of this by-law and the parking for such use shall be provided in accordance with the requirements set out in Section 6.1.2 of this by-law for a Residential Care Facility (9 residents or more)	
A-2015	268U Notwithstanding Sections 45.1 and 45.3 of this By-law, within the lands zoned CR-2 on Schedule 140 of Appendix 'A' described as Part of Lots 8, 9, 10, 11, 12, 31 and 32, Registered Plan 42, the following shall apply: a) Health Office, health clinic, medical laboratory, personal services, printing establishment, private club or lodge, veterinary service, and convenience retail except a florist shop, shall not be permitted; b) The minimum floor space ratio as required by Section 45.3.1 shall only apply to multiple dwellings and street town house dwellings; c) The maximum floor space ratio for office shall be 0.5; and a) d) Florist Shop shall only be located within a building used for a funeral home or office, and may not exceed 20 percent of the gross floor area and in no case exceed 225 square metres of gross leasable commercial space.	
	271U Notwithstanding Section 7 of this By-law, within the lands zoned C-1 on Schedule 224 of Appendix "A" and described as Part of Lot 31, Registered Plan 1307, and more particularly described as Part 1, Plan 58R-2288, convenience retail shall not be permitted.	
A-2015	276U Notwithstanding Section 23.1 of this By-law, within the lands zoned B-1 on Schedules 151 and 166 of Appendix "A" and described as Part of Lot 16, Registrar's Compiled Plan 1471, and Part of Lots 3 and 4, Registrar's Compiled Plan 1478, more particularly described as Parts 13 to 18 inclusive on Plan 58R-10219, a gas bar shall be permitted in accordance with the regulations set out in Section 13 of this By-law.	
A-2015	277U Notwithstanding Section 12.1 of this By-law, within the lands zoned C-6 on Schedules 261 and 277 of Appendix "A" and described as Part of Lot 12, Beasley's Broken Front Concession, a single detached	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	dwelling shall be permitted only as an accessory use to another permitted use on the land and in accordance with the regulations set out in Section 36.2.	
A-2015	286U Notwithstanding Section 7.1 of this by-law, within the lands zoned C-1 on Schedule 42 of Appendix "A" and described as Part of Lot 7, Registered Plan 1268 and Part of Lot 2, Registered Plan 793, more particularly described as Parts 1 and 2 on Reference Plan 58R-4532, a dwelling unit shall not be permitted.	
A-2015	293U Notwithstanding Section 19.1 of this By-law, within the lands rezoned M-1 on Schedule 42 of Appendix "A" and described as Lot 74 and Part of Lot 73, Registered Plan 786, canine or feline grooming or training shall also be permitted within the building existing on May 7, 2001 being the date of the passing of By-law 2001-82.	
B-2016	294U Notwithstanding Section 17.1 of this By-law, within the lands zoned D-6 on Schedules 73, 74, 84 and 85 of Appendix "A", as affected by this section: a) the following uses shall not be permitted: Day Care Facility Gas Station Laboratory Manufacturing Printing Establishment Sale and Storage of Heating Fuel Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment; and b) the manufacturing use relating to the building existing on April 2, 2001 and located on lands described as Part Lot 553, Plan 578, may be permitted in accordance with the regulations set out in Section 17.3. (By-law 2001-64, S.6) (Downtown boundary expansion) (Amended: By-law 2006-174, S.1) (City of Kitchener Housekeeping Amendment)	
B-2016	300U Notwithstanding Section 16A.1 of this by-law, within the lands zoned D-5 on Schedule 84 of Appendix "A", and described as Lot 127, Registered Plan 374, retail uses shall also be permitted within the existing building as of February 25, 2002 being the date of the passing of By-law 2002-42. (By-law 2002-42, S.3) (78 Francis St N)	
D-2017	302U Notwithstanding Sections 12.1 and 12.2 of this by-law, within the lands zoned C-6 on Schedules 43 and 71 of Appendix "A", and described as Lot 39 and Part Lot 40, Registered Plan 786 and Part of Filsinger Road Closed, more particularly described as Parts 1, 3, 4, 6 and 7 on Plan 58R-1543, the following shall apply: a) Retail shall be permitted b) Maximum Gross Leasable Commercial Space For Retail and Convenience Retail Maximum 5,000 square metres if not located within a plaza or internal to a major mixed use development or if not a foodstore. c) Location and Gross Floor Area for Office Maximum floor space ratio of 0.5 if not located within a building for other C-6 uses. d) A minimum rear yard of 0.65 metres shall be permitted only for the building existing on February 25, 2002 being the date of the passing of By-law Number 2002-44.	
A-2015	313U Notwithstanding Section 22.1 of this By-law, within the lands zoned M-4 on Schedules 145 and 146 of Appendix "A" and described as Part of Lot 18, Registered Plan 791, an Exhibition Facility shall also be permitted.	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

	PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
A-2015	316U	Notwithstanding Sections 23.1 and 23.3 of this By-law, within the lands zoned B-1 on Schedules 228 and 229 of Appendix "A" as affected by this section and described as Part Lot 123, German Company Tract, more particularly described as Part 4 and part of Part 3 on Plan 58R-5651: a) a dwelling unit, day care facility, educational establishment and religious institution shall not be permitted; b) a 15 metre rear yard setback, incorporating a 2.0 metre high berm, shall be required on lots where the rear lot line forms a boundary between the B-1 Zone and railway.	
A-2015	332U	Notwithstanding Section 20.1 of this by-law, within the lands zoned M-2 on Schedule 231 of Appendix "A" and described as Lot 8, Registered Plan 1698, in the City of Kitchener. a) Dog Boarding shall be permitted within the building in accordance with the regulations set out in Section 20.3.	
D-2017	335U	Notwithstanding Section 12.1 of this by-law, within the lands zoned Arterial Commercial (C-6) on Schedules 194 and 195 of Appendix "A" and described as Part of Lots 4 and 5, Plan 267, as affected by this subsection, retail use to a maximum of 5,000 square metres for a single outlet shall be permitted in accordance with the regulations set out in Section 12.2.1., and the regulations restricting maximum lot coverage and maximum gross leaseable commercial space for a convenience retail outlet shall not apply.	
A-2015	336U	Notwithstanding Sections 24.1 and 25.1 of this by-law, within the lands zoned Restricted Business Park Zone (B-2) on Schedules 187 and 188 of Appendix "A" as affected by this subsection, the following uses shall be prohibited: <ul style="list-style-type: none"> • Commercial Parking Facility • Commercial Weighing • Day Care Facility • Educational Establishment • Gas Station • Religious Institution • Transportation Depot • Truck Transport Terminal • Sale and Storage of Heating Fuel • Sale, Rental and Storage of Motor Vehicles, Major Recreational Equipment and Parts and • Accessories for Motor Vehicles or Major Recreational Equipment 	
A-2015	337U	Notwithstanding Section 24.1 of this by-law within the lands zoned Restricted Business Park (B-2) on Schedules 187 and 188 of Appendix "A" as affected by this subsection the following use shall be permitted: a) Office use, excluding accessory office and industrial administrative office purposes, shall be permitted within a building used for other permitted B-2 uses and shall not exceed 25 percent of the gross floor area.	
A-2015	338U	Notwithstanding Sections 24.1 and 25.1 of this by-law, within the lands zoned Business Park Service Centre Zone (B-3) on Schedules 187 and 228 of Appendix "A" as affected by this subsection, the following uses shall be prohibited: <ul style="list-style-type: none"> • Commercial Parking Facility • Commercial Weighing • Day Care Facility • Educational Establishment • Gas Station • Religious Institution 	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<ul style="list-style-type: none"> • Transportation Depot • Truck Transport Terminal • Sale and Storage of Heating Fuel • Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and • Parts and Accessories for Motor Vehicles or Major Recreational Equipment 	
A-2015	<p>340U Notwithstanding Section 46 and Section 6.1.1.1a)iv) of this By-law, within the lands zoned CR-3 as shown on Schedule 140 of Appendix "A" and described Part Lots 13 to 16 inclusive and 45, and Lot 39, Registered Plan 42, in the City of Kitchener:</p> <p>a) The following uses shall only be permitted:</p> <ul style="list-style-type: none"> • Day Care Facility • Educational Establishment • Financial Establishment • Health Office • Health Clinic • Medical Laboratory • Office • Personal Services • Restaurant • Retail • Veterinary Services <p>b) Restaurant uses shall be restricted to a maximum gross floor area of 400 square metres, unless located internal to an Office or Health Clinic;</p> <p>c) Drive-through facilities shall be prohibited;</p> <p>d) Retail uses shall only be permitted within a building used for another permitted use and shall be restricted to a maximum gross leasable commercial floor area of 1500 square metres.</p> <p>e) The specific regulations for Day Care Facilities; Convenience Retail; Personal Services; and, Sale, Rental and Service of Business and Machines and Office Supplies; shall not apply.</p> <p>f) The minimum front yard and side yard setbacks abutting a street shall be 0.6 metres.</p> <p>g) Parking spaces and aisles giving direct access to abutting parking spaces, excluding driveways or portions thereof extending directly from the street, may be located within 0.9 metres of a street line.</p> <p>h) For buildings not exceeding 10.5 metres in height, the minimum rear yard setback shall be 1.5 metres.</p>	
B-2016	<p>343U Notwithstanding Section 6.1.2 (c) and 17 of this by-law, within the lands zoned D-6 on Schedule 84 of Appendix "A", and described as part Lots 56, 57, 58, 110 to 119 inclusive and Part of Lane (closed by By-law 1493 registered as Instrument No. A-36735), Registered Plan 374, designated as Parts 1, 4, 5, 6 on Reference Plan 58R-14771. (By-law 2005-165, S.3) (King Street West)</p> <p>a) The following uses shall also be permitted in accordance with the regulations of Section 17.3 of this By-law and any special regulations set out below:</p> <p>i) Commercial Entertainment excluding Amusement Arcade, only in the buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum façade height of 6.0 metres.</p> <p>ii) Retail, in accordance with the following:</p> <p>a) no single retail outlet shall exceed a gross leasable commercial space of 1,000 square metres, except for a retail outlet otherwise permitted by Section 17.1 or a retail outlet primarily involved in food sales; and</p>	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<p>b) shall be located in buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum façade height of 6.0 metres; or in buildings erected after the day of the passing of By-law Number 92-232, for only such buildings located within 47.5 metres of King Street West and in which case, retail, exclusive of retail otherwise permitted by Section 17.1 or a retail outlet primarily involved in food sales, shall not exceed a total gross leasable commercial space of 5,000 square metres within all of the lands covered by this subsection.</p> <p>iii) Multiple Dwelling, in accordance with the following:</p> <p>a) shall be located in buildings existing on the day of the passing of By-law Number 92-232, which buildings have a minimum façade height of 6.0 metres; or</p> <p>b) shall be permitted to locate in new buildings having a minimum 50 metres setback from Victoria Street or a minimum 30 metre setback from Victoria Street within 47.5 metres of King Street.</p> <p>b) The following special regulations shall apply:</p> <p>i) Office use shall be permitted up to 100 per cent of the floor area;</p> <p>ii) No part of a building shall be higher, measured from finished grade level, than the dimension of its horizontal distance from the vertical projection of the street line on the opposite side of King Street;</p> <p>iii) That, only for uses located within buildings existing on the day of the passing of By-law Number 92-232, parking spaces shall be provided in accordance with the requirements of Section 6.1.2(c) of this by-law, to a maximum requirement of 252 parking spaces. (By-law 2005-62, S.3) (King Street West)</p>	
D-2017	<p>344U</p> <p>Notwithstanding Section 8.1 and 8.2 of this By-law, within the lands zoned C-2 as shown on Schedule 65 of Appendix "A" and described as Part of Lots 5 and 6, Registrar's Compiled Plan 1470, in the City of Kitchener:</p> <p>a) Gas Station and carwash shall not be permitted;</p> <p>b) Dwelling units may be located in buildings used solely for residential purposes, and may be located on the ground floor;</p> <p>c) There shall be no minimum lot area, minimum lot width, minimum front yard setback, or minimum side yard abutting a street setback;</p> <p>d) Multiple dwellings and street townhouses shall also be permitted, subject to the following:</p> <p>i) The maximum front yard and side yard abutting a street setback shall be 6.0 metres;</p> <p>ii) In no case shall the width of an attached garage facing Max Becker Drive exceed 50% of the width of the front façade closest to the street at ground level;</p> <p>iii) The maximum distance that the front façade of an attached garage may project from the front façade of the habitable portion of the dwelling is 1.2 metres;</p> <p>iv) Any required parking spaces shall not be located between the front façade and the street line;</p> <p>v) The maximum width of a driveway within the front yard, being any hard surface designed to accommodate vehicle parking, shall be 50% of the lot width;</p> <p>vi) No building permit shall be issued until such time as:</p> <p>a) Any new residential dwelling units are designed to have a central air conditioning system, double glazed windows and EW1 exterior wall sections pursuant to the Underwriter's Laboratories List or equivalent material as approved by the City's Chief Building Official; or</p> <p>b) A noise study certified by a professional engineer demonstrates that noise levels from Max Becker Drive will not exceed the maximum levels specified by the Ministry of the Environment in publication NPC-206 as amended from time to time; or</p> <p>c) A noise study certified by a professional engineer demonstrates that noise levels will not exceed the maximum levels set out in the clause above by the employment of measures to mitigate noise and such measures are employed prior to occupancy of any new dwelling unit.</p>	

A-2015 Deleted from 888 Trillium Rd.

Kitchener First Draft Zoning By-law (May 2017)

- [Component A \(2015\) first draft – A-2015](#)
- [Component B \(2016\) first draft – B-2016](#)
- [Component C \(2016\) first draft – C-2016](#)
- [Component D \(2017\) first draft – D-2017](#)

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

	PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
Deleted from 1880 Strasburg Road	351U	Notwithstanding Sections 24.3 or 25.3.1 of this By-law, within the lands zoned B-2 or B-3, and shown as affected by this subsection on Schedules 93,94,112,151,152,153,164,165 or 166 of 'Appendix A', a Religious Institution or Educational Establishment shall be permitted to occupy 100 percent of the gross floor area	
D-2017	356U	Notwithstanding Section 12.1 of this by-law, within the lands zoned C-6 on Schedule No. 194 of Appendix 'A' and described as Part of Lot 97, Registered Plan 307 in the City of Kitchener, single detached dwelling and duplex dwelling with the setbacks existing on the date of the passing of this by-law, shall also be permitted uses.	
A-2015	358U	Notwithstanding Section 8.1 of this by-law, within the lands zoned C-2 on Schedule 177 of Appendix 'A' and described as Lots 1 to 9, Lots 22 to 31 and Part of Lots 10 and 21, Registered Plan 927, a commercial bingo hall shall be permitted in accordance with the regulations in Section 8.2.	
A-2015	363U	Notwithstanding Section 7.1 of this By-law, within the lands zoned C-1 as shown on Schedule No. 210 of Appendix "A", the following uses shall also be permitted in accordance with the regulations of Section 7.2 and 466R: <ul style="list-style-type: none"> • health clinic • religious institution • studio • multiple dwelling • day care facility • artisans establishment 	
A-2015	373U	Notwithstanding Section 22.3 of this by-law, within the lands zoned (M-4) on Schedule 199 of Appendix 'A' and described as Part Lot 34, Registrar's Compiled Plan 1525, being Parts 1 and 2 on Reference Plan 58R-6301: <ol style="list-style-type: none"> a) office use, excluding accessory office use, shall be permitted within the building existing as of the date of the passing of this by-law; and, b) the office use shall be permitted to occupy 100 percent of the gross floor area. 	
A-2015	377U	Notwithstanding Section 8.1 of this By-law, within the lands zoned C-2 as shown on Schedules 92 and 93 of Appendix 'A' and described as Block 1, Registered Plan 58M-234, car wash and gas station uses shall be prohibited.	
D-2017	386U	Notwithstanding Section 7.1 of this By-law, within the lands zoned C-1 as shown on Schedule Nos. 206 and 207 of Appendix "A", the following uses shall also be permitted in accordance with the regulations of 7.2 and 491R: <ul style="list-style-type: none"> •health clinic •religious institution •studio •multiple dwelling •day care facility •artisans establishment •educational establishment 	Replaced with 245U(M)
A-2015	387U	Notwithstanding Section 8.1 of this By-law, within the lands zoned Neighbourhood Shopping Centre Zone (C-2) on Schedule Nos. 249, 250 and 253 of Appendix "A", described as Part of Lot 4, Biehn's	

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
Component B (2016) first draft – B-2016
Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.

PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Tract, and Part of Lot 1, Beasley's New Survey, the following uses shall also be permitted: Cluster Townhouse Dwelling, Duplex Dwelling, Multiple Dwelling, Religious Institution, Retirement Home, and Street Townhouse Dwelling.	
B-2016	403U Notwithstanding Section 17.1 and Schedule 105 of Appendix D, subsection iii) of this By-law, within the lands zoned D-6 on Schedule 84 of Appendix "A", described as Part Lot 69, Lot 70 and Lot 71, Plan 374, a residential care facility shall be a permitted use and may be located on the ground floor. (By-law 2010-114, S.3) (Housekeeping Amendment)	
A-2015	409U Notwithstanding Section 5.13 of this By-law, for the lands shown as affected by this subsection on Schedule 72 of Appendix "A", Canine and Feline Grooming shall also be permitted as a home business in accordance with the regulations set out in section 5.13.2 of this By-law.	
A-2015	413U In addition to those uses permitted by Section 23.1 of this By-law, on lands known municipally as 2340, 2360 and 2380 Shirley Drive, sale and rental of motor vehicles shall also be a permitted use. Furthermore, notwithstanding Section 23.3 there shall not be a limitation on the maximum number of vehicles permitted to be displayed for retail purposes on the lot at any one time.	
A-2015	414U Notwithstanding Special Regulation Provision 56R, on lands known as 2380 Shirley Drive, outdoor storage of motor vehicles, shall be permitted when associated with an automobile dealership.	
A-2015	415U a) Notwithstanding Section 39.1 of this By-law, within the lands zoned R-5 on Schedule 71 of Appendix "A", Personal Services, Health Office, and Health Clinic shall be permitted within the building existing on August 15, 2011. b) Notwithstanding Section 39.1 of this By-law, within the lands zoned R-5 on Schedule 71 of Appendix "A", Personal Services, Health Office, and Health Clinic shall also be permitted within a building, or a portion of a building, existing after August 15, 2011 in accordance with Section 39.2.4.	
B-2016	426U Notwithstanding Section 17.1 of this By-law, within the lands zoned D-6 and shown as affected by this subsection on Schedule 84 of Appendix 'A', an artisan establishment, commercial entertainment, research and development establishment, retail, and scientific, technological or communications establishment shall also be permitted, and the following uses shall not be permitted: Building Material and Decorating Supply Store Carwash Craftsman Shop Funeral Home Garden Centre and Nursery Gas Station Manufacturing Sale and Storage of Heating Fuel Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment Sale of Monuments Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment Warehouse Wholesaling (By-law 2013-030, S.6) (Regional Municipality of Waterloo)	
B-2016	428U Notwithstanding Section 17.1 of this By-law, within the lands zoned D-6 and shown as affected by this subsection on Schedule 84 of Appendix 'A', retail shall be permitted subject to the regulations in subsection 626 of Appendix 'D' of this By-law and multiple residential shall be permitted subject to:	Replaced with modified provision to apply to multiple properties.

City of Kitchener First Draft Zoning By-law (May 2017)

Component A (2015) first draft – A-2015
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Component C (2016) first draft – C-2016
Component D (2017) first draft – D-2017
 Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft
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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	i) the Region of Waterloo and the City of Kitchener having received acknowledgment from the Ministry of the Environment advising that a Record of Site Condition has been completed in accordance with the relevant Ontario legislation; ii) the completion of a detailed Noise Assessment to assess both potential off-site and on-site transportation and stationary noise sources to the satisfaction of the Region of Waterloo; and iii) the regulations in subsection 626 of Appendix 'D' of this By-law. (By-law 2013-083, S.3) (445 King Street West)	
D-2017	433U Notwithstanding Section 21.1 of this By-law, within the lands zoned M-3 shown as affected by this subsection on Schedule No. 139 of Appendix 'A', a Religious Institution shall be permitted subject to the regulations in Section 21.3.1 of this By-law.	Replaced with 245U(M)

City of Kitchener First Draft Zoning By-law (May 2017)

[Component A \(2015\) first draft – A-2015](#)
[Component B \(2016\) first draft – B-2016](#)
[Component C \(2016\) first draft – C-2016](#)
[Component D \(2017\) first draft – D-2017](#)

Previously tabled. No additional changes proposed at this time.

Component E (May 2017) first draft

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