

## Appendix D - Special Regulation Provisions for Specific Lands

	PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
<b>PROPOSED NEW PROVISIONS</b>			
A-2015	*1R		Notwithstanding Sections 8.2 and 8.3 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedules 21, 24, 25, 29, 32, 36, 69, 72, 82, 86, 87, 112, 124, 148, 168, 169, 177, 201, 205, 210, 225, 226, 239, 248, 262, 263 of Appendix 'A', the food store component of a retail use shall not exceed 3,500 square metres of gross floor area for each individual freestanding retail outlet
A-2015	*2R		Notwithstanding Sections 8.2 and 8.3 of this By-law, within the lands zoned MIX-1 shown as affected by this subsection on Schedules 71 and 72 of Appendix 'A', a maximum gross floor area of 2,500 square metres is permitted for each individual freestanding retail outlet. A foodstore is only permitted in a mixed use development to a maximum gross floor area of 5,000 square metres.  Additionally, notwithstanding Section 4.10 of this By-law, within the lands zoned MIX-1 show as affected by this subsection on Schedules 71 and 72 of Appendix 'A', the uses listed in Table 8-1 in Section 8.2 of this By-law shall be permitted in existing non-complying buildings and shall comply with the provisions of Section 6 of Zoning By-law 85-1.
	*3R		Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedules 249 and 250 of Appendix 'A' no building or structure shall be located between the front lot line and the circa 1879 Ontario Gothic Revival yellow brick building existing on the lot.
B-2016	New Provision		TBD (dependent upon completion of OMB process)
D-2017	*4R		Despite Section 9.3 (COM Zones), within the lands zoned COM-2 and shown as affected by this subsection on Schedules 33, 34, 191, 192, 223 and 224 of Appendix 'A', the maximum non-residential gross floor area within multi-unit building or multi-unit development shall be 42,000 sq m.
D-2017	*5R		Despite Section 9.3 (COM Zones), within the lands zoned COM-1 and shown as affected by this subsection on Schedules 246 Appendix 'A', the maximum total non-residential gross floor area within multi-unit building or multi-unit development shall be 15,000 sq m.
D-2017	*6R		Despite Section 9.3 (COM Zones), within the lands zoned COM-2 and shown as affected by this subsection on Schedules 245 and 246 of Appendix 'A', the minimum Floor Space Ratio shall be 0.6 and the maximum Floor Space Ratio shall be 2.0.
D-2017	*7R		Despite Section 9.3 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedules 253, 254, 284 and 285 of Appendix 'A', the maximum building height shall be 10 metres.
NEW	*8R		Despite Section 7.3 (RES Zones), within the lands zoned RES-1, RES-2, RES-3, RES-4 or RES-5 and shown as affected by this subsection on Schedules X of Appendix 'A', the maximum building height shall be 9 metres. <ul style="list-style-type: none"> <li>Implement recommendations of RIENS (1B). Intent to reduce the maximum building height to maintain consistency in height amongst areas predominately developed with bungalows.</li> <li>Will be applied to appropriate properties (determined through further evaluation) within RIENS area.</li> </ul>
NEW	*9R		Wording to be prepared to stipulate that: Garages are permitted, but they are only permitted in the form of detached garages that are located within the rear yard. <ul style="list-style-type: none"> <li>Implement recommendations of RIENS (1C).</li> </ul>

## 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"> <li>Will be applied to appropriate properties (determined through further evaluation) within RIENS area.</li> </ul>
NEW	*10R		<p>Wording to be prepared to stipulate that: Garages are permitted but they are required to be recessed beyond the front face of the dwelling to minimize their visual impact.</p> <ul style="list-style-type: none"> <li>Implement recommendations of RIENS (1C).</li> <li>Will be applied to appropriate properties (determined through further evaluation) within RIENS area.</li> </ul>
NEW	*11R		<p>Wording to be prepared to stipulate that: Garages are not permitted at all.</p> <ul style="list-style-type: none"> <li>Implement recommendations of RIENS (1C).</li> <li>Will be applied to appropriate properties (determined through further evaluation) within RIENS area.</li> </ul>
<b>PROVISION PROPOSED TO BE MODIFIED</b>			
A-2015	9R(M)	<p>Notwithstanding Section 6.1.1.1(d) or Section 9.2 of this By-law, within the lands zoned C-3 on Schedules 114 and 148 of Appendix "A", described as Block "A" of Registered Plan 1416:</p> <ol style="list-style-type: none"> <li>Parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 6.0 metres of a street line.</li> <li>One consolidated landscaped treed area, comprising 11.6 percent of the lot area shall be provided and maintained on the lot at the corner of Strasburg Road and Block Line Road.</li> </ol>	<p>Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-3, shown as affected by this subsection, on Schedules 114 and 148 of Appendix 'A', described as Block 'A' of Registered Plan 1416 the following regulations shall apply:</p> <ol style="list-style-type: none"> <li>Parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 6.0 metres of a street line;</li> <li>One consolidated woodlot, comprising of 11,890 square metres shall be provided and maintained on the lot at the corner of Strasburg Road and Block Line Road.</li> </ol>
D-2017	10R(M)	<p>Notwithstanding Section 6.1.1.1(d) or Section 9.2 of this By-law, within the lands zoned C-3 on Schedules 33 and 34 of Appendix "A", described as Block "A" and Part of Block "F" of Registered Plan 1384, more particularly described as Parts 1 and 2, Plan 58R-2651:</p> <ol style="list-style-type: none"> <li>Parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 6.0 metres of a street line.</li> <li>One consolidated landscaped area comprising 5.8 percent of the lot area shall be provided and maintained on the lot at the corner of Queen's Boulevard and Fischer-Hallman Road.</li> </ol>	<p>Despite Section 9.3 (COM Zones), within the lands zoned COM-2 and shown as affected by this subsection on Schedules 33 and 34 of Appendix 'A', one consolidated landscaped area comprising 5.8 percent of the lot area shall be provided and maintained on the lot at the corner of Queen's Boulevard and Fischer-Hallman Road and shall form part of the minimum requirement landscaped area of 20% for the entire lot.</p>
D-2017	24R(M)	<p>Notwithstanding Section 6.1.1.1(d) or Section 12.2 of this By-law, within the lands zoned C-6 on Schedule 220 of Appendix "A", described as Part of Farm Lot, J. Erb's Survey, Registered Plan 589 and Part of Jansen Avenue Closed by By-law 7001, Registered Plan 308, more particularly described as Parts 11 to 18 inclusive, Plan 58R-3902:</p> <ol style="list-style-type: none"> <li>The minimum rear yard requirement shall be 3.0 metres.</li> <li>Aisles giving direct access to abutting parking spaces shall not be located within 1.0 metre of the King Street East, Weber Street East and Florence Avenue street lines.</li> <li>Parking spaces shall not be located within 1.0 metre of the Florence Avenue street line.</li> </ol>	<p>Despite Section 9.3 (COM Zones), within the lands zoned COM-2 and shown as affected by this subsection on Schedules 220 Appendix 'A',</p> <ol style="list-style-type: none"> <li>The minimum rear yard requirement shall be 3.0 metres.</li> <li>Aisles giving direct access to abutting parking spaces shall not be located within 1.0 metre of the King Street East, Weber Street East and Florence Avenue street lines.</li> </ol>

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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

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	32R(M)	Notwithstanding Section 24.3 of this By-law, no building shall be erected within 7.62 metres of a Hazard Land (P-3) zone boundary, 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, designated as Part 13 on Plan 58R-6800; and part of Lot 59, German Company Tract and part of Lot 19, Registered Plan 577, designated as Part 2 on Plan 58R-819. b) Part of Lot A, Registered Plan 40. c) 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, part of Lot A, Registered Plan 40, designated as Parts 1 to 8 inclusive, 11 to 25 inclusive, 28 to 31 inclusive and 35 on Plan 58R-7231 and Part 3 on Plan 58R-7150. (By-law 91-247, S.9) (Lancaster Corporate Centre) d) Part of Lot 59, German Company Tract, more particularly described as Part 1 on Plan 58R-5497.	Notwithstanding Section 10.3 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', no building shall be erected within 7.62 metres of a NHC-1 zone boundary.
D-2017	41R(M)	Notwithstanding Section 8.2 of this By-law, within the land rezoned to C-2 on Schedules 14 and 17 of Appendix "A" by By-law Number 86-162, described as Part of Lot 33, German Company Tract, one consolidated landscaped area comprising of 5% of the lot area shall be provided and maintained at the northern corner of the lot at Fischer-Hallman Road and University Avenue.	Despite Section 9.3 (COM Zones), within the lands zoned COM-2 and shown as affected by this subsection on Schedules 14 and 17 of Appendix "A", one consolidated landscaped area comprising of 5% of the lot area shall be provided and maintained at the northern corner of the lot at Fischer-Hallman Road and University Avenue and shall form part of the minimum requirement landscaped area of 20% for the entire lot.
A-2015	63R(M)	Notwithstanding Section 20.3 of this By-law, within the lands zoned M-2 on Schedule 231 of Appendix "A", described as Part of Lot 123, German Company Tract, more particularly shown as Proposed Lots 2, 3, 4, 5 and 6 on Schedule 8 of Appendix "B": a) For Proposed Lots 4, 5 and 6 the minimum rear yard shall be 15.0 metres. b) For Proposed Lot 2 the minimum rear yard shall be 30.0 metres. c) For Proposed Lot 3 the minimum rear yard shall be a line between the side lot lines measured from a point 15.0 metres from the rear lot line along the northern most side lot line to a point 30.0 metres from the rear lot line along the southern most side lot line. d) In the minimum rear yards described in a), b) and c) above, sewage disposal systems shall not be permitted.	Notwithstanding Section 10.3 of this By-law, within lands zoned EMP-2 shown as affected by this subsection on Schedule 231 of Appendix 'A' shown as Proposed Lots 2, 3, 4, 5 and 6 on Schedule 8 of Appendix 'B': a) For Proposed Lots 4, 5 and 6 the minimum rear yard setback shall be 15.0 metres. b) For Proposed Lot 2 the minimum rear yard setback shall be 30.0 metres. c) For Proposed Lot 3 the minimum rear yard setback shall be a line between the side lot lines measured from a point 15.0 metres from the rear lot line along the northern most side lot line to a point 30.0 metres from the rear lot line along the southern most side lot line. d) In the minimum rear yard setbacks described in a), b) and c) above, sewage disposal systems shall not be permitted.
D-2017	64R(M)	Notwithstanding Section 12.2 of this By-law, within the lands zoned C-6 on Schedules 253, 254, 284 and 285 of Appendix "A", described as Lots 13 to 25 both inclusive, Registered Plan 1650, the maximum building height within Lots 13 to 15 and Lots 20 to 25 both inclusive shall be 10 metres, while the maximum building height within Lots 16 to 19 inclusive shall be 25 metres.	Despite Section 9.3 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedules 254 and 284 of Appendix 'A', the maximum building height shall be 25 metres.  See also *7R. Regulation split into two.
D-2017	85R(M)	Notwithstanding Section 12.2.1 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: a) Office use, excluding accessory office use, shall not exceed 35% of the gross floor area. a) The minimum yard from Grand Hill Drive shall be 5.0 metres	Despite Section 9.3 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedule 278 of Appendix 'A', the minimum yard from Grand Hill Drive shall be 5.0 metres.
C-2016	87R(M)	Notwithstanding Section 6.1.1. a) ii) and 31.1 of this By-law, within the lands zoned I-1 on Schedule 72 of Appendix "A", described as Part of Lot 117, German Company Tract and Lot 445, Plan 230, a health clinic, health office, hospital, medical laboratory, personal services and a social services establishment shall also be permitted in accordance with the regulations set out in Section 31.3.4 and a commercial parking facility associated with any of the above uses shall also be permitted on the lands described as Part of Lot 117, German Company Tract.	Despite Section 5.1 of this By-law, within the lands zoned INS-2 and shown as affected by this subsection on Schedules 71 and 72 of Appendix "A", parking associated with permitted uses located at 911 Queens Boulevard may locate on 40 and/or 55 Spadina Road.

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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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	PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
B-2016	99R(M)	Notwithstanding Section 6.1.2(c), Section 14.3, or Section 14A.3 of this by-law, within the lands zoned D-1 and D-2 on Schedule 120 of Appendix "A", described as Lot 5 and Part of Lots 4, 6, 7, 8, 9 and 11, Registered Plan 364, Part of Lot 1, Registered Plan 367 and Part of Lot 38, Registered Plan 394, the following special regulations shall apply:  The parking requirements for a building having a maximum of 250 guest rooms, a maximum of 1,235 square metres of gross floor area devoted to meeting rooms and a maximum of 624 square metres of gross floor area devoted to restaurant, not less than 252 parking spaces shall be provided in accordance with all other requirements of Section 6.1 of this by-law and the maximum floor space ratio north of Hall's Lane shall be 4.0 and the transfer of bonus floor area shall be permitted only for that bonus floor area in excess of the amount otherwise required to increase the floor space ratio from 2.0 to 4.0. (By-law 92-232, S.9)	Despite Section 6.3 (UGC Zones) and Section 4 (General Regulations), within the lands zoned UGC-1 and shown as affected by this subsection on Schedule 120 of Appendix "A":  1. The Maximum Floor Space Ratio north of Hall's Lane shall be 4.0 (and bonusing may be permitted up to a total Maximum Floor Space Ratio of 6.0 provided the bonus regulations of Section 5 are met); and 2. The transfer of bonus floor area shall be permitted only for that bonus floor area in excess of the amount otherwise required to increase the floor space ratio from 2.0 to 4.0.
B-2016	104R(M)	Notwithstanding Section 16A.2 of this by-law, within the lands zoned D-5 on Schedules 84 and 85 of Appendix "A", described as Lots 124 to 130 inclusive, Registered Plan 375, the maximum building height shall be 10 metres. (By-law 92-232, S.9) (Amended By-law 2003-163, S.53, [d])	Despite Section 6.3 (UGC Zones) within the lands zoned UGC-1 and shown as affected by this subsection on Schedules 84 and 85 of Appendix "A", the maximum building height shall be 14 metres within 30 metres of Joseph Street.
A-2015	106R(M)	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": a) 100% of the gross floor area may be used for offices within the area shown as Area 2 on Schedule Number 16 of Appendix "B"; b) Restaurant use within buildings shall be restricted to 929 square metres. This restriction shall not apply to outdoor patio/outdoor restaurant use. An outdoor patio licensed by the Liquor Licence Board of Ontario shall not be permitted within the area shown as Area 1 on Schedule Number 16 of Appendix "B"; and, c) Maximum Gross Leasable Commercial Space for Convenience Retail: No single convenience retail outlet shall exceed 300 square metres. d) Minimum Lot Width: 17.0 metres.	Notwithstanding Section 10.3 of this By-law, within any lands zoned EMP-4 as shown affected by this subsection on Schedule 201 of Appendix 'A', and shown in more detail on Schedule 16 of Appendix 'B' the minimum lot width shall be 17 metres.
D-2017	107R	Notwithstanding Section 34.3 of this By-law, within the lands zoned A-1 as described in the clauses listed below, the use of lands for a pit shall only take place within the Limits of Extraction shown on the Schedules to Appendix "B" specified below:  a) Lots 10 to 14 inclusive, 24 to 26 inclusive and Part Lots 9 and 23, Registered Plan 585 and Part Lot 149, German Company Tract as shown on Schedules 60, 61, 97 and 98 of Appendix "A", and as shown on Schedule 9 of Appendix "B". (By-law 93-36, S.5) (Huron Rd. - Opposite Amand Dr.)  b) Part of Lot 117, German Company Tract, as shown on Schedules 270, 271, 272, 292 and 293 of Appendix "A". (By-law 94-183, S.43[d])	Despite Section 12.3 of this By-law, within the lands zoned AGR-1 shown as affected by this subsection on schedules 60, 61, 97 and 98 of Appendix 'A', the use of lands for a pit shall only take place within the Limits of Extraction shown on Schedule 9 of Appendix "B".
D-2017	216R(M)	Notwithstanding Section 13A.2.1 of this by-law, within the lands zoned C-8 on Schedule 289 of Appendix 'A' as affected by this subsection, the following regulations shall apply: a) individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted and the total gross floor area of such outlets shall be permitted to occupy 100% of the gross floor area of the lot; b) the minimum lot area for retail uses shall be 3398.5 square metres;	Despite Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedule 289 of Appendix 'A', the following regulations shall apply: a) individual retail outlets shall have no minimum gross floor area. b) the minimum interior side yard shall be 1.3 metres.

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

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		c) the minimum side yard shall be 1.3 metres.	
D-2017	299R(M)	Notwithstanding Section 13A.2.1 of this By-law, within the lands zoned C-8 on Schedule 289 of Appendix "A" and described as Part of Lot 7, Registered Plan 1725, more particularly described as Part 1 on Plan 58R-10902, all lands affected by this subsection shall be deemed to be one lot for the purpose of calculating Minimum Gross Floor Area Devoted to "retail" uses other than those listed as a specific type of retail use in Section 12.1.	Despite Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedule 289 of Appendix 'A', individual retail outlets shall have no minimum gross floor area.
A-2015	316R(M)	Notwithstanding Section 20.3 of this by-law, within the land zoned M-2 on Schedule 139 of Appendix 'A', as affected by this subsection, and described as Part of Lots 32, 33 and 34, Registered Plan 763, more particularly described as Part 2 on Plan 58R-3130, office use shall be permitted to occupy up to 100 percent of the gross floor area to a maximum floor space ratio of 0.5.	Notwithstanding Section 10.3 of this By-law within the lands zoned EMP-4 shown as affected by this subsection on Schedule 139 of Appendix 'A', the following regulations shall apply: a) a maximum Floor Space Ratio of 0.5 for an Office
D-2017	358R (M)	Notwithstanding Section 13A.2.1 of this By-law, within the lands zoned C-8 on Schedules 89 and 116 of Appendix "A", and described as Part of Lot 9, Municipal Compiled Plan 1021 and Parts of Lots 4 and 5, Municipal Compiled Plan 1022, all lands affected by this subsection shall be deemed to be one lot for the purpose of calculating Minimum Gross Floor Area Devoted to 'retail' uses other than those listed as a specific type of retail use in Section 12.1.	Despite Section 9.2 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedules 89 and 116 of Appendix 'A', a) individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use in Table 9.1 having a minimum gross floor area of 1,500 square metres provided the total gross floor area of such individual retail outlets does not exceed 25 percent of the total gross floor area. b) all lands affected by this subsection shall be deemed to be one lot for the purpose of calculating gross floor area of development.
D-2017	359R(M)	Notwithstanding Section 13A.2.1 of this By-law, within the lands zoned C-8 on Schedules 46, 47, 67 and 68 of Appendix "A", legally described as Part of Lot 46, German Company Tract designated as Part 6, Plan EX-331; Part of Lot 47, German Company Tract described as Parts 2 and 9, 58R-3076, Parts 1, 2, 8, 9, 12 and 13, Plan 58R-8216 and Blocks 39 and 41, Registered Plan 1758, all lands affected by this subsection shall be deemed to be one lot for the purpose of calculating Minimum Gross Floor Area Devoted to 'retail' uses other than those listed as a specific type of retail use in Section 12.1.	Despite Section 9.2 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedules 46, 47, 67 and 68 of Appendix 'A', a) individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use in Table 9.1 having a minimum gross floor area of 1,500 square metres provided the total gross floor area of such individual retail outlets does not exceed 25 percent of the total gross floor area. b) all lands affected by this subsection shall be deemed to be one lot for the purpose of calculating gross floor area of development.
D-2017	360R(M)	Notwithstanding Section 13A.2 of this By-law, within the lands zoned C-8 on Schedules 288 and 289 of Appendix "A", and legally described as Lot 3, Registered Plan 1744, individual retail outlets having a gross floor area of less than 1,800 square metres shall be permitted on a lot which does not contain a permitted use having a minimum gross floor area of 1,800 square metres provided such retail outlets do not exceed a maximum total gross floor area of 1,533 square metres.	Despite Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedules 288 and 289 of Appendix 'A', individual retail outlets shall have no minimum gross floor area provided such retail outlets do not exceed a maximum total gross floor area of 1,533 square metres.
B-2016	383R(M)	Notwithstanding Section 14.3 of this By-law, within the lands zoned D-1 on Schedules 85 and 120 of Appendix "A", and described as Part Lot 2 and North ½ of Lot 3, Part Lot 4 and Southwest ½ of Lot 3, East of Queen Street, Part Lot 32 and part of Block marked 10 to 15, West of Benton Street, Registered Plan 394, more particularly described as Parts 5 to 9 inclusive on Plan 58R-1516, the following regulations shall apply to a commercial parking facility only:  a) Maximum Floor Space Ratio of 4.6;  b) Minimum Yard abutting Charles Street of 0 metres; and,  c) Minimum Yard abutting a Lane shall be 0 metres. (By-law 2002-108, S.3) (Charles St. E.)	Despite Section 6.3 (UGC Zones) of this By-law, within the lands zoned UGC-1 and shown as affected by this subsection on Schedule 120 of Appendix "A":  a) The Maximum Floor Space Ratio shall be 4.6;  b) The Minimum Yard abutting Charles Street shall be 0 metres; and,  c) The Minimum Yard abutting a Lane shall be 0 metres.
A-2015	416R(M)	Notwithstanding Sections 24.3 and 25.3 of this by-law, within the lands zoned Restricted Business Park	Notwithstanding Section 10.3 of this By-law within the lands zoned EMP-4 and EMP-5 shown as

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	Zone (B-2) and Business Park Service Centre Zone (B-3) on Schedules 187, 188 and 228 of Appendix "A" as affected by this subsection the following special regulations shall apply: <ul style="list-style-type: none"> <li>i) minimum front yard setback shall be 3 metres;</li> <li>ii) minimum rear yard setback shall be 15 metres, incorporating a 2.0 metre high berm.</li> </ul>	affected by this subsection on Schedules 187, 188 and 228 of Appendix 'A', the following regulations shall apply: <ul style="list-style-type: none"> <li>a) the minimum front yard setback shall be 3 metres;</li> <li>b) the minimum rear yard setback shall be 15 metres and shall incorporate a 2 metre high berm</li> </ul>
D-2017	440R(M) Notwithstanding Section 6.1.1.1 a) ii, 6.1.1.1 a) iii and 13A.2.1 of this By-law, within the lands zoned C-8 on Schedules No. 47 and 67 and legally described as Part Lot 47, German Company Tract, in the City of Kitchener (municipally known as 685 Fischer-Hallman Road, 715 Fischer-Hallman Road and part of the former Grove Drive right-of-way), the following shall apply: <ul style="list-style-type: none"> <li>a) the minimum side yard setback shall be 3.0m, except where the side lot line abuts a hydro corridor, in which case no side yard shall be required along the length of such abutting side;</li> <li>b) the minimum setback for a garbage enclosure in a side or rear yard shall be 0 metres;</li> <li>a) for the purposes of calculating required parking subsection 6.1.1.1 a) iii shall not apply.</li> </ul>	Despite Sections 5 (Parking, Loading, and Stacking) and Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedules 47 and 67 of Appendix 'A', the minimum setback for a garbage enclosure in a side or rear yard shall be 0 metres.
D-2017	448R(M) Notwithstanding Section 7.2 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: <ul style="list-style-type: none"> <li>a) the minimum side yard abutting Max Becker Drive for the building existing on August 28, 2006 (being the date of the passing of By-law 2006-174) shall be 3 metres; and,</li> <li>b) the maximum total allowable Gross Floor Area for religious institutional use shall be 93 square metres.</li> </ul>	Despite Section 9.3 (COM Zones), within the lands zoned COM-1 and shown as affected by this subsection on Schedules 48, 49 and 65 of Appendix 'A', the maximum total allowable Gross Floor Area for a place of worship shall be 93 square metres.
D-2017	449R (M) Notwithstanding Section 13A.2 of this By-law, within the lands zoned C-8, as affected by this subsection, as shown on Schedules 279, 289 and 290 of Appendix "A" and described as Part of Lots 8 and 9, Beasley's Broken Front Concession, in the City of Kitchener (100 Sportsworld Drive); Part of Lots 8 and 9, Beasley's Broken Front Concession (4336 King Street East); Part Lot 9, Beasley's Broken Front Concession, subject to a right-of-way over Parts 2 and 3 on Plan 58R-14276 (4278 King Street East); Part of Lot 8, Beasley's Broken Front Concession being Parts 1 to 5 inclusive on Reference Plan 58R-4991 (4370 King Street East); and Part of Lot 9, Beasley's Broken Front Concession being Part 1 on Reference Plan 58R-12238 (4318-4326 King Street East) : <ul style="list-style-type: none"> <li>i) The minimum front yard and side yard abutting a street shall be 0 metres, except that no building shall be located within 5.0 metres of an above ground hydro line;</li> <li>ii) The maximum gross leasable commercial space for any single retail outlet shall be 6,100 square metres; and</li> <li>iii) For all lands affected by this subsection, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this by-law relative to the lands as a whole and its external lot lines are observed.</li> </ul>	Despite Section 9.2 and Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedules 279, 289 and 290 of Appendix 'A': <ul style="list-style-type: none"> <li>a) individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use in Table 9.1 having a minimum gross floor area of 1,500 square metres provided the total gross floor area of such individual retail outlets does not exceed 25 percent of the total gross floor area. The maximum gross floor area for any individual retail outlet shall be 6,100 square metres; and</li> <li>b) all lands affected by this subsection shall be deemed to be one lot and the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this by-law relative to the lands as a whole and its external lot lines are observed.</li> </ul>
D-2017	480R(M) Notwithstanding Section 8.2 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, the following special regulations shall apply: <ul style="list-style-type: none"> <li>a) the maximum floor space ratio shall be 2.0;</li> <li>b) the maximum building height shall be 12.0 metres within 20.0 metres of a residential zone;</li> <li>c) patios, decks and outdoor recreation areas accessory to a restaurant use, attached or unattached to the building shall not be located within 20.0 metres of a residential zone, and in no case shall a patio, deck or outdoor recreation area be located between any building and a residential zone.</li> </ul>	Despite Sections 4 (General Regulations) and Section 9.3 (COM Zones), within the lands zoned COM-2 and shown as affected by this subsection on Schedules 92 and 93 of Appendix 'A', the following special regulations shall apply: <ul style="list-style-type: none"> <li>a) the maximum building height shall be 12.0 metres within 20.0 metres of a residential zone;</li> <li>b) patios, decks and outdoor recreation areas associated with a restaurant use shall not be located within 20.0 metres of a residential zone, and in no case shall a patio, deck or outdoor recreation area be located between any building and a residential zone.</li> </ul>

**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	619R(M)	Notwithstanding Section 53.2 of this By-law, within the lands zoned MU-1 and shown as affected by this subsection on Schedule 126 of Appendix 'A', the following special regulations shall apply: a) the Lancaster Street West street line shall be the front lot line; b) the Bridgeport Road street line shall be a side lot line abutting a street and the minimum setback shall be 1.5 metres; c) the Hamel Street street line shall be a side lot line abutting a street and the minimum setback shall be 3.0 metres, d) the lot line adjacent to 543 Bridgeport Road shall be the side lot line and no minimum setback shall be required; and e) the minimum Floor Space Ratio, maximum front yard setback, minimum width of primary ground floor façade and, minimum percentage of façade openings shown on the approved site plan dated August 24, 2012 shall be deemed to comply.	Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedule 126 of Appendix 'A', the following regulations shall apply: a) the Lancaster Street West street line shall be the front lot line; b) the Bridgeport Road street line shall be an exterior side lot line; c) the Hamel Street street line shall be an exterior side lot line and the minimum exterior side yard setback shall be 3 metres
A-2015	622R(M)	Notwithstanding Section 54.2 of this By-law, within the lands zoned MU-2 and shown as affected by this subsection on Schedule 126 of Appendix 'A', the following special regulations shall apply: a) a maximum front yard setback will not be required; b) a minimum width of primary ground floor façade will not be required; and c) for non-residential uses, not less than five (5) per cent of the area of primary ground floor façade shall be devoted to display windows or entrances to the building a maximum horizontal distance between display windows or entrances will not be applied.	Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-2 shown as affected by this subsection on Schedule 126 of Appendix 'A', the following regulations shall apply: a) a minimum width of primary first storey façade will not be required; b) a minimum percent of façade openings will not be required
A-2015	624R(M)	Notwithstanding Section 53.2.2 and 54.2.2 of this By-law, within the lands zoned MU-1 and MU-2 and shown as affected by this subsection on Schedules 125 and 126 of Appendix 'A', free-standing retail uses will be permitted to locate within existing and new buildings, to a maximum gross floor area of 1,000 square metres.	Notwithstanding Sections 8.2 and 8.3 of this By-law, within the lands zoned MIX-1 and MIX-2 and shown as affected by these subsections on Schedules 125 and 126 of Appendix 'A' a maximum gross floor area of 1,000 square metres is permitted for each individual freestanding retail outlet within existing and new buildings. A food store is only permitted in a mixed use development to a maximum gross floor area of 5,000 square metres.  Additionally, notwithstanding Section 4.10 of this By-law, within the lands zoned MIX-1 shown as affected by this subsection on Schedules 125 and 126 of Appendix 'A', the uses listed in Table 8-1 in Section 8.2 of this By-law shall be permitted in existing non-complying buildings and shall comply with the provisions of Section 6 of Zoning By-law 85-1.  <b>**Removed from lands proposed to be rezoned EUF-1 or NHC-1.**</b>
A-2015	649R(M)	Notwithstanding Sections 5.24, 6.1.2 and 8.2 of this By-law, within the lands zoned C-2, shown as affected by this subsection, on Schedules 89, 90, 115 and 116 of Appendix "A": a) the minimum rear yard setback shall be 3.0 metres, except where the lot line forms part of a boundary between a C-2 Zone and a Residential Zone or a Public Park Zone (P-1), in which case the minimum setback shall be 7.5 metres; b) the minimum side yard setback shall be 3.0 metres, except where the lot line forms part of a boundary between a C-2 Zone and a Residential Zone or a Public Park Zone (P-1), in which case the minimum setback shall be 7.5 metres; c) The minimum setback to Elmsdale Drive for a front yard or side yard abutting a street, for multiple residential dwellings or residential care facility, shall be 3.0 metres for that portion of a building not exceeding 10.5 metres, and an additional setback of 1.5 metres shall be required for every additional 3.0 metres of height thereafter. d) The minimum setback to Ottawa Street for a front yard or side yard abutting a street, for multiple residential dwellings or residential care facility, shall be 3.0 metres.	Notwithstanding Sections 8.2 and 8.3 of this By-law, within the lands zoned MIX-1, shown as affected by these subsections, on Schedules 89, 90, 115 and 116 of Appendix "A" the following regulations shall apply: a) the minimum rear yard setback and interior side yard setback shall be 3.0 metres. Where the rear lot line or interior side lot line forms part of a boundary between a MIX-1 zone and a property zoned for a low density residential use or a property zoned REC-1, the minimum rear yard setback and minimum interior side yard setback shall be 7.5 metres; b) The minimum front yard setback and exterior side yard setback from Elmsdale Drive for a multiple dwelling, small residential care facility and large residential care facility, shall be 3.0 metres for that portion of a building not exceeding 10.5 metres. For buildings greater than 10.5 metres containing these uses, each storey of a building above 10.5 metres shall have a stepback of 1.5 metres to a maximum stepback of 10 metres. c) The minimum front yard setback and exterior side yard setback from Ottawa Street for a multiple dwellings, small residential care facility and large residential care facility, shall be 3.0 metres.

**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>e) The maximum building height for multiple residential dwellings and residential care facilities shall be 24.0 metres;</p> <p>f) Dwelling Units located in multiple dwellings or residential care facilities, may be permitted on the ground floor, and are not required to be located in buildings also containing commercial uses.</p> <p>g) The minimum Floor Space Ratio for any site developed exclusively with residential uses, or with a mix of commercial and residential uses shall be 0.6 and the minimum Floor Space Ratio for any site developed exclusively with commercial uses shall be 0.3. Individual buildings may be permitted with a Floor Space Ratio lower than the minimum Floor Space Ratio during initial phases of development, provided the development is consistent with the Council approved Urban Design Guidelines and a Comprehensive Master Plan is prepared which demonstrates that the overall development will achieve the minimum Floor Space Ratio for the lands subject to this regulation.</p> <p>h) The maximum Floor Space Ratio shall be 1.0. Where it has been demonstrated to the satisfaction of the City's Director of Engineering Services that the necessary infrastructure for storm/sanitary have sufficient capacity, and to the satisfaction of the City's Director of Transportation Services and Region of Waterloo that surrounding streets and intersections have sufficient capacity, a maximum Floor Space Ratio of 2.0 shall be permitted;</p> <p>i) The maximum gross leaseable commercial space shall not exceed 10,000 square meters and will not exceed 7,000 square metres of combined gross floor area devoted to retail uses or 5,000 square metres of combined gross floor area devoted to office uses.</p> <p>j) One freestanding retail outlet shall be permitted to a maximum size of 6,500 square metres. All other freestanding retail outlets shall be permitted to a maximum size of 3,500 square metres.</p> <p>k) The minimum parking requirement for a multiple dwelling shall be 1 space for each dwelling unit, and visitor parking shall be provided at a rate of 22.5% of the parking required by this special regulation and shall be provided in addition to the required 1 space per unit.</p> <p>l) That parking spaces, loading spaces, aisles giving direct access to a parking space (excluding driveways or portions thereof extending directly from the street) and drive-thru stacking lanes shall be located a minimum distance of 4.5 metres from a street line.</p>	<p>d) No minimum building height is required for buildings containing only non-residential uses;</p> <p>e) The maximum building height for a multiple dwelling, small residential care facility and large residential care facility shall be 24.0 metres;</p> <p>f) A dwelling unit, may be permitted on the first storey of a building;</p> <p>g) The minimum Floor Space Ratio for any site developed exclusively with non-residential uses shall be 0.3. Individual buildings may be permitted with a Floor Space Ratio lower than the minimum Floor Space Ratio requirements of the MIX-1 zone or Special Regulation Provision 649R(M) during initial phases of development, provided the development is consistent with the Council approved Urban Design Guidelines and a Comprehensive Master Plan is prepared which demonstrates that the overall development will achieve the minimum Floor Space Ratio for the lands subject to this regulation.</p> <p>h) Where it has been demonstrated to the satisfaction of the City's Director of Engineering Services that the necessary infrastructure for storm/sanitary have sufficient capacity, and to the satisfaction of the City's Director of Transportation Services and Region of Waterloo that surrounding streets and intersections have sufficient capacity, a maximum Floor Space Ratio of 2.0 shall be permitted;</p> <p>i) The maximum gross leaseable commercial space shall not exceed 10,000 square meters and will not exceed 7,000 square metres of combined gross floor area devoted to retail or 5,000 square metres of combined gross floor area devoted to office.</p> <p>j) One freestanding retail outlet shall be permitted to a maximum size of 6,500 square metres. All other freestanding retail outlets shall be permitted to a maximum size of 3,500 square metres.</p> <p>k) The minimum parking requirement for a multiple dwelling shall be 1 space for each dwelling unit, and visitor parking shall be provided at a rate of 22.5% of the parking required by this special regulation and shall be provided in addition to the required 1 space per unit.</p> <p>l) Parking spaces, loading spaces and, aisles giving direct access to a parking space (excluding driveways or portions thereof extending directly from the street) shall be located a minimum distance of 4.5 metres from a street line.</p>

**PROVISION PROPOSED TO BE RETAINED**

D-2017	31R	Notwithstanding anything else in this By-law, within any lands shown on Schedules 227, 228, 229, 230, 231, 232, 233 of Appendix "A" as affected by this subsection; no building or structure shall be permitted to exceed a height greater than a geodetic elevation of 359.66 metres above sea level.	Despite anything else in this By-law, within any lands shown on Schedules 227, 228, 229, 230, 231, 232, 233 of Appendix "A" as affected by this subsection; no building or structure shall be permitted to exceed a height greater than a geodetic elevation of 359.66 metres above sea level.
A-2015	34R	Notwithstanding Section 24.3 of this By-law, within the lands zoned B-2 on Schedules 112, 113, 149 and 150 of Appendix "A", described as Part of Lot 12, Registrar's Compiled Plan 1471; and Part of Lot 14, Registrar's Compiled Plan 1471, more particularly described as Parts 1, 26, 27, 28, 31, 32, 33 and 34, Plan 58R-5668; where a lot line forms part of a boundary with Lot 13 of Registrar's Compiled Plan 1471: a) A minimum yard of 14.0 metres shall be required along that portion of the lot line which abuts Lot 13. b) No parking or loading spaces or outdoor storage shall be permitted within 7.0 metres of that portion of the lot line which abuts Lot 13. c) A visual barrier shall be provided and maintained along that portion of the lot line which abuts Lot 13 in accordance with Section 5.11 of this By-law.	Notwithstanding Section 10.3 of this By-law within the lands zoned EMP-5 shown as affected by this subsection on Schedules 112, 113, 149 and 150 of Appendix 'A' (described as Part of Lot 12, Registrar's Compiled Plan 1471; and Part of Lot 14, Registrar's Compiled Plan 1471, more particularly described as Parts 1, 26, 27, 28, 31, 32, 33 and 34, Plan 58R-5668), where a lot line forms part of a boundary with Lot 13 of Registrar's Compiled Plan 1471 the following regulations shall apply: a) A minimum setback of 14.0 metres from the lot line which abuts Lot 13; b) No parking or loading spaces or outdoor storage shall be permitted within 7.0 metres of that portion of the lot line which abuts Lot 13, and; c) A visual barrier shall be provided and maintained along that portion of the lot line which abuts Lot 13 in accordance with Section 4.23 of this By-law
D-2017	59R	Notwithstanding Section 12.2 or anything else in this By-law, within the lands zoned C-6 on Schedule 296 of Appendix "A" described as Part Lot 24, Beasley's Broken Front Concession, a visual barrier shall	Despite Section 9.4 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedule 296 of Appendix 'A', a visual barrier shall be provided along the entire Limerick

**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
		be provided along the entire Limerick Drive street line abutting the lot.	Drive street line abutting the lot.
C-2016	79R	Notwithstanding Section 31.3.4 of this By-law, within the lands zoned I-1 on Schedule 67 of Appendix "A" described as Part Lot 47, German Company Tract, more particularly described as Parts 1 to 6 inclusive, Plan 58R-1730, the maximum ground floor area of a religious institution, including any associated church hall, shall not exceed 1,088.78 square metres.	Despite Section 11, within the lands zoned INS-1 and shown as affected by this subsection on Schedule 67 of Appendix "A", the maximum ground floor area of a <i>place of worship</i> , including any associated church hall, shall not exceed 1,088.78 square metres.
B-2016	102R	Notwithstanding Sections 5.19 and 14.3 of this by-law, within the lands zoned D-1 on Schedule 85 of Appendix "A", described as Part of Lots 1 and 3 to 5 inclusive, Registered Plan 391, more particularly described as Part 6, Plan 58R-7410, the maximum floor space ratio shall be 5.7, the transfer of bonus floor area shall be permitted only for that bonus floor area in excess of the amount otherwise required to increase the floor space ratio from 2.0 to 5.7 and the minimum yard abutting Charles Street shall be 0 metres.	Despite Sections 4 (General Regulations) and 6.3 (UGC Zones), within the lands zoned UGC-1 and shown as affected by this subsection on Schedule 85 of Appendix "A":  1. The maximum floor space ratio shall be 5.7; 2. The transfer of bonus floor area shall be permitted only for that bonus floor area in excess of the amount otherwise required to increase the floor space ratio from 2.0 to 5.7; and 3. The minimum yard abutting Charles Street shall be 0 metres.
B-2016	120R	Notwithstanding Section 14.3 of this by-law, within the lands zoned D-1 on Schedules 84 and 85 to Appendix "A", described as Lots 4, 48 to 52 inclusive, 120 to 123 inclusive and Part of Lots 3, 5, 24, 47, and 99 to 102 inclusive, all according to Registered Plan 375, the maximum floor space ratio south of Hall's Lane and north of Charles Street shall be 4.4 and the transfer of bonus floor area shall be permitted only for that bonus floor area in excess of the amount otherwise required to increase the floor space ratio from 2.0 to 4.4. (By-law 2009-105, S.27) (Housekeeping Amendment)	Despite Sections 4 (General Regulations) and 6.3 (UGC Zones), within the lands zoned UGC-1 and shown as affected by this subsection on Schedule 85 of Appendix "A":  1. The maximum floor space ratio south of Hall's Lane and north of Charles Street shall be 4.4; and 2. The transfer of bonus floor area shall be permitted only for that bonus floor area in excess of the amount otherwise required to increase the floor space ratio from 2.0 to 4.4.
A-2015	168R	Notwithstanding Section 40.2 of this By-law, within the lands zoned R-6 on Schedule 275 of Appendix "A", described as Block 85, Registered Plan 1692, the following special regulations shall apply to a multiple dwelling development: a) The maximum number of units shall be 64. b) The maximum number of units per building shall be 4. c) The minimum side yards shall be 13.5 metres on the west side and 7.5 metres on the east side. d) The maximum building height shall be 9.0 metres. e) The minimum floor area per dwelling unit shall be 113 square metres for a 1 storey unit and 141 square metres for a 2 storey unit. f) The minimum distance between buildings shall be 8.0 metres where the facing walls contain windows. g) Private patio areas shall not be required.	Notwithstanding Section 14.3 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedule 255 of Appendix "A", described as Block 85, Registered Plan 1692, the following special regulations shall apply to a multiple dwelling development: i) The maximum number of units shall be 64. ii) The maximum number of units per building shall be 4. iii) The minimum side yards shall be 13.5 metres on the west side and 7.5 metres on the east side. iv) The maximum building height shall be 9.0 metres. v) The minimum floor area per dwelling unit shall be 113 square metres for a 1 storey unit and 141 square metres for a 2 storey unit. vi) The minimum distance between buildings shall be 8.0 metres where the facing walls contain windows. vii) Private patio areas shall not be required.
A-2015	197R	Notwithstanding Section 36.2.2 of this By-law, within the lands zoned R-2 with special use provision 187 and E-1 on Schedule 255 of Appendix "A", the minimum lot width shall be 29.5 metres.	Notwithstanding Section 14.3 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedule 255 of Appendix 'A', the minimum lot width shall be 29.5 metres.
A-2015	265R	Notwithstanding Section 40.2.5 of this By-law, within the lands zoned R-6 on Schedule 233 of Appendix "A" and described as Blocks 1 and 2, Registered Plan 1836, the "rear yard access" regulation shall not apply.	Notwithstanding Section 14.3 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedule 233 of Appendix "A", the "rear yard access" regulation shall not apply.
A-2015	318R	Notwithstanding Sections 6 and 8 of this By-law, within the lands zoned C-2 on Schedule 43 of Appendix "A" and described as Part of Lot 20, Registered Plan 1004, the minimum rear yard shall be 1.5 metres.	Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-3, shown as affected by this subsection on Schedule 43 of Appendix 'A', the minimum rear yard setback shall be 1.5 metres.
A-2015	401R	Notwithstanding Section 48.3.1 of this by-law, within the lands zoned E-1 on Schedule 266 of Appendix "A" and described as Part of Lot 11 and Part of 6.096 metre lane (Closed by Judge's Order, Instrument No. 940555), Abraham C. Weber's Survey, Registered Plan 591, the Minimum Lot Width shall be 85 metres.	Notwithstanding Section 14.3 of this By-law within the lands zoned EUF-1 shown as affected by this subsection on Schedule 266 of Appendix 'A', the minimum lot width shall be 85 metres.
D-2017	484R	Notwithstanding Section 12.2 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:	Despite Section 9.3 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedule 11 of Appendix 'A':

### 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"> <li>a) the food store shall have a maximum floor area of 4645 square metres; and,</li> <li>b) the total retail uses for the entire site shall not exceed a maximum of 10,662 square metres.</li> </ul>	<ul style="list-style-type: none"> <li>a) the food store shall have a maximum floor area of 4645 square metres; and,</li> <li>b) the total retail uses for the entire site shall not exceed a maximum of 10,662 square metres.</li> </ul>
A-2015	<p>490R Notwithstanding Section 8.2 of this By-law, within the lands zoned C-2 as shown on Schedule Nos. 206 and 207 of Appendix "A", the following special regulations shall apply:</p> <ul style="list-style-type: none"> <li>a) Maximum Building Height – 36 metres</li> <li>b) Maximum floor space ratio of 2.0</li> <li>c) Maximum Gross Leasable Commercial Space shall be 3,250 square metres and shall not include a supermarket.</li> </ul>	<p>Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedules 206 and 207 of Appendix 'A', the following regulation shall apply:</p> <ul style="list-style-type: none"> <li>a) A maximum building height of 36 metres;</li> <li>b) A maximum floor space ratio of 2.0, and;</li> <li>c) A maximum gross leasable commercial space of 3,250 square metres and shall not include a food store</li> </ul>
A-2015	<p>492R Notwithstanding Section 8.2 of this By-law within the lands zoned Neighbourhood Shopping Centre (C-2) on Schedule Nos. 249, 250 and 253 of Appendix 'A', as affected by this subsection, the following special regulations shall apply:</p> <ul style="list-style-type: none"> <li>a) the maximum gross leasable commercial space shall be 3,250 square metres;</li> <li>b) the minimum front yard shall be 2.0 metres;</li> <li>c) the minimum side yard abutting a street shall be 3.0 metres;</li> <li>d) a maximum floor space ratio of 2.0;</li> <li>e) a maximum building height of 36.0 metres; and</li> <li>f) a supermarket shall be prohibited.</li> </ul>	<p>Notwithstanding Sections 8.2 and 8.3 of this By-law within the lands zoned MIX-1 shown as affected by these subsections on Schedules 249, 250 and 253 of Appendix 'A' the following shall apply:</p> <ul style="list-style-type: none"> <li>a) A food store shall not be permitted;</li> <li>b) a maximum building height of 36 metres</li> <li>c) a maximum floor space ratio of 2.0</li> <li>d) a maximum gross leasable commercial space of 3,250 square metres;</li> <li>e) a minimum front yard setback of 2.0 metres, and;</li> <li>f) a minimum exterior side yard setback of 3.0 metres</li> </ul>
D-2017	<p>494R Notwithstanding Section 13A.2 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, the following special regulations shall also apply:</p> <ul style="list-style-type: none"> <li>a) Minimum Side Yard where the side lot line abuts the boundary of the City of Waterloo shall be 0 metres.</li> <li>b) For the purposes of applying the regulations of this By-law the lands affected by this Section shall be considered to be one lot.</li> <li>c) The maximum gross floor area for all uses on the lands shall be 49,515.7 square metres. The lands will be permitted to develop in three phases with Phases 2 and 3 subject to Holding provisions to provide for a review of transportation issues associated with the development.                             <ul style="list-style-type: none"> <li>i) Phase 1 will consist of a maximum of gross floor area of 32,050.5 square metres which will include the development of a retail anchor outlet having a maximum gross floor area of 17,186.5 square metres. Phase 1 is not subject to any Holding provisions.</li> <li>ii) Phase 2 will consist of up to an additional 6,967.7 square metres of gross floor area and is subject to a Holding provision. Phase 1 and Phase 2 provide for a cumulative total of 39,018 square metres of gross floor area on the City of Kitchener portion of the site.</li> <li>iii) Phase 3 will consist of the remainder of the cumulative total of 49,515.7 square metres of gross floor area permitted on the City of Kitchener portion of the site and is subject to a Holding provision.</li> </ul> </li> <li>d) The maximum amount of gross floor area devoted to retail uses shall be 43,384.3 square metres. The following uses are excluded from the calculation of retail gross floor area: outside garden centre displays and areas devoted to parking and loading which are not fully enclosed.</li> <li>e) The maximum amount of gross floor area devoted to retail anchor outlets having a minimum size of 4,645 square metres of gross floor area shall be 17,186.5 square metres.</li> <li>f) The maximum amount of gross floor area devoted to individual retail outlets specializing in the retail of apparel and accessories shall be 9,290 square metres.</li> <li>g) The maximum amount of gross floor area devoted to individual outlets specializing in restaurant uses shall be 1,858 square metres.</li> </ul>	<p>Despite Section 9.3 (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', the following special regulations shall also apply:</p> <ul style="list-style-type: none"> <li>a) Minimum Side Yard where the side lot line abuts the boundary of the City of Waterloo shall be 0 metres.</li> <li>b) For the purposes of applying the regulations of this By-law the lands affected by this Section shall be considered to be one lot.</li> <li>c) The maximum gross floor area for all uses on the lands shall be 49,515.7 square metres. The lands will be permitted to develop in three phases with Phases 2 and 3 subject to Holding provisions to provide for a review of transportation issues associated with the development.                             <ul style="list-style-type: none"> <li>i) Phase 1 will consist of a maximum of gross floor area of 32,050.5 square metres which will include the development of a retail anchor outlet having a maximum gross floor area of 17,186.5 square metres. Phase 1 is not subject to any Holding provisions.</li> <li>ii) Phase 2 will consist of up to an additional 6,967.7 square metres of gross floor area and is subject to a Holding provision. Phase 1 and Phase 2 provide for a cumulative total of 39,018 square metres of gross floor area on the City of Kitchener portion of the site.</li> <li>iii) Phase 3 will consist of the remainder of the cumulative total of 49,515.7 square metres of gross floor area permitted on the City of Kitchener portion of the site and is subject to a Holding provision.</li> </ul> </li> <li>d) The maximum amount of gross floor area devoted to retail uses shall be 43,384.3 square metres. The following uses are excluded from the calculation of retail gross floor area: outside garden centre displays and areas devoted to parking and loading which are not fully enclosed.</li> <li>e) The maximum amount of gross floor area devoted to retail anchor outlets having a minimum size of 4,645 square metres of gross floor area shall be 17,186.5 square metres.</li> <li>f) The maximum amount of gross floor area devoted to individual retail outlets specializing in the retail of apparel and accessories shall be 9,290 square metres.</li> <li>g) The maximum amount of gross floor area devoted to individual outlets specializing in restaurant uses shall be 1,858 square metres.</li> </ul>

**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>h) Individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use having a minimum gross floor area of 1,500 square metres provided the total gross floor area of such outlets does not exceed 25 percent of the total gross floor area. Of this total, individual retail outlets having a gross floor area less than 465 square metres shall be limited to a maximum total amount of 4,645 square metres of gross floor area. These gross floor area regulations do not apply to the specific type of retail use in Section 12.1</p> <p>i) Where the municipal boundary bisects a parking space, if the majority of the parking space is in Kitchener the whole space shall be deemed to be in Kitchener.</p> <p>j) For all lands affected by this Section, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this by-law relative to the lands as a whole and its external lot lines are observed.</p> <p>k) The minimum amount of office gross floor area to be provided on the site shall be 2,229.6 square metres.</p>	<p>h) Individual retail outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use having a minimum gross floor area of 1,500 square metres provided the total gross floor area of such outlets does not exceed 25 percent of the total gross floor area. Of this total, individual retail outlets having a gross floor area less than 465 square metres shall be limited to a maximum total amount of 4,645 square metres of gross floor area.</p> <p>i) Where the municipal boundary bisects a parking space, if the majority of the parking space is in Kitchener the whole space shall be deemed to be in Kitchener.</p> <p>j) For all lands affected by this Section, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this by-law relative to the lands as a whole and its external lot lines are observed.</p> <p>k) The minimum amount of office gross floor area to be provided on the site shall be 2,229.6 square metres.</p>
D-2017	<p>495R Notwithstanding Section 13A.2 of this By-law, within the lands zoned C-8 on Schedule 4 of Appendix 'A' and shown in Appendix 'A' as affected by this Section, the following additional regulations shall apply:</p> <p>a) the minimum height for 50% of each building shall be 5 metres;</p> <p>b) a minimum of 1,394 square metres of office gross floor area shall be provided;</p> <p>c) a second storey of useable floor space shall be provided for not less than 50 percent of the total ground floor area;</p> <p>d) the minimum landscaped area shall be 3,000 square metres.</p>	<p>Despite Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedule 4 of Appendix 'A', the following special regulations shall also apply:</p> <p>a) the minimum height for 50% of each building shall be 5 metres;</p> <p>b) a minimum of 1,394 square metres of office gross floor area shall be provided;</p> <p>c) a second storey of useable floor space shall be provided for not less than 50 percent of the total ground floor area;</p> <p>d) the minimum landscaped area shall be 3,000 square metres.</p>
D-2017	<p>496R Notwithstanding Section 13A.2 of this By-law, within the lands zoned C-8 on Schedule 4 of Appendix 'A' and shown in Appendix 'A' as affected by this Section, the following additional regulations shall apply:</p> <p>a) the minimum height for 50% of each building face of each building shall be 5 metres, and;</p> <p>b) the minimum landscaped area shall be 1,600 square metres</p>	<p>Despite Section 9.3 (COM Zones), within the lands zoned COM-4 and shown as affected by this subsection on Schedule 4 of Appendix 'A', the following special regulations shall also apply:</p> <p>c) the minimum height for 50% of each building face of each building shall be 5 metres, and;</p> <p>d) the minimum landscaped area shall be 1,600 square metres.</p>
A-2015	<p>621R Notwithstanding Section 53.2 of this By-law, within the lands zoned MU-1 and shown as affected by this subsection on Schedule 126 of Appendix 'A', the Lancaster Street West lot line shall be the front lot line.</p>	<p>Notwithstanding Section 8.3 of this By-law within the lands zoned MIX-1 shown as affected by this subsection on Schedule 126 of Appendix 'A', the Lancaster Street West lot line shall be the front lot line.</p>
A-2015	<p>625R Notwithstanding Sections 53.2 and 54.2 of this By-law within lands zoned MU-1 and MU-2 and shown as affected by this subsection on Schedule 126 of Appendix 'A', the minimum Floor Space Ratio shall not apply to the following:</p> <p>a) additions to or expansions of a building(s) existing on the date of passing of this By-law, and;</p> <p>b) building(s) being added to the lot where a building(s) existed on the date of passing of this By-law provided that the existing building(s) are retained.</p> <p>c) The cumulative Gross Floor Area of the building(s) on the lot must be equal to or greater than the Gross Floor Area existing on the date of passing of this By-law.</p>	<p>Notwithstanding Section 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 minimum Floor Space Ratio shall not apply to the following:</p> <p>a) Additions to or expansions of a building(s) existing on the date of passing of this By-law, and;</p> <p>b) Building(s) being added to the lot where a building(s) existed on the date of passing of this By-law provided that the existing building(s) are retained.</p> <p>The cumulative gross floor area of the building(s) on the lot must be equal to or greater than the gross floor area existing on the date of passing of this By-law.</p> <p><b>**Removed from lands proposed to be rezoned EUF-1 or NHC-1.**</b></p>
B-2016	<p>626R Notwithstanding Sections 5.6A, 5.6B, 5.24, 6.1.2b)ii), 6.1.2 b) vi), 6.1.2b) vii), 6.1.2b) viii), 6.1.2c), 6.2.2 and 17.3 of this By-law, within the lands zoned D-6 and shown as affected by this subsection on Schedule 84 of Appendix "A", the following regulations shall apply:</p> <p>a) The maximum Floor Space Ratio shall be 7.5;</p> <p>b) The maximum gross leasable commercial space for individual single retail use establishments shall</p>	<p>Despite Section 4 (General Regulations), Section 5 (Parking) and 6.3 (UGC Zones), within the lands zoned UGC-3 and shown as affected by this subsection on Schedule 84 of Appendix "A":</p> <p>a) The maximum Floor Space Ratio shall be 7.5;</p> <p>b) The maximum gross leasable commercial space for individual single retail use establishments shall be 300 square metres and the maximum combined gross leasable commercial space for retail use shall</p>

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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**

*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>be 300 square metres and the maximum combined gross leasable commercial space for retail use shall be 1,000 square metres;</p> <p>c) Non-residential uses shall be located only on the ground floor;</p> <p>d) Residential uses shall not be located on the ground floor, except for access and minimum setbacks for residential buildings from an arterial road shall not apply;</p> <p>e) Not less than 50 percent of the area of each ground floor façade addressing King Street West and Victoria Street South shall be devoted to windows or entrances to the building and the horizontal distance between windows or entrances shall not exceed 4.0 metres;</p> <p>f) There shall be no minimum yard requirements for the podium, including balconies and patio uses accessory to restaurant;</p> <p>g) The minimum setbacks for any portion of the building above the podium shall be:</p> <p>i) 15.0 metres from the King Street West podium façade; and</p> <p>ii) 3.5 metres from the Halls Lane podium façade;</p> <p>h) The minimum podium façade height shall be 12.0 metres;</p> <p>i) The maximum podium façade height shall be 22.5 metres;</p> <p>j) The maximum building height for any portion of the building above the podium shall be 70 metres provided that the other provisions of this special regulation are satisfied;</p> <p>k) No off-street loading spaces shall be required;</p> <p>l) All required off-street parking shall be located within a parking structure;</p> <p>m) New construction shall be subject to the following Off-Street Parking Schedule:</p> <p>i) No spaces shall be required for non-residential uses;</p> <p>ii) 0.8 spaces per residential unit, plus visitor parking; and</p> <p>iii) Visitor parking to be provided at a minimum rate of 10% of required parking for multiple dwelling uses, which shall be allocated for shared use among visitors and non-residential uses.</p> <p>(By-law 2013-083, S.4) (445 King Street West)</p>	<p>be 1,000 square metres;</p> <p>c) Non-residential uses shall be located only on the ground floor;</p> <p>d) Residential uses shall not be located on the ground floor, except for access and minimum setbacks for residential buildings from an arterial road shall not apply;</p> <p>e) Not less than 50 percent of the area of each ground floor façade addressing King Street West and Victoria Street South shall be devoted to windows or entrances to the building and the horizontal distance between windows or entrances shall not exceed 4.0 metres;</p> <p>f) There shall be no minimum yard requirements for the podium, including balconies and patio uses accessory to restaurant;</p> <p>g) The minimum setbacks for any portion of the building above the podium shall be:</p> <p>i) 15.0 metres from the King Street West podium façade; and</p> <p>ii) 3.5 metres from the Halls Lane podium façade;</p> <p>h) The minimum podium façade height shall be 12.0 metres;</p> <p>i) The maximum podium façade height shall be 22.5 metres;</p> <p>j) The maximum building height for any portion of the building above the podium shall be 70 metres provided that the other provisions of this special regulation are satisfied;</p> <p>k) No off-street loading spaces shall be required;</p> <p>l) All required off-street parking shall be located within a parking structure;</p> <p>m) New construction shall be subject to the following Off-Street Parking Schedule:</p> <p>i) No spaces shall be required for non-residential uses;</p> <p>ii) 0.8 spaces per residential unit, plus visitor parking; and</p> <p>iii) Visitor parking to be provided at a minimum rate of 10% of required parking for multiple dwelling uses, which shall be allocated for shared use among visitors and non-residential uses.</p> <p>(By-law 2013-083, S.4) (445 King Street West)</p>
B-2016	<p>638R Notwithstanding Sections 5.9b), 6.1.1.1 a), 6.1.2.b) vi),6.1.2b) viii)a), 6.1.2.b)viii)b), 6.1.2c), 6.2.2, or 17.3 of this By-law, within the lands zoned D-6 and shown as affected by this subsection on Schedule 84 of Appendix 'A', the following regulations shall apply:</p> <p>i) Maximum Floor Space Ratio 7.5 measured as the total building floor area divided by the total lot area shown as affected by this subsection on Schedule 84 of Appendix 'A'</p> <p>ii) Maximum gross floor area for Retail Use 10,000 square metres</p> <p>iii) Maximum gross floor area for individual, single Retail Use establishment 1,000 square metres</p> <p>iv) Location of Retail Use In the first 2 storeys of a building</p> <p>v) Minimum setback from King Street West 7.0 metres measured from the back of curb</p> <p>vi) Minimum setback (for any building constructed after the date of passing of this By-law) from Victoria Street North or Duke Street West 7.0 metres measured from the back of curb within 60 metres of King Street West; 2.0 metres measured from the back of curb for all other locations</p> <p>vii) Maximum podium façade height 21.5 metres</p> <p>viii) Maximum building height - No maximum, provided that the minimum setback provision of ix) is satisfied.</p> <p>ix) Minimum setback for any portion of a building located above the podium 3.0 metres measured from the location of the King Street West and Victoria Street North podium façades</p> <p>x) Maximum building height applicable to any building addition located above the 1913 portion of the Rumpel Felt Company building 8.5 metres measured from the highest point of the roofline of the 1913 portion of the Rumpel Felt Company building</p> <p>xi) Facade openings (for any building constructed after the date of passing of this By-law)</p>	<p>Despite Section 4 (General Regulations), Section 5 (Parking) and 6.3 (UGC Zones), within the lands zoned UGC-3 and shown as affected by this subsection on Schedule 84 of Appendix 'A':</p> <p>i) Maximum Floor Space Ratio 7.5 measured as the total building floor area divided by the total lot area shown as affected by this subsection on Schedule 84 of Appendix 'A'</p> <p>ii) Maximum gross floor area for Retail Use 10,000 square metres</p> <p>iii) Maximum gross floor area for individual, single Retail Use establishment 1,000 square metres</p> <p>iv) Location of Retail Use In the first 2 storeys of a building</p> <p>v) Minimum setback from King Street West 7.0 metres measured from the back of curb</p> <p>vi) Minimum setback (for any building constructed after the date of passing of this By-law) from Victoria Street North or Duke Street West 7.0 metres measured from the back of curb within 60 metres of King Street West; 2.0 metres measured from the back of curb for all other locations</p> <p>vii) Maximum podium façade height 21.5 metres</p> <p>viii) Maximum building height - No maximum, provided that the minimum setback provision of ix) is satisfied.</p> <p>ix) Minimum setback for any portion of a building located above the podium 3.0 metres measured from the location of the King Street West and Victoria Street North podium façades</p> <p>x) Maximum building height applicable to any building addition located above the 1913 portion of the Rumpel Felt Company building 8.5 metres measured from the highest point of the roofline of the 1913 portion of the Rumpel Felt Company building</p> <p>xi) Facade openings (for any building constructed after the date of passing of this By-law) Not less than 50 percent of the area of the ground floor façades addressing King Street West and</p>

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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**

*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>Not less than 50 percent of the area of the ground floor façades addressing King Street West and Victoria Street North shall be devoted to display windows or entrances to the building(s).</p> <p>xii) New construction shall be subject to the following Off-Street Parking Schedule: Auditorium/ Commercial Entertainment 1 for each 10 fixed seats or 1 for each 30.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement. Multiple Dwelling Unit 0.7 for each dwelling unit, inclusive of visitor parking Conference, Convention or Exhibition Facility, Educational Establishment, Museum or Religious Institution 1 for each 50.0 square metres of the gross floor area which accommodates such use. Artisan’s Establishment, Financial Establishment, Personal Service, Restaurant or Retail, Studio Individual establishment with a gross leasable commercial space equal to or less than 200 square metres: None required. Individual establishment with a gross leasable commercial space of greater than 200 square metres: 1.0 for each 100 square metres above 200 square metres of gross leasable commercial space which accommodates such use. Hotel 0.5 for each room, in addition to the parking required for ancillary uses such as restaurant, conference centre or offices. Visitor Parking 10 percent of the required parking spaces for multiple dwellings, or ten spaces, whichever is less. All Other Uses Not Otherwise Listed Above 1 for each 100.0 square metres of gross floor area which accommodates such use. xiii) The loading regulations of 6.2.2 of the By-law shall apply, or ten spaces, whichever is less. xiv) Notwithstanding provisions xii) and xiii) above, an exemption from parking requirements shall apply for up to 2,500 square metres of non-residential gross floor area established within the 1913 portion of the Rumpel Felt Company building. xv) All of the required off-site parking and loading provided in accordance with sections xii) and xiii) above shall be exclusively allocated for its intended use. xvi) Any gross floor area of a building for the exclusive purpose of loading, servicing, boarding, alighting, parking, access and other vehicular circulation shall not require parking. xvii) Notwithstanding Subsection 6.1.1.1a) i) of the By-law, where the provision of off-street parking on the same lot as a permitted non-residential use is not possible or not practical, such off-street parking facilities may be located on another lot within 800 metres of the lot containing the use requiring the parking, but such alternate parking shall only be situated in a Commercial, commercial-residential, industrial, mixed-use corridor or downtown zone, or outside the extent of the floodline in an Existing Use zone, or within the same zone as the use requiring such parking, or within a Hydro Electric Power Corridor and shall be subject to Subsection 6.1.1.1a)iii) of the By-law. (By-law 2013-030, S.7) (Regional Municipality of Waterloo)</p>	<p>Victoria Street North shall be devoted to display windows or entrances to the building(s).</p> <p>xii) New construction shall be subject to the following Off-Street Parking Schedule: Auditorium/ Commercial Entertainment 1 for each 10 fixed seats or 1 for each 30.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement. Multiple Dwelling Unit 0.7 for each dwelling unit, inclusive of visitor parking Conference, Convention or Exhibition Facility, Educational Establishment, Museum or Religious Institution 1 for each 50.0 square metres of the gross floor area which accommodates such use. Artisan’s Establishment, Financial Establishment, Personal Service, Restaurant or Retail, Studio Individual establishment with a gross leasable commercial space equal to or less than 200 square metres: None required. Individual establishment with a gross leasable commercial space of greater than 200 square metres: 1.0 for each 100 square metres above 200 square metres of gross leasable commercial space which accommodates such use. Hotel 0.5 for each room, in addition to the parking required for ancillary uses such as restaurant, conference centre or offices. Visitor Parking 10 percent of the required parking spaces for multiple dwellings, or ten spaces, whichever is less. All Other Uses Not Otherwise Listed Above 1 for each 100.0 square metres of gross floor area which accommodates such use. xiii) The loading regulations of 6.2.2 of the By-law shall apply, or ten spaces, whichever is less. xiv) Notwithstanding provisions xii) and xiii) above, an exemption from parking requirements shall apply for up to 2,500 square metres of non-residential gross floor area established within the 1913 portion of the Rumpel Felt Company building. xv) All of the required off-site parking and loading provided in accordance with sections xii) and xiii) above shall be exclusively allocated for its intended use. xvi) Any gross floor area of a building for the exclusive purpose of loading, servicing, boarding, alighting, parking, access and other vehicular circulation shall not require parking. xvii) Notwithstanding Subsection 6.1.1.1a) i) of the By-law, where the provision of off-street parking on the same lot as a permitted non-residential use is not possible or not practical, such off-street parking facilities may be located on another lot within 800 metres of the lot containing the use requiring the parking, but such alternate parking shall only be situated in a Commercial, commercial-residential, industrial, mixed-use corridor or downtown zone, or outside the extent of the floodline in an Existing Use zone, or within the same zone as the use requiring such parking, or within a Hydro Electric Power Corridor and shall be subject to Section 5 (Parking).</p>
D-2017	642R Notwithstanding Section 12.2 of this By-law, within the lands zoned C-6 as shown on Schedules 168 and 199 of Appendix 'A' and shown as Area 1 on Map 1, the following special regulations shall apply: a) The maximum total gross floor area of commercial development on the lands inclusive of retail uses other than a home improvement store shall be 17,650 square metres; b) The maximum total gross floor area of commercial development on the lands inclusive of retail uses may increase up to 25,500 square metres with the addition of a home improvement store;	Despite Section 9.3 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedules 168 and 199 of Appendix 'A', the following special regulations shall also apply: a) The maximum total gross floor area of commercial development on the lands inclusive of retail uses other than a home improvement store shall be 17,650 square metres; b) The maximum total gross floor area of commercial development on the lands inclusive of retail

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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
	<p>c) The maximum gross floor area of any one store shall be 5,000 square metres with the exception of one home improvement store (no maximum) and one grocery store (maximum of 4,645 square metres);</p> <p>d) The maximum gross floor area of free standing office buildings shall be 10,000 square metres;</p> <p>e) Outdoor storage is prohibited in connection with the sale or rental of Major Recreational Equipment, Parts and Accessories for Motor Vehicles and Recreational Equipment, Tools, Industrial Equipment, and Farm Equipment, with the exception that the outdoor storage of fleet vehicles for an automobile rental establishment shall be permitted; and</p> <p>f) Day Care Facility may be permitted subject to the completion of a land use compatibility study to the satisfaction of the Regional Municipality of Waterloo.</p>	<p>uses may increase up to 25,500 square metres with the addition of a home improvement store;</p> <p>c) The maximum gross floor area of any one store shall be 5,000 square metres with the exception of one home improvement store (no maximum) and one food store (maximum of 4,645 square metres);</p> <p>d) The maximum gross floor area of free standing office buildings shall be 10,000 square metres;</p> <p>e) Outdoor storage is prohibited in connection with the Retail And/or Storage Of Motor Vehicles And Major Recreation Equipment And Parts And Accessories and Major Equipment Supply and Service, with the exception that the outdoor storage of fleet vehicles for an automobile rental establishment shall be permitted; and</p> <p>f) Day Care Facility may be permitted subject to the completion of a land use compatibility study to the satisfaction of the Regional Municipality of Waterloo.</p>
B-2016	<p>645R Notwithstanding Section 5.19 of this By-law, within the lands zoned D-1 and shown as affected by this subsection on Schedule 84 of Appendix "A", the following special regulations shall apply:</p> <p>a) The bonusing value applied to residential floor area may be in excess of the maximum building floor area permitted by the applicable zoning category.</p> <p>b) The bonus floor area which may be obtained in return for the provision of residential floor area may exceed 20,000 square metres. (By-law 2013-138, S.8)</p>	<p>Despite Section 4 (General Regulations), within the lands zoned UGC-1 and shown as affected by this subsection on Schedule 84 of Appendix "A":</p> <p>a) The bonusing value applied to residential floor area may be in excess of the maximum building floor area permitted by the applicable zoning category.</p> <p>b) The bonus floor area which may be obtained in return for the provision of residential floor area may exceed 20,000 square metres.</p>
D-2017	<p>646R Notwithstanding Section 12.2 of this By-law, within the lands zoned C-6 as shown on Schedules 168 and 199 of Appendix 'A' and shown as Area 2 on Map 1, the following special regulation shall apply:</p> <p>e) Day Care Facility may be permitted subject to the completion of a land use compatibility study to the satisfaction of the Regional Municipality of Waterloo.</p>	<p>Despite Section 9.3 (COM Zones), within the lands zoned COM-3 and shown as affected by this subsection on Schedules 168 and 199 of Appendix 'A', a Day Care Facility may be permitted subject to the completion of a land use compatibility study to the satisfaction of the Regional Municipality of Waterloo.</p>
<b>PROVISIONS PROPOSED TO BE REMOVED (from parcels within CRoZBy – Components A, B, C and D as shown on Appendix A)</b>		
A-2015	<p>1R Notwithstanding anything else in this By-law, within any lands shown in Appendix 'A' as affected by this Subsection, prior to the development of any land, interference with wetlands or alterations to shorelines or watercourses, a permit shall be obtained from the Grand River Conservation Authority, where required by the said Authority, in accordance with Regulation 150/06, as amended.</p>	
D-2017	<p>2R Notwithstanding Section 6.1.2(b)(ii) and Section 7.2 of this By-law, within the lands zoned C-1 on Schedule 168 of Appendix "A", described as Part of Lots 3 and 4 of Registrar's Compiled Plan 1485, more particularly described as Part 1, Plan 58R-3003:</p> <p>a) A minimum side yard of zero metres shall be permitted along the westerly lot line extending from Homer Watson Boulevard to Bleams Road.</p> <p>b) In the case of a "plaza complex" on the said lands, the parking space requirement for a plaza complex shall apply unless "restaurant" use occupies more than 50 percent of the gross floor area of the plaza complex. In that case, the specific parking requirement for restaurant shall be required in addition to the plaza complex requirement for the remaining gross floor area of the plaza complex.</p>	
D-2017	<p>4R Notwithstanding Section 6.1.1.1(d), Section 13A.2.1 or anything else in this By-law, within the lands zoned C-8 on Schedules 279 and 289 of Appendix "A", described as Part of Lots 8 and 9, Beasley's Broken Front Concession:</p> <p>a) The maximum gross leasable commercial space permitted for retail uses not permitted in Section 12.1 shall be 37,500 square metres over all lands affected by this subsection.</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
	b) The minimum setback for any building from a Residential Zone shall be 30.0 metres. c) A 7.5 metre width of land contiguous to any part of a lot line abutting a Residential Zone shall be maintained free from parking, storage, access aisles and loading/unloading. d) Parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 6.0 metres of a street line.	
D-2017	5R Notwithstanding Section 12.2 or anything else in this By-law, within the lands zoned C-6 on Schedules 178, 179, 188 and 189 of Appendix "A", described as Part of Lot 122, German Company Tract, more particularly described as Part 1, Plan 58R-3030; a 7.5 metre width of land abutting .3 metre Reserve Block 54 and Lot 28 of Registered Plan 1526 shall be planted with vegetation and maintained as a visual barrier in accordance with Section 5.11 of this By-law.	
C-2016	10R Notwithstanding Section 6.1.1.1(d) or Section 9.2 of this By-law, within the lands zoned C-3 on Schedules 33 and 34 of Appendix "A", described as Block "A" and Part of Block "F" of Registered Plan 1384, more particularly described as Parts 1 and 2, Plan 58R-2651: a) Parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 6.0 metres of a street line. b) One consolidated landscaped area comprising 5.8 percent of the lot area shall be provided and maintained on the lot at the corner of Queen's Boulevard and Fischer-Hallman Road.	
875 Highland Road		
A-2015	11R Notwithstanding Section 7.2 of this By-law, within the lands zoned C-1 on Schedule 114 of Appendix "A", described as Block 315 of Registered Plan 1349; the maximum gross leasable commercial space for a single convenience retail outlet shall be 279.0 square metres.	
D-2017	12R Notwithstanding Section 7.2 of this By-law, within the lands zoned C-1 on Schedule 41 of Appendix "A", described as Part of Lot 1 of Registered Plan 402; the maximum gross leasable commercial space for a single convenience retail outlet shall be 300.0 square metres.	
D-2017	14R Notwithstanding Section 6.1.1.1(d) or Section 12.2 of this By-law, within the lands zoned C-6 on Schedule 178 of Appendix "A", described as Part of Lots 2 and 3 and Lot 4 of Registered Plan 688, and Part of Victoria Street Closed by By-law 31-84, more particularly described as Part 1, Plan 58R-4284; a 7.5 metre wide landscaped strip running contiguous to the Frederick Street street line shall be provided and maintained, excepting allowance for a maximum of one 6.1 metre wide access driveway to Frederick Street and a 3.04 metre wide internal driveway directly abutting the south wall of the existing building for purposes of vehicular passage around said building wall.	
A-2015	15R Notwithstanding Section 8.2 of this By-law, within the lands zoned C-2 on Schedule 168 of Appendix "A", described as Part of Lot 3, Registrar's Compiled Plan 1482; the minimum lot width requirement shall be 9.0 metres and the minimum lot area requirement shall be 3300.0 square metres, provided however, that the other regulations required by Section 8.2 and Section 12.2.2 or Section 13, where applicable, are complied with.	
A-2015	17R Notwithstanding Section 8.2 of this By-law, within the C-2 lands described in Subsections a), b) and c) herein, the minimum lot width requirement shall be 18.0 metres and the minimum lot area requirement shall be 550.0 square metres: a) Part of Blocks "A", "B" and "E" of Registered Plan 670, as shown on Schedule 87 of Appendix "A". b) Lots 12, 16, 30, 31, 42A, 42B and Part Lots 23, 39, 41 and 42 of Registered Plan 788, Lots 12, 13, 14, 15, 17 and Part of Lot 18 of Registered Plan 789 and Lots 109, 110, 111, 115 and 116 of Registered Plan 318, all as shown on Schedule 124 of Appendix "A". a) Part of Lot 59, German Company Tract, and Lots 29, 30, 31, 59, 60, 61, 84, 85 and 86 and Part of Lot 58 of Registered Plan 674, all as shown on Schedule 125 of Appendix "A".	

**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
D-2017	19R	Notwithstanding Section 12.2.1 of this By-law, within the lands zoned C-6 on Schedule 178 of Appendix "A", described as Lots 12 and 13 of Registered Plan 705; no outdoor storage shall be permitted in any yard.	
D-2017	20R	Notwithstanding Section 4.2.1, Section 6.1.1.1(d) or Section 8.2 of this By-law, within the lands zoned C-2 on Schedules 68 and 90 of Appendix "A", described as Block "B" and Block "C" of Registered Plan 1240: <ul style="list-style-type: none"> <li>a) Parking spaces and aisles giving direct access to abutting parking spaces shall not be located within 1.5 metres of the Westmount Road street line.</li> <li>b) The minimum rear yard within Block "B" shall be 10.7 metres and shall only be used for landscaping purposes.</li> <li>c) The maximum rear building height within Block "B" shall be 4.27 metres measured from a ground floor elevation of 339.39 metres to a roof elevation of 343.66 metres. Such floor elevation being shown on "Storm Water Management and Grading Plan" dated August, 1984, subsequently revised September 14, 1984, September 21, 1984 and September 25, 1984, prepared by Paragon Engineering Limited as Project No. 5-722 for Buildvco Ltd. and entitled "Ottawa/Westmount Development".</li> <li>d) Parking associated with, but not required by Section 6 of this By-law for, development on Block "C" may be located on Block "B" subject to development existing on Block "B" in accordance with the site plan approved under Section 40 of The Planning Act and in conformity with special regulations (a), (b) and (c) of this subsection.</li> </ul>	
D-2017	21R	Notwithstanding Section 6.1.2(a) of this By-law, within the lands zoned C-6 on Schedule 220 of Appendix "A", described as Part of Lot 29 of Registered Plan 958; the parking requirement for a plaza complex within only the building existing as of the date of the passing of this By-law shall be one space for each 30.0 square metres of gross floor area, subject to the provisions respecting restaurant use in Section 6.1.2(b)(ii) of this By-law.	
D-2017	22R	Notwithstanding Section 12.2 of this By-law, within the lands zoned C-6 on Schedule 220 of Appendix "A", described as Part of Lot 31 of Registered Plan 958, more particularly described as Parts 1 to 7 inclusive and Part 10, Plan 58R-3671, the minimum side yard requirement along the northwesterly lot line shall be 1.2 metres.	
A-2015	23R	Notwithstanding Section 8.2 of this By-law, within the lands zoned C-2 on Schedule 201 of Appendix "A", described as Block "A" of Registered Plan 1309, the minimum lot area requirement shall be 3,340 square metres.	
A-2015	25R	Notwithstanding Section 6.1.1.1(d) or Section 8.2 of this By-law, within the lands zoned C-2 on Schedule 69 of Appendix "A" described as Lots 303 to 309 inclusive and Block "D" of Registered Plan 946 and Block "B" of Registered Plan 955: <ul style="list-style-type: none"> <li>a) The minimum side yard requirement on Lot 309, Registered Plan 946 shall be 2.74 metres.</li> <li>b) The minimum rear yard requirement for Block "B", Registered Plan 955 shall be 5.0 metres.</li> <li>c) Aisles giving direct access to abutting parking spaces and loading areas shall not be located within 2.4 metres of the Greenbrook Drive, Stonybrook Drive and Village Road street lines.</li> </ul>	
D-2017	28R	Notwithstanding Section 20.3 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; where a lot line forms part of the boundary between an M-2 Zone and an Agricultural Zone: <ul style="list-style-type: none"> <li>a) A minimum yard of 14.0 metres shall be required along that portion of the lot line which abuts the Agricultural Zone.</li> </ul>	

**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
	b) No parking or loading spaces or outdoor storage shall be permitted within 7.0 metres of that portion of the lot line which abuts the Agricultural Zone. c) A visual barrier shall be provided and maintained along that portion of the lot line which abuts the Agricultural Zone in accordance with Section 5.11 of this By-law.	
A-2015	31R Notwithstanding anything else in this By-law, within any lands shown on Schedules 227, 228, 229, 230, 231, 232, 233 of Appendix "A" as affected by this subsection; no building or structure shall be permitted to exceed a height greater than a geodetic elevation of 359.66 metres above sea level.	
A-2015	35R Notwithstanding Section 24.3 of this By-law, within the lands zoned B-2 on Schedule 149 of Appendix "A", described as Part of Lots 14 and 15, Registrar's Compiled Plan 1478, and Part of Lot 2, Registrar's Compiled Plan 1471, more particularly described as Parts 1 to 7, Plan 58R-5418: a) The minimum setback for any building from Bleams Road shall be 6.0 metres. b) No outdoor storage, parking or loading spaces shall be permitted within 6.0 metres of the Bleams Road street line. c) The 4.57 metre width of land abutting Bleams Road shall not be used for any purpose except for a landscaped earth berm and no structure other than a boundary fence shall be erected therein.	
D-2017	38R Notwithstanding Section 7.2 of this by-law within the lands zoned C-1 on Schedule 238 of Appendix "A" described as Part of Lots 52 and 53, Registered Plan 959 and Part of Lot 7, Registered Plan 975, the following special regulations shall apply: a) The minimum side yard abutting a street requirement shall be 3.05 metres. b) The maximum gross leasable commercial space for a convenience retail outlet shall be 300 square metres.	
A-2015	40R Notwithstanding Section 7.2 or anything else in this by-law, within the lands zoned C-1 on Schedule 72 of Appendix "A", described as Parts of Lots 685, 686, 687, 688, 689 and 690, Registered Plan 230; a visual barrier shall be provided along the lot line which forms the boundary of the C-1 zone and any residential zone in accordance with the requirements of Section 5.11 of this By-law.	
D-2017	42R Notwithstanding Section 12.2 or anything else in 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, the maximum gross leasable commercial space permitted shall be 13,500 square metres with no single commercial outlet exceeding 4,550 square metres of gross leasable commercial space.	
A-2015	43R Notwithstanding Section 8.2 of this By-law, within the lands zoned C-2 on Schedules 43 and 44 of Appendix "A" by By-law No. 86-89, described as Part of Lots 20 and 21, according to Registered Plan 1004, the maximum gross leasable space of any retail outlet primarily involved in food sales shall not exceed 1400 square metres.	
D-2017	44R Notwithstanding Section 7.2 or anything else in this By-law, within the lands zoned C-1 on Schedule 35 of Appendix "A", described as Block W, Registered Plan 1286, no building shall be erected westerly of a line parallel to and measured 39.0 metres from the Hazelglen Drive street line.	
D-2017	46R Notwithstanding Section 12.2 or anything else in this By-law, within the lands zoned C-6 on Schedules 288 and 289 of Appendix "A" described as Part of Lot 8, Beasley's Broken Front Concession: i) Veterinary services and commercial recreation shall be permitted only within an enclosed building. ii) The maximum gross floor area of any printing establishment shall not exceed 500 square metres.	Replaced with 32U(M)
D-2017	47R Notwithstanding Section 12.2 of this By-law, within the 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, a minimum front yard of 3.0	

**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
	metres and a minimum westerly sideyard of 1.19 metres shall be permitted.	
A-2015	49R Notwithstanding Sections 22.2 or 22.3 of this By-law, within the lands zoned M-4 on Schedules 199 and 200 of Appendix "A", described as Lot 5 of Registrar's Compiled Plan 1489 and Part of Lot 192, Streets and Lanes, more particularly described as Part 1 of Plan 58R-2776; warehouse and wholesaling operations with a gross floor area of 6,960.0 square metres or greater shall be permitted to use 10 percent of the gross floor area for accessory retail purposes.	
D-2017	52R Notwithstanding Section 12.2 or anything else in this by-law, within the building existing at the time of the passing of By-law 87-143, on the lands zoned C-6 on Schedules 139 and 178 of Appendix "A", described as Lots 3, 4, 5 and 6 inclusive of Registered Plan 929, office use shall be permitted up to 65% of the gross floor area. In addition, office uses may occupy buildings not existing at the time of passing of By-law 87-143, to a maximum aggregate gross floor area of 560 square metres. Such office uses may be distributed between different buildings or located within the same building provided that within any one building, service commercial uses shall occupy more than 50% of the gross floor area of such building.	
A-2015	55R Notwithstanding Section 8.2 of this By-law, within the lands zoned C-2 on Schedule 226 of Appendix "A", described as Part of Block "C", Registered Plan 1203, the following special regulations shall apply: Minimum Lot Area: 2,845 square metres Minimum Westerly Side Yard: 1.2 metres	
A-2015	56R Notwithstanding Section 23.3 and Section 25.3 of this By-law, within the lands zoned B-1 and B-3 on Schedule 230 of Appendix "A", described as Part of Lot 123, German Company Tract; outdoor storage shall not be permitted.	
D-2017	58R Notwithstanding Section 12.2 or anything else in this By-law, within the lands zoned C-6 on Schedules 288 and 289 of Appendix "A" described as Lot 6 and Part of Lots 1 and 7, Registered Plan 698 and Part of Lot 8, Beasley's Broken Front Concession, no buildings or structures, or portions thereof, shall be permitted beyond 52.0 metres from the King Street East street line and a visual barrier shall be provided along the line forming the boundary between the C-6 Zone and a Residential Zone.	
D-2017	60R Notwithstanding Section 12.2 or anything else in this By-law, within the lands zoned C-6 on Schedules 288, 289 and 296 of Appendix "A" described as Part of Lots 8, 23 and 24, Beasley's Broken Front Concession; and Part of Lots 1 and 7, and Lots 2 to 6 inclusive, Registered Plan 698: i) Veterinary services and commercial recreation shall be permitted only within an enclosed building. ii) The maximum gross floor area of any printing establishment shall not exceed 500 square metres.	Replaced with 32U(M)
A-2015	68R Notwithstanding Section 12.2.1 or anything else in 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, no outdoor storage shall be permitted in any yard. This shall not, however, prevent the display of goods or materials for retail purposes.	
A-2015	73R Notwithstanding Sections 12.2 and 6.1.1.1 d) or anything else in this by-law, within the lands zoned Service Commercial (C-6) on Schedules 145 and 172 of Appendix "A", and described as Part of Lot 11, Registered Plan 791: a) That building having the greatest Building Floor Area shall be located closest to Courtland Avenue with a maximum setback from Courtland Avenue of 24.38 metres. The wall or series of walls forming the building face closest to Courtland Avenue shall be a minimum of one-half the width of the building measured at its greatest width between exterior walls. b) The minimum building height for the building with the greatest Building Floor Area shall be 9.75 metres. c) Office use shall be permitted up to 100 percent of the Gross Floor Area. d) Parking spaces and aisles giving direct access to abutting parking spaces shall not be located	

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

**Component A (2015) first draft – A-2015**  
**Component B (2016) first draft – B-2016**  
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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
	<p>within 4.57 metres of a street line.</p> <p>e) Convenience Retail uses shall be permitted in the amount of 15 percent of the Gross Floor Area to a maximum of 743.2 square metres (8,000 sq. ft.) and shall only be located within a building used for other permitted uses.</p>	
C-2016	<p>76R Notwithstanding Section 31.3.4 of this By-law, within the lands zoned I-1 described in the clauses listed below, a residential care facility with more than eight residents shall be permitted in accordance with the regulations set out in Section 31.3.4:</p> <p>a) Lots 52 and 53 and Part Lot 51, Registered Plan 690, as shown on Schedule 221 of Appendix "A" (164 Fergus Ave).</p> <p>b) Lot 6, Registered Plan 655, as shown on Schedule 142 of Appendix "A" (169 Borden Ave. N.)</p> <p>c) Part Lot 15, Registered Plan 384, more particularly described as Part 1, Plan 58R-4174, as shown on Schedule 118 of Appendix "A" (409 Mill St.)</p> <p>d) Block "G", Registered Plan 1448, as shown on Schedules 20 and 33 of Appendix "A"</p>	
C-2016	<p>78R Notwithstanding Section 31.3.3 of this By-law, within the lands zoned I-1 on Schedules 181 and 182 of Appendix "A", described as Part Lot 8, Registered Plan 675, the minimum lot width for a single detached dwelling shall be 15.0 metres.</p>	
D-2017	<p>83R Notwithstanding Section 13.3 of this By-law, within the lands zoned C-7 on Schedule 147 of Appendix "A" and described as Block E, Registered Plan 1335:</p> <p>a) The minimum northerly side yard shall be 3.0 metres for a self service carwash.</p> <p>b) The minimum rear yard shall be 3.0 metres for a self service carwash.</p>	
D-2017	<p>84R Notwithstanding Section 6.1.1.1(d) or Section 12.2 of this By-law, within the lands zoned C-8 n Schedule 47 of Appendix "A", described as Part of Lots 46 and 47, German Company Tract; a 7.5 metre wide landscaped strip extending contiguous to the southerly property line shall be provided and maintained, excepting allowance for a maximum of one 6.1 metre wide access driveway.</p>	
C-2016	<p>90R Notwithstanding Section 33 of this By-law, within the lands zoned I-3 on Schedules 264 and 265 of Appendix "A" described as Part Lot 118, German Company Tract, only outdoor uses and accessory buildings shall be permitted.</p>	
D-2017	<p>91R Notwithstanding Section 12.2.1 of this By-law within the lands zoned C-6 on Schedule 265 of Appendix "A" described as Part of Lot 10 of Registered Plan 591, the minimum lot area shall be 0.4 hectares.</p>	
C-2016	<p>92R Notwithstanding Section 33.3.1 of this By-law, within the lands zoned I-3 on Schedules 91 and 92 of Appendix "A", described as Part Lot 4, Registered Plan 1483, multiple dwellings planned, developed, managed and operated in association with a residential care facility containing more than 8 residents shall be permitted on a separate lot.</p>	
A-2015	<p>93R Notwithstanding Section 31.1 of this By-law, within the lands zoned I-1 shown on Schedules 10, 21, 22, 31, 32, 35, 36, 37, 45, 67, 70,71, 72, 73, 76, 81, 82, 83, 85, 87, 88, 90, 91, 115, 117, 118, 119, 123, 124, 128, 141, 142, 143, 144, 147, 148, 171, 172, 173, 174, 176, 177, 178, 181, 182, 188, 189, 191, 193, 194, 1 95, 196, 201, 203, 204, 214, 219, 220, 221, 224, 235, 236, 238, 239, 246, 247, 254, 255, 256, 257 and 263, a day care facility shall only be permitted to locate in conjunction with an educational establishment, religious institution or community centre and on the same lot.</p>	
C-2016		
A-2015	<p>94R Notwithstanding Section 8.2 of this By-law, within the lands zoned C-2 on Schedules 168 and 169 of Appendix "A" and described as Lot 8, Registrar's Compiled Plan 1482 by By-law Number 93-35, the minimum lot area shall be 3,400 square metres.</p>	
	<p>95R Notwithstanding Section 6.1.2(c) or Section 14.3 of this by-law, within the lands zoned D-1, as described in the clauses listed below, the following number of parking spaces shall be provided for uses</p>	

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Previously tabled. No additional changes proposed at this time.

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
B-2016	<p>located within buildings existing on the day of the passing of By-law Number 92-232 in accordance with all other requirements of Section 6.1 of this by-law:</p> <p>a) Part of Lots 15 to 18 inclusive, Registered Plan 380, as shown on Schedule 84 to Appendix "A": not less than 5. (19 Gaukel St.)</p> <p>b) Part of Lot 20, Registered Plan 380 and Part of Lot 4, Registered Plan 393 as shown on Schedules 84 and 85 to Appendix "A": not less than 2. (14 Charles St. W.)</p> <p>c) Part of Lot 8, Registered Plan 396 and Part of Lots 2 and 7, Registered Plan 401 as shown on Schedule 121 to Appendix "A": not less than 12. (16-18 Queen St. N.) (By-law 92-232, S.9)</p>	
B-2016	<p>96R Notwithstanding Section 14.3 of this by-law, within the lands zoned D-1 as described in the clauses listed below, 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 of this by-law:</p> <p>(a) Part of Lot 7, Registered Plan 364 as shown on Schedule 120 to Appendix "A".</p> <p>(b) Part of Lots 6 to 8 inclusive, Registered Plan 381, more particularly described as Part 1, Plan 58R-7410 as shown on Schedules 84 and 85 to Appendix "A". (55 King St. W.)</p> <p>(c) Lots 1 and 2 and Part of Lots 3 and 4 West of Young Street, Lots 1 and 2 and Part of Lots 3 and 4 East of College Street, Part of Lots 10 to 14 inclusive, North of King Street, Registered Plan 401, more particularly described as Parts 1 to 24 inclusive of Plan 58R-6110 as shown on Schedule 84 to Appendix "A". (200 King St. W.)</p> <p>(d) Lots 13 and 14 and Part of Lot 12, Registered Plan 375 as shown on Schedule 84 to Appendix "A". (381 King St. W.) (By-law 92-232, S.9)</p>	
B-2016	<p>97R Notwithstanding Section 6.1.2(c) or Section 16.2 of this by-law, within the lands zoned D-4 on Schedules 84 and 121 of Appendix "A", described as Part of Lots 3, 4 and 5, Registered Plan 396 and Part of Lot 8, Registered Plan 401, more particularly described as Part 1, Plan 58R-5891, for uses located within the building existing on the day of the passing of By-law Number 92-232, not less than 100 parking spaces shall be provided in accordance with all other requirements of Section 6.1 of this by-law. (30 Duke St. W.) (By-law 92-232, S.9)</p>	
B-2016	<p>98R Notwithstanding Section 6.1.1.1(d) of this by-law, within the lands zoned D-1 on Schedule 121 of Appendix "A", described as Part of Lot 8, Registered Plan 396 and Part of Lots 2 and 7, Registered Plan 401, parking spaces shall not be located within 0.93 metres of a street line. (By-law 92-232, S.9) (16 Queen St. N.)</p>	
B-2016	<p>100R Notwithstanding Section 16.2 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, 6 and 7, Registered Plan 372, the following special regulations shall apply:</p> <p>a) Minimum Lot Width, 40 metres</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
		b) Minimum Lot Area, 2,500 square metres (By-law 92-232, S.9)	
B-2016	103R	Notwithstanding Section 16A.2 of this by-law, within the lands zoned D-5 on Schedule 84 of Appendix "A", described as Lots 12 to 16 inclusive, and Part of Lots 11, 17 and 18, Registered Plan 41, Lots 121 to 128 inclusive, and Part of Lots 120 and 129, Registered Plan 374, the maximum floor space ratio shall be 0.4 (By-law 92-232, S.9)	
B-2016	105R	Notwithstanding Sections 6.1.2(c) or 17.3 of this by-law, within the lands zoned D-6, described in clause (iv) below, the following special regulations shall apply:  i) The maximum gross leasable commercial space for retail shall be 7,000 square metres with no single outlet exceeding 1,000 square metres. ii) The maximum gross floor area for office located within a building existing on the day of passing of By-law Number 92-232, which building has a minimum facade height of 6.0 metres, shall be 100 percent of the floor area of the building. iii) Residential use shall not be located on the ground floor, except for access. iv) Parking spaces shall be provided for uses located within buildings existing on the day of passing of By-law Number 92-232 in accordance with the requirements of Section 6.1.2(c) of this by-law or in the following quantities, whichever is the lesser: a) Deleted (By-law 2012-034, S.86) b) Part of Lots 65 and 66, Registered Plan 376 as shown on Schedule 84 to Appendix "A": not less than 17 (240 Duke St. W.). c) Lots 63 and 64, Registered Plan 374 as shown on Schedule 84 to Appendix "A": not less than 21. (247 Duke St. W.) 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 to Appendix "A": 50 per cent of the minimum quantity specified in Section 6.1.2(c) of this by-law. (36 Francis St. S.) e) 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": not less than 37. (60 Victoria St. N.) f) 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": not less than 85. (70 Victoria St. N.) g) Deleted (By-law 2012-034, S.86) (By-law 92-232, S.9) (Amended: By-law 2010-114, S.4) (Housekeeping Amendment)	
B-2016	121R	Notwithstanding Section 16.2 of this by-law, within the lands zoned D-4 on Schedule 121 of Appendix "A", described as Lots 1 to 5 inclusive, Registered Plan 348 and Part of Lots 11 and 12, Registered Plan 401, off-street parking shall be in accordance with the requirements of Section 6.1 of this by-law only for uses located within a building or part thereof constructed after the day of the passing of By-law Number 92-232. (By-law 92-232, S.9)	
B-2016	122R	Notwithstanding Section 17.3 of this by-law, within the lands zoned D-6 on Schedule 84 of Appendix "A", described as Lot 18 and Part of Lots 15 to 17 inclusive, Registered Plan 375, off-street parking shall be in accordance with the requirements of Section 6.1 of this by-law only for uses located within a building or part thereof constructed after the day of the passing of By-law Number 92-232.	
A-2015	124R	Notwithstanding Section 25.3.1 of this By-law, within the lands zoned Business Park Service Centre Zone (B-3) on Schedules 289 and 290 of Appendix "A", described as Part of Lots 8, 9, 21, 22 and 23,	

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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
		Beasley's Broken Front Concession, office use shall be permitted to occupy 100% of the gross floor area and the regulation respecting Location and Maximum Floor Space Ratio for Industrial Administrative Office shall not apply.	
A-2015	125R	Notwithstanding Section 12.2.1 or anything else in this By-law, within the lands zoned Service Commercial Zone (C-6) on Schedules 277 and 278 of Appendix "A", described as Part of Lots 9, 10, 13 and 14, Beasley's Broken Front Concession, no outdoor storage shall be permitted in any yard. This shall not, however, prevent the display of goods or materials for retail purposes.	
D-2017	161R	Notwithstanding Section 12.2.1 of this By-law, within the lands zoned C-6 on Schedule 288 of Appendix "A", described as Lots 4 and 5 on Registered Plan 698: a) Office use shall be permitted to occupy 100 percent of the gross floor area with a maximum floor space ratio of 0.2 applying to such use. b) The minimum front yard shall be 14 metres.	
C-2016	218R	Notwithstanding Section 40.2 of this By-law, within the lands zoned R-6 on Schedule 213 of Appendix "A" and described as Block "I", Registered Plan 1367, the following special regulations shall apply to a multiple dwelling or street townhouse dwelling: a) The maximum height shall be 7.0 metres b) The minimum building floor area shall be 125.0 square metres per dwelling unit c) The maximum number of dwelling units shall be 18.	
C-2016	222R	Notwithstanding Section 32.3.5 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 maximum floor space ratio shall be 0.9.	
A-2015	226R	Notwithstanding Section 32.2 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, the minimum westerly side yard for the existing building shall be that side yard existing on December 2, 1996.	
A-2015	229R	Notwithstanding Section 44.3 of this By-law, within the lands zoned CR-1 on Schedule 68 of Appendix "A" and described as Block "Y", Registered Plan 1240, Section 44.3.1 shall not apply to any use, Section 44.3.10 shall not apply to personal services and convenience retail, and the following additional special regulations shall apply to the following uses: a) For Printing Establishment; Craftsman Shop; and Retail Outlet Primarily Involved in Food Sales Maximum Gross Leasable Commercial Floor Area for any individual outlet: 280 square metres a) For Personal Services and Convenience Retail  Minimum Lot Width: 15 metres Minimum Front Yard and Minimum Side Yard Abutting a Street: 3.0 metres Minimum Side Yard: 1.2 metres for a building with a building height not exceeding 10.5 metres, or, Minimum Rear Yard: 7.5 metres, or one half the building height, whichever is greater shall be required. Off-Street Parking: In accordance with Section 6.1 of this By-law. Off-Street Loading: In accordance with Section 6.2 of this By-law.	
A-2015	236R	Notwithstanding Section 28 of this By-law, within those lands zoned P-2 as shown on Schedule 257 to Appendix "A", as affected by this subsection, only those buildings existing on December 2, 1996, shall be permitted.	
A-2015	246R	Notwithstanding Section 30.3 of this By-law, within the lands zoned P-4 as shown on Schedules 243, 244, 259 and 279 of Appendix "A", as affected by this subsection, the minimum lot width shall be 120 metres.	
A-2015	259R	Notwithstanding anything else in this By-law, within the lands shown on Schedules 278 and 279 of	

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### Component E (May 2017) first draft

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	Appendix "A", as affected by this subsection, the maximum number of dwelling units shall be 263. For the purpose of this regulation, a duplex dwelling shall be counted as one dwelling.	
A-2015	260R Notwithstanding anything else in this By-law, within the lands shown on Schedules 243, 244, 257, 258, 259, 279 and 280 of Appendix "A", as affected by this subsection, the maximum number of dwelling units shall be 569. For the purpose of this regulation, a duplex dwelling shall be counted as one dwelling unit.	
A-2015	263R Notwithstanding anything else in this By-law, within the lands shown on Schedules 257 and 258 of Appendix "A", as affected by this subsection, the maximum number of dwelling units shall be 52. For the purpose of this regulation, a duplex dwelling shall be counted as one dwelling unit.	
A-2015	275R Notwithstanding Section 8.2 of this By-law, within the land zoned C-2 as shown affected by this subsection on Schedule 248 of Appendix 'A' and described as Part of Lot 4, Biehn's Tract, the minimum gross leasable commercial space shall be 1,000 square metres and the maximum gross leasable commercial space shall be 2,500 square metres.	
C-2016	310R Notwithstanding Section 32.3 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 to all uses, except Single Detached and Duplex Dwellings: <ul style="list-style-type: none"> <li>i) Maximum floor space ratio 0.6</li> <li>ii) Maximum building height for a building containing Funeral Home or Office as the primary use 12.0 metres</li> <li>iii) Maximum building height for all other uses 10.5 metres</li> <li>iv) Size and location of Florist Shop only within a building used for a Funeral Home, Office or Residential Care Facility having more than 8 residents; and in total not in excess of 20% of the gross floor area, nor more than 225.0 square metres of gross leasable commercial space</li> <li>v) Size and location of Financial Establishment or Personal Service only within a building used for an Office, Health Clinic or Residential Care Facility having more than 8 residents; and in total not in excess of 20% of the gross floor area, nor more than 550.0 square metres of gross leasable commercial space</li> <li>vi) Size and location of Drug Store only within a building used for a Health Clinic and in total, not in excess of 20% of the gross floor area, nor more than 225.0 square metres of gross leasable commercial space</li> <li>vii) Any driveway from Oldfield Drive shall not be located closer than 50.0 metres to the rear lot line</li> <li>viii) Off-street parking for Florist Shop and Drug Store 1 space for each 20.0 square metres of gross floor area which accommodates such use.</li> </ul>	
A-2015	320R Notwithstanding Section 37.2 of this By-law , within the lands zoned R-3 on Schedules 232 of Appendix 'A' and described as Part of Lot 121, German Company Tract, more particularly described on Plan WDR-64, the minimum lot area shall be 2,023.36 square metres and the minimum lot width shall be 45.72 metres.	
D-2017	321R Notwithstanding Section 21.3.1 of this By-law, within the lands zoned M-3, shown on Schedules 239 and 240 of Appendix "A" and described as Part of Lots 31 and 33, Municipal Compiled Plan 986, more particularly described as Part 1 on Plan 58R-1796, Office use shall be permitted to occupy 100% of a building's gross floor area to a maximum floor space ratio of 0.5.	
A-2015	331R Notwithstanding Section 22.3.1 of this By-law, within the lands zoned M-4, shown on Schedules 145 and 146 of Appendix "A" and described as Part of Lots 17 and 18, Registered Plan 791 and Part of Lot 1, Registered Plan 1023, more particularly described as Part 1, Reference Plan 58R-9192 and Parts 1 and 2, Reference Plan 58R-3800, office use shall be permitted to occupy 100% of a building's gross	

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	floor area to a maximum floor space ratio of 0.5.	
A-2015	339R Notwithstanding Section 7.2 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 restaurant shall be permitted to occupy 100 percent of a building's gross floor area.	
D-2017	346R Notwithstanding anything else in this By-law, within the lands zoned C-6 as shown on Schedule 116 of Appendix "A", the use of a private well as an accessory structure shall be prohibited.	
A-2015	356R Notwithstanding Section 8.2 of this by-law, within the lands zoned C-2, as shown affected by this subsection on Schedules 65, 66, 92 and 93 of Appendix 'A', Retail shall be permitted to a maximum of 5,000 square metres of gross leasable commercial space for a single outlet, except for a food store or where retail is within a plaza complex.	
A-2015 Delete 1606 Battler Rd.	363R Notwithstanding Sections 24.3 and 25.3 of this By-law, within the lands zoned B-2 and B-3 as shown affected by this subsection on Schedules 151, 152, 165 and 166 of Appendix "A", the minimum setback for any building or structure, including, without limitation, an accessory building, fence, or retaining wall shall be 7.5 metres from any property line abutting a Hazard Land Zone (P-3).	
1825 Strasburg Rd	369R Notwithstanding Section 8.2 of this by-law, within the lands zoned C-2, as shown affected by this subsection on Schedules 65, 92 and 93 of Appendix 'A', the maximum number of residential units shall be 64.	
A-2015	371R Notwithstanding Sections 6.1 and 8.2 of this By-law, within the lands zoned C-2, shown on Schedules No. 147 and 148 as affected by this section, the following regulations shall apply: Minimum Lot Area – 4,000 square metres Minimum Lot Width – 30 metres Maximum Floor Space Ratio – 2.0, of which office use shall not exceed 0.5 Minimum Building Height – 4.5 metres Minimum Yard Abutting a Street – 1.5 metres Minimum Yard Abutting Homer Watson Boulevard for a Building Containing a Residential Use or a Building Exceeding 24.0 metres in Building Height – 6.0 metres Minimum Easterly Yard – 7.5 metres Minimum Southerly Yard – 3.0 metres Maximum Size of Retail – Maximum gross floor area of 5,000 square metres, with the exception of a food store, unless located within a plaza Maximum Size of Commercial Entertainment or Commercial Recreation – 929 square metres for any individual establishment Minimum size of Residential Care Facility and Lodging House – 9 residents Location of Dwelling Unit – Shall not be located above a commercial entertainment or commercial recreation use. Also, shall not be on the ground floor, unless located within a building use only for a residential use Minimum Landscaped Area – 10 percent of the lot area Off-street Parking for Multiple Residential – 1.25 spaces for each dwelling unit provided that the use is on the same site as a commercial permitted use that has a gross floor area greater than 1858 square metres Off-Street Parking for all Other Uses – In accordance with Section 6.1 of this by-law Off-Street Parking Location – For all uses, parking spaces and aisles giving direct access to abutting parking spaces shall be permitted to be located up to 4.5 metres of the Block Line Road lot line and up to 3.0 metres of the Homer Watson Boulevard lot line Off-Street Loading – In accordance with Section 6.2 of this by-law	

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PROVISION #	WORDING OF EXISTING PROVISION	WORDING OF NEW/MODIFIED PROVISION
	<p>Visual Barrier – Where a lot line forms part of a boundary between a C-2 zone and a residential zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with Section 5.11 of this By-law, except for the southerly lot line</p> <p>Outdoor Storage – No outdoor storage of goods, materials, or equipment shall be permitted in the front yard or side yard abutting a street. This shall not however, prevent the display of goods or materials for retail purposes</p> <p>Access – For all uses, with the exception of a residential use, primary access shall be gained from either Homer Watson Boulevard or Block Line Road.</p>	
D-2017	409R Notwithstanding Section 12.2, within the lands zoned C-6 as shown on Schedule 11 of Appendix “A”, the minimum westerly side yard setback shall be 1.0 metres.	
D-2017	462R Notwithstanding Section 13A.2 of this By-law, within lands zoned C-8 on Schedule Nos. 89, 90, 115 and 116 of Appendix “A” and described as Lot 1, Registered Plan 1358 and Part Lot 2, Registered Plan 1027, designated as Parts 1, 2, 3 and 5 on Reference Plan 58R-900, there shall be no minimum gross floor area for any individual retail outlet.	
A-2015	466R Notwithstanding Section 7.2 of this By-law, within the lands zoned C-1 as shown on Schedule No. 210 of Appendix “A”, the following special regulations shall apply: <ul style="list-style-type: none"> <li>a) Maximum Building Height - 24 metres</li> <li>b) Minimum Front Yard - 3 metres</li> <li>c) Minimum Side Yard Abutting a Street - 3 metres</li> <li>d) Minimum Side Yard or Rear Yard Abutting an H.E.P.C. – 0 metres</li> <li>e) Gross Leasable Commercial Space shall be a maximum of 33% of the total building floor area</li> <li>f) Maximum Gross Leasable Commercial Space shall be 2,000 square metres, and further, that a single convenience retail outlet can exceed 225 square metres.</li> </ul>	
D-2017	491R Notwithstanding Section 7.2 of this By-law, within the lands zoned C-1 as shown on Schedule Nos. 206 and 207 of Appendix “A”, the following special regulations shall apply: <ul style="list-style-type: none"> <li>a) Maximum Building Height - 15.3 metres</li> <li>b) Minimum Front Yard - 3 metres</li> <li>c) Minimum Side Yard abutting a Street - 3 metres</li> <li>d) Maximum Gross Leasable Commercial Space shall be 2,000 square metres, and further, that a single convenience retail outlet can exceed 225 square metres.</li> </ul>	
C-2016	546R Notwithstanding Sections 31.3.3, within the lands zoned I-1 and 93R on Schedule Nos. 203 and 204 of Appendix “A”, the following special regulation shall apply: That a maximum of twenty (20) residential care units are permitted.	
A-2015	505R Notwithstanding Section 43 of this By-law, within the lands zoned R-9 on Schedule 114 of Appendix “A”, the following special regulations shall apply: <ul style="list-style-type: none"> <li>i) For all uses, where the minimum rear yard of 7.5 metres is provided, the maximum building height shall be 13.0 metres; however, the building height may be increased to a maximum of 40.0 metres, provided that for each additional metre of building height beyond 13.0 metres, a minimum of one additional metre of clearance beyond the 7.5 metre setback is provided for that portion of the building, to be located at a height in excess of 13.0 metres measured from the intersection of the 7.5 metre rear yard and the maximum height of 13.0 metres. For the purpose of this provision, the rear lot line shall be considered to be the lot line furthest from and opposite to the lot line abutting Block Line Road.</li> <li>ii) For all uses, the minimum front yard and side yard abutting a street shall be 4.5 metres and the maximum front yard and side yard abutting a street shall be 13.0 metres.</li> </ul>	

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	<p>iii) For all uses, no minimum side yard abutting a street shall be required from that part of the lot line forming part of the visibility triangle at the intersection of Block Line Road and Rittenhouse Road.</p> <p>iv) Street townhouse dwelling and cluster townhouse dwelling shall be permitted uses only if located on the same Lands as a multiple dwelling containing a minimum of 20 dwelling units or more. For the purposes of this regulation, the said Lands shall be defined as the lot existing on the date of passing of this by-law, being November 23, 2009.</p>	
A-2015	<p>571R 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> <p>a) only one dwelling unit shall be permitted on the subject property;</p> <p>b) a tradesman or contractor's establishment shall not permit an automotive repair use, with the exception of a shop for the assembly of street buggies; and,</p> <p>c) no uses that depend on the storage, disposal, manufacture, transfer or treatment of hazardous substances shall be permitted on the subject site.</p>	
A-2015	<p>572R Notwithstanding Section 39.2.4 of this By-law, within the lands zoned R-5 on Schedule 71 of Appendix "A", the following special regulation shall apply:</p> <p>a) the minimum lot width shall be 14.0 metres.</p>	
A-2015	<p>620R Notwithstanding Section 5.5.2c) of this By-law, within the lands zoned MU-1 and shown as affected by this subsection on Schedule 126 of Appendix 'A', the minimum easterly side yard setback shall be 0.009 metres for the detached accessory building existing on the date of passing of the By-law.</p>	
A-2015	<p>623R Notwithstanding Section 5.6.3 and 54.2 of this By-law, within the lands zoned MU-2 and shown as affected by this subsection on Schedule 126 of Appendix 'A' the following special regulations shall apply</p> <p>a) the minimum front yard setback shall be 1.2 metres; and</p> <p>b) Architectural features shall be permitted to project 1.2 metres into the front yard setback.</p>	
A-2015	<p>643R Notwithstanding Section 20.3 of this By-law, within the lands zoned M-2 as shown on Schedule Numbers 166, 167, 168, 169, 199, 200 and 201 of Appendix 'A' and shown as Areas 1, 2 and 4 on Map 1, the following special regulations shall apply:</p> <ul style="list-style-type: none"> <li>• Surveying, Engineering, Planning or Design Business shall only be permitted as an accessory use to a permitted use or located in a building used for other permitted M-2 uses, and shall not exceed 25 percent of the gross floor area, and shall not exceed 10,000 square metres.</li> </ul>	

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