

PROPERTY OWNERS AND INTERESTED PARTIES ARE INVITED  
**TO ATTEND A SECOND PUBLIC MEETING TO DISCUSS**  
A PROPOSED AMENDMENT TO THE NEW ZONING BY-LAW  
UNDER SECTION 34 OF THE PLANNING ACT

The City of Kitchener is conducting a comprehensive review of its Zoning By-law (CRoZBy) to ensure that it implements the Official Plan. Zoning by-laws are legal documents that divide the city into different land-use zones, specifying permitted uses (e.g. residential or commercial) and required standards (e.g. building size and location). A new Zoning By-law (2019-051) that included most zones, but not the residential zones, was approved in April 2019 (Stage 1). The proposed amendment (Stage 2a) adds residential zones to the City's new Zoning By-law and was first brought forward at a public meeting in October 2019.

A STATUTORY PUBLIC OPEN HOUSE, per the Planning Act, was held on June 21, 2017 regarding the first draft of the residential component of the Zoning By-law.

A FIRST STATUTORY PUBLIC MEETING to consider the amendment was held on October 22, 2019.

The proposed amendment to incorporate the residential zones will be available on the City's website, [www.kitchener.ca/crozby](http://www.kitchener.ca/crozby), by April 20, 2021.

**New Zoning By-law (Stage 2a) - Residential Base Zones**

Stage 2a of new Zoning By-law 2019-051 introduces seven residential zone categories and associated permitted uses and regulations. It establishes a range of zones that on the lower end permits limited residential building forms on large properties and on the upper end permits high rise apartments including permissions for supporting non-residential uses. It also includes general regulations that apply only to the residential zones such as maximum driveway widths and parking requirements. Minor proposed amendments to Stage 1 include a revised approach to transition in building height between higher density properties and any abutting low rise residential zones. The main difference from the by-law being considered at this meeting and the one considered in October 2019 are minor changes to the regulation of detached additional dwelling units (backyard homes). Individual residential properties are not subject to new zoning at this time. The new zones will be applied to residential properties through future projects that will include additional notification.

The public meeting to consider an amendment to the City's new Zoning By-law to incorporate the residential zones will be held by the **Planning and Strategic Initiatives Committee**, a Committee of Council which deals with planning matters, on:

**Monday, May 10, 2021 at 7:00 p.m.**  
Live-stream video available at [kitchener.ca/watchnow](http://kitchener.ca/watchnow))

If you wish to make written and/or verbal comments either in support of, or opposition to this proposal, you may register as a delegation at [www.kitchener.ca/delegations](http://www.kitchener.ca/delegations) or by contacting

Legislative Services at 519-741-2200, ext. 2203 by no later than 4:00 p.m. on May 10, 2021. A confirmation email and instructions for participating in the meeting electronically will be provided once your registration is received.

**If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kitchener prior to approval/refusal of the zoning by-law and/or Official Plan amendment, the person or public body is not entitled to appeal the decision.**

**ADDITIONAL INFORMATION** is available by contacting the appropriate staff person noted below or by viewing the report contained in the meeting agenda (posted 10 days before the meeting at [www.kitchener.ca](http://www.kitchener.ca) – click on the date in the Calendar or Events and select the appropriate committee).

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