



DSD - Planning Division (Secondary Plans/CRoZBy)  
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October 11, 2019

## **THE CITY IS REVIEWING THE LAND USE DESIGNATION AND ZONING FOR YOUR PROPERTY**

The purpose of this letter is to provide “Notice of a Statutory Public Meeting Under the Planning Act” to consider Proposed Changes to the Land Use Designation and Zoning of your property. No decisions will be made at this meeting. It is a public meeting to receive your input and comments.

Information on the proposed Official Plan land use designations and zoning permissions for your property, including allowed uses and minimum setback distances from your property boundaries can be found below.

### **BACKGROUND**

The City of Kitchener is undertaking a detailed review of the land use and planning framework for many Kitchener neighbourhoods. The neighbourhoods selected typically have outdated secondary plans and zoning by-laws created 25-30 years ago.

This review is necessary to help implement new legislation and direction from the Province, Region, City and other agencies to ensure the City’s land use plans and zoning reflect current practices and supports Kitchener’s strategic direction.

You are receiving this letter because changes to the land use designation and zoning of your property have been proposed as part of the Neighbourhood Planning Review.

To view a copy of the proposed Official Plan and Zoning By-law changes, including updated land use maps, policies, permitted uses and associated regulations for your zone and to look up how the existing and proposed zoning applies to your property, visit the project website at <https://www.kitchener.ca/en/city-services/neighbourhood-planning-reviews.aspx>.

### **STATUTORY PUBLIC MEETING**

Public input is an important part of this process, allowing staff to incorporate your feedback into their recommendations. We invite you to review the information on the City’s website and attend this public meeting. The time and location of the Statutory Public Meeting are as follows:

**Monday, December 9, 2019 - 4:00 p.m. (Industry Stakeholders) & 7:00 p.m. (Property Owners)**  
**Kitchener City Hall, Council Chambers**  
**200 King Street West**

This is an opportunity for you to discuss the new land use designations and zone categories which regulate permitted uses, required yards, building height and parking requirements that are proposed for your property. All opinions are appreciated and welcomed.

Comments previously received in response to the information shared at the Open Houses have been reviewed and considered in preparing the drafts that will be considered by the Planning & Strategic Initiatives Committee. The purpose of this meeting is to receive your input and comments.

**NO DECISIONS WILL BE MADE AT THIS STATUTORY PUBLIC MEETING.** The purpose of the public meeting is to receive your input and comments on the proposed changes to the City's Official Plan and Zoning By-law.

**COMMENTS**

Given the large number of properties being engaged and consulted at this time, City staff **WILL NOT** be able to meet with individual property owners and/or stakeholders in advance of the December 9<sup>th</sup> public meeting to discuss or resolve any issues and concerns. Property owners and/or stakeholders are advised to attend the public meeting to provide an oral submission or to put their comments in writing by December 9, 2019 to be considered as part of the public record and to be further notified of any future meetings and decisions on this project.

If you would like to speak at the public meeting, please register in advance at [www.kitchener.ca/delegations](http://www.kitchener.ca/delegations) or by calling the City Clerk's Office at 741-2200, ext. 7275. Written submissions can be sent to the Clerk's Office, 2nd floor, 200 King Street West, Kitchener, ON, N2G 4G7.

After the statutory public meeting, staff will review the comments received and engage in issue resolution, with a view of bringing a final Official Plan Amendment and Zoning By-law Amendment to Council in 2020.

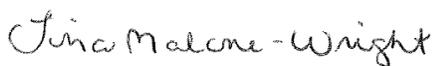
To ensure that comments received regarding the proposed Official Plan and Zoning By-Law can be reviewed and addressed before preparing a final draft for consideration for approval at a future Committee/Council meeting, **comments must be submitted by Monday, December 9, 2019.**

**LEGISLATIVE INFORMATION**

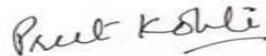
**If a person or public body would otherwise have an ability to appeal the decision of the City of Kitchener to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submission to the City of Kitchener prior to approval/refusal of the proposed Official Plan Amendment (OPA19/004/COK/TMW) or Zoning By-law Amendment (ZBA19/010/COK/TMW), the person or public body may not be entitled to appeal the decision.**

If you have any questions or require further clarification regarding the proposed land use designation and zoning of your property please email [secondaryplans@kitchener.ca](mailto:secondaryplans@kitchener.ca).

Yours Truly,



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