

Dundee Secondary Plan



First Draft

March 2026

How to Read this Draft Secondary Plan

- The Dundee Secondary Plan is an amendment to [2014 City of Kitchener Official Plan](#) and is based on the policy framework of the [November 2025 Draft of the New Official Plan](#).
- The policies in this draft are specific to the Dundee Secondary Plan area. These specific policies are to be read in conjunction with the policy framework of the [November 2025 Draft of the New Official Plan](#).
- Throughout this draft, there are placeholders for relevant policies to be incorporated from the [November 2025 Draft of the New Official Plan](#).

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1. Introduction

1.1. Purpose

The Dundee Secondary Plan (the Secondary Plan) sets out a detailed land use planning framework to guide the long-term **development** of the Dundee Secondary Plan area.

The Dundee Secondary Plan area, approximately 460 hectares in size, is located in southwest Kitchener and includes lands generally bounded by the Huron South community in the north, New Dundee Road in the south, Doon South and Brigadoon community and Riedel Drive in the east, and Fischer Hallman Road in the west.

The Secondary Plan has been prepared as an Integrated **Environmental Assessment**, fulfilling the requirements for the **environmental assessment** and land use planning processes at the same time, in accordance with the requirements of the *Planning Act* and the *Environmental Assessment Act*. As part of this integrated process a Scoped Subwatershed Study, and Impact Assessments (Environmental, Municipal Services, Water Management, Transportation, and Cultural Heritage) were completed.

This Secondary Plan will be used to guide future **development applications** and infrastructure planning within the Dundee Secondary Plan area.

1.2. How to Read this Secondary Plan

This Secondary Plan forms part of the City of Kitchener Official Plan. Where there is conflict or inconsistency between a provision in the City of Kitchener Official Plan and a provision in this Secondary Plan (whether directly in the text or by reference), the provisions in this Secondary Plan will prevail.

Bolded words within the Plan are defined and included in the Glossary.

Will means the policy applies to all situations, without exception, usually in relation to a statement of action, legislative direction, or situations where a desired result is required.

Should means the policy applies to all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical, or feasible in a given situation.

May means the policy direction is optional and not required. May statements give permission to do something rather than requiring or limiting action.

City means The Corporation of the City of Kitchener.

Kitchener or **the city** means the place or physical area of the municipality.

2. Vision and Big Moves

2.1. Vision

The vision for Kitchener’s newest neighbourhoods planned through the Dundee Secondary Plan was developed together with key collaborators, the community and property owners within the Secondary Plan area and is as follows:

“The Dundee Secondary Plan will shape development through a coordinated approach addressing growth, servicing, climate change, natural environment, cultural resources and connectivity in the Dundee Secondary Plan area”

The following principles further expand on the vision and guide the big moves and policies of this Secondary Plan:

- a) Create thriving neighbourhoods, with new parks, community spaces, commercial amenities, and schools which support growth in the Dundee Secondary Plan area and adjacent communities.
- b) Be home to year-round people-centric public spaces and civic places for neighbours to gather, creating a unique destination in Southwest Kitchener.
- c) Support a transit- and active mobility-first community through a complete streets network which emphasizes access, with a broad mix of uses at appropriate densities – such that these modes are the most efficient ways to meet daily mobility needs from the first stages of **development**.
- d) Provide new housing options, including a full range of sizes, levels of **affordability**, and tenures.
- e) Minimize energy demand, implement low-carbon design and energy solutions, and improve climate resilience.
- f) Preserve and enhance the natural features and functions of the Blair and Cedar Creek Subwatersheds, integrating them into the overall community and **public realm** network.
- g) Design for economic and **infrastructure** sustainability by focusing on proximity of uses and appropriate phasing and staging of **development**, in coordination with other major **infrastructure** projects.

2.2. Big Moves

The Big Moves are grounded in a deep understanding of the Dundee Secondary Plan area's unique **context** and are informed by community input and technical analysis. They represent bold, strategic interventions that will shape the future of Kitchener's newest neighbourhoods.



Connected Living

The Dundee Secondary Plan area will include a grid network of complete streets and off-road trails that prioritises mobility by **active transportation** and public transit.

This will result in a highly connected street and trail system that:

- supports safe, accessible and efficient movement of people of all ages and abilities, goods, and delivery of essential services;
- provides opportunities for and encourages walking, cycling and/or rolling; and,
- supports early introduction of transit service and provision of frequent transit services.

Integrated Living

The Dundee Secondary Plan area will create an integrated **public realm** of **natural heritage features**, parks, stormwater management areas and **cultural heritage resources**.

This will result in a network of green and blue corridors that:

- protects and enhances the **natural heritage system** and promotes **compatible development** abutting the **natural heritage features**;
- provides a network of well-connected, usable and adequately sized park and public spaces;
- provides appropriate stormwater management **infrastructure** that serves multiple ecological benefits and support **water resource systems**; and,
- protects and advances conservation objectives for cultural heritage resources, and archaeological resources.

Sustainable Living

The Dundee Secondary Plan area will embrace innovation in how energy is generated, distributed, and consumed, reducing long-term dependence on fossil fuels.

This will advance a community that:

- reduces overall energy demand through energy-efficient buildings and **infrastructure**;
- targets zero greenhouse gases or offsets its emissions; and,
- supports energy planning and generation including, solar or **thermal networks**.

Central Living

The Dundee Secondary Plan area will foster a new focus area, the ‘Dundee Urban Centre’, where people live, play and work, and that is a destination for people to visit.

This will result in a new focus area that:

- supports higher densities and provides a mix of uses, amenities, and / or services essential for community well-being;
- supports the early introduction of public transit; and,
- fosters social interaction, promotes physical activity, and enhances the overall quality of life.

Community Living

The Dundee Secondary Plan area will feature neighbourhoods with homes for everyone and focal points where people can gather, spend a morning, or access day-to-day services and amenities.

This will result in neighbourhoods that:

- include distinct and memorable areas acting as visual and social anchors for every neighbourhood;
- have a mix of uses to meet the day-to-day needs of residents and workers;
- provides a mix of housing types and tenure for all stages of life; and,
- achieves appropriate densities to support transit and attract amenities, services, and businesses at desirable locations.

3. Community Structure

In addition to the City Structure policies (Section 2) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. The Community Structure is based on achieving the Vision and Big Moves outlined in Section 2.1 and 2.2, and the forecasted growth and density target described in Policy 4.1. The components of the Community Structure, shown on Map A, shape the distribution of land uses and include Places to Protect and Places to Grow.
2. Places to Protect include the Green Areas for conservation, recreation, and water management purposes.
3. Places to Grow include the Strategic Growth Area and the Neighbourhood Growth Areas that will accommodate growth and change offering a range and mix of housing types and uses.
4. The Strategic Growth Area, referred to as the ‘Dundee Urban Centre’, is a Place to Focus and will:
 - a) accommodate the most people and jobs through **development** that supports frequent transit service.

- b) achieve a mix of uses, including but not limited to facilities, amenities and services, through an integrated and compact form of **development**.
 - c) connect with neighbourhood growth areas through all modes of **active transportation**; and,
 - d) serve as a destination for the Dundee Secondary Plan area and beyond.
5. The Neighbourhood Growth Areas will:
- a) accommodate density that contribute to achieving the average gross density in the Dundee Secondary Plan area as per Policy 4.1.
 - b) enable a range and mix of housing options, and commercial, retail, service and amenity uses; and,
 - c) support early transit and **active transportation**.

4. Growth Management

In addition to the Growth Management policies (Section 2) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. In order to contribute to achieving the City-wide population and employment forecasts and density target for the City's Designated Growth Areas (DGA), the Dundee Secondary Plan area will be planned to achieve an average gross density of 84 people and jobs per hectare or a total of approximately 34,400 people and jobs by the year 2051.
2. Density will be directed and informed by the community structure as identified in Map A and policies in Section 3 of this Plan.
3. The Strategic Growth Area (SGA) will achieve an average gross density greater than 84 people and jobs per hectare.
4. The area outside of SGA may achieve an average gross density of less than 84 people and jobs per hectare.
5. The **City** and the **Region**, together with all landowners, may enter into agreement(s) in order to facilitate the orderly progression of **development** of lands in a fiscally responsible manner by ensuring the **infrastructure** installed within their lands are accessible to the City and/or the Region through easements or in such other way as satisfactory to the **City** and/or the **Region**.
6. The orderly progression of **development** will be coordinated with the provision of water, wastewater and stormwater services, energy, transportation and transit infrastructure, and community infrastructure including lands for education, recreation, parks and open space, cultural and **community facilities** and in accordance with the Environmental Assessment Report (Jacobs 2026).
7. City's growth management program may be updated to implement the orderly progression of **development** within the Dundee Secondary Plan area.

5. Housing

In addition to the Housing policies (Section 3) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

6. Economy

In addition to the Economy policies (Section 4) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

7. Energy Transition

In addition to the Energy Transition policies (Section 5) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. **Development** and **infrastructure** will be designed to net-zero carbon standards to the extent possible.

8. Natural Environment

In addition to the Natural Environment policies (Section 6) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. The **Natural Heritage System** is identified on Map D.
2. **Natural linkages and corridors** will be maintained and/or enhanced to maintain connectivity. In key locations, species-appropriate mitigation measures, such as wildlife crossings, culverts and/or funnel fencing to accommodate wildlife, amphibian, and/or reptile movement are to be established (e.g., between natural areas on either side of roads) and implemented in conjunction with road works design and construction.
3. Preliminary buffers on **lands adjacent** to **natural heritage features** will be 30 metres. The final buffer location, width, and composition will be confirmed through detailed site-specific analysis as part of an **Environmental Impact Study**.
4. Opportunities for **ecological restoration** within and/or **lands adjacent** to the **Natural Heritage System** will be evaluated and confirmed through an **Environmental Impact Study**.
5. Opportunities for native plant seed collection and the use of native plant material should be a priority for **developments**.
6. A Monitoring Program in accordance with the goals, targets, and objectives outlined in the Scoped Subwatershed Study (Jacobs 2026) for the Dundee Secondary Plan will be required as a condition of development approval. The Monitoring Program will be confirmed through an **Environmental Impact Study** or other appropriate study.

7. **Development** on **lands adjacent** to the **Natural Heritage System** should minimize shadowing and/or light pollution. A shadow study and/or lighting plan may be required as part of an **Environmental Impact Study** to determine potential impacts and mitigation strategies.

9. Cultural Heritage

In addition to the Cultural Heritage policies (Section 7) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. **Cultural heritage resources** and **heritage corridors** are identified on Map B.
2. The **City** will ensure that **development** is designed and planned to conserve, maintain and enhance the **cultural heritage values** and **heritage attributes** of the cultural heritage resources, as summarized in the approved Heritage Impact Assessment for the Dundee Secondary Plan prepared by Archaeological Services Inc. dated February 2026.
3. This plan recognizes that **heritage corridors** that remain open to vehicular traffic will continue to function as shown on Map 11 of the City of Kitchener Official Plan, including Plains Road.
4. The historic alignment of Plains Road should be maintained and recognized for its historical value. **Development** and/or any road improvements should maintain the road's existing alignment and proposals to close Plains Road should be mitigated through a commemoration plan.
5. Widening of the existing hard surface, changes to the surface treatment, and other alterations may be permitted to Plains Road between Fischer Hallman Road and Broadacre Drive.
6. Vehicular access will be maintained to ensure long-term viability and occupancy of the following structures:
 - a) the schoolhouse at 1970 Fisher Hallman Road; and,
 - b) the farmhouse at 1878 New Dundee Road
7. A vegetative buffer consisting of a single row of large deciduous shade tree plantings typical of a nineteenth-century farmstead will be required along the southern and western edges of **lands adjacent** to 500 Stauffer Drive to visually separate future residential land uses and mitigate **adverse heritage impacts** to the **protected heritage property**.
8. To **conserve** the **cultural heritage values** of the Reidel Drive and Stauffer Drive heritage corridors and maintain the area's unique undulating terrain and visual experiences, the following will apply:

- a) The Reidel Drive heritage corridor should maintain the current lighting conditions (i.e. no lighting) unless it is determined that lighting is required for public safety. Where lighting is required, the use of lighting with cut-offs is preferred.
 - b) Conservation of the **cultural heritage values** and heritage attributes of the Reidel Drive/Stauffer Drive heritage corridors will include establishment of an open space block and/or vegetated buffer to visually screen new **development** from the heritage corridors.
 - c) The **City** will ensure that **development** is designed and planned to maintain and enhance the views of rolling topography, which is an expression of its context within a glacial landscape and a characteristic of its scenic, rural context with viewsheds looking out to adjacent agricultural fields which line the western side of Reidel Drive, and the rolling moraine landscape.
 - d) Changes to the existing topography, including the use of retaining walls, are strongly discouraged. Where required, the **adverse heritage impacts** should be evaluated and mitigated through the submission and approval of heritage studies.
 - e) It is intended that Reidel Drive north of the Blair Creek Drive extension will be closed to vehicular traffic and incorporated as part of the multi-use pathway network. The use of Reidel Drive as an emergency access to 500 Stauffer Drive may should be permitted.
 - f) Introduction of new vehicular access points along Reidel Drive should be avoided or minimized; vehicular access from new driveways should be obtained from new roads.
9. The introduction of a new trail access off Reidel Drive and/or Stauffer Drive may be permitted subject to avoiding or mitigating **adverse heritage impacts** as determined through **heritage studies**.
- a) **Development** and **public realm** and **infrastructure** projects will be designed and measures implemented to avoid and/or mitigate **adverse heritage impacts** and to **conserve**, enhance, and maintain the **heritage attributes** that contribute to the heritage corridors in accordance with the approved Heritage Corridor Enhancement Plan for Reidel Drive and Stauffer Drive (Archaeological Services Inc., January 2026, as amended).
10. Where new trail systems are introduced with access from Reidel Drive and/or Stauffer Drive, interpretative or commemorative programming, public art, or landscaping treatments should be integrated.

9.2. Archaeological Resources

In addition to the Archeology policies (Section 7) of the [November 2025 Draft of the New Official Plan](#), the following policies will also apply.

1. To provide the long-term protection of archaeological sites identified through Stage 3 assessment that require Stage 4 mitigation within the Dundee Secondary Plan, the **City** in consultation with Indigenous communities, may require a buffer. The buffer may be established as per a Site-Specific Avoidance and Protection Strategy in accordance with the Provincial Standards and Guidelines for Consultant Archaeologists (2011) as amended from time to time. The established buffer will be designated as Open Space and will not contribute towards the City's **parkland** requirements.

10. Placemaking

In addition to the Placemaking policies (Section 7) of the [November 2025 Draft of the New Official Plan](#), the following policies will also apply.

1. The **City** may prepare urban design concept plans to help guide future **development applications** for the Dundee Urban Centre and Commercial First lands.
2. The **City** will establish a sense of place by supporting opportunities for investment in the Dundee Urban Centre, focusing on creating vibrant, mixed-use, and a pedestrian-friendly area that serves as focal point for development
3. **Community facilities** will be encouraged to be integrated and/or co-located with other complementary uses where appropriate, within the Dundee Urban Centre.
4. The **City** will work with key collaborators to support and promote opportunities in the Dundee Urban Centre for arts, culture and events.

11. Parks, Open Space, and Community Facilities

In addition to the Parks, Open Space, and Community Facilities policies and Parkland Dedication policies (Section 7) of the [November 2025 Draft of the New Official Plan](#), the following policies will also apply.

1. Map D illustrates the location and approximate size of parks and open spaces.
2. **Parkland dedication** will be reassessed in accordance with the requirements of the *Planning Act* and/or the City's Parkland Dedication Bylaw and Policy in effect at the time of **development applications**. The City may seek to secure additional lands for **parkland** outside of these requirements to ensure residents have sufficient access to high-quality parks.

3. Lands identified as open space on Map D will not contribute towards **parkland dedication**.
4. The open space system will **respect** the unique topography and will strive to minimize grading when undertaking the detailed design of all open spaces.
5. The installation of unique signs, public art, interpretive signage and similar elements is strongly encouraged in parks, open spaces and trails to create community identity and enhanced way finding.

12. Mobility

In addition to the Mobility policies (Section 8) of the [November 2025 Draft of the New Official Plan](#), the following policies will also apply.

12.1. Mobility Network

In addition to the Mobility Network policies (Section 8) of the [November 2025 Draft of the New Official Plan](#), the following policies will also apply.

1. Map C identifies a planned **mobility network** including the Regional Roads, City Arterial Streets, Major Community Collector Streets, Minor Neighbourhood Collector Streets, and Trails and connections within the City's Integrated Transportation System.
2. The alignment of the planned streets is not final until they are confirmed through the completion and acceptance of an **Environmental Assessment** or through the approval of a draft Plan of Subdivision. Map C may be revised without the need for an amendment to this Plan where more detailed planning and design for the streets occurs.
3. The **mobility network** will:
 - a) be primarily grid oriented to facilitate connectivity for pedestrians and cyclists;
 - b) be aligned, where possible, to respect the existing topography and minimize the need for site alteration; and,
 - c) be oriented east-west, where possible, to maximize opportunities for solar access.
4. The **mobility network** may contain roundabouts and other traffic calming measures for traffic management and creating focal points.
5. The City may require **development applications** to identify the location of Main Streets within the Dundee Urban Centre or Commercial First lands identified on Map A and Map E.
6. Main Streets are dynamic corridors that will be designed to:
 - a) prioritize and enhance pedestrian experience;

- b) provide a focal point for surrounding neighbourhoods;
 - c) create a sense of place and vibrancy, incorporating public art, street furniture, and street trees;
 - d) allow for the streetscape to transition easily for various uses by using features like movable furniture or seasonal changes;
 - e) accommodate temporary closures for uses like outdoor markets, street festivals, and pop-up events; and,
 - f) support multiple modes of travel – walking, rolling, cycling, transit, and driving.
7. Local Streets will be identified at the time of **development applications**.

12.2. Walking, Rolling, and Cycling

In addition to the Walking, Rolling, and Cycling policies (Section 8) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. Map C identifies planned network of trails. Modifications to this planned network of trails may be considered without an amendment to this Plan provided that the continuity of the network is maintained or enhanced.
2. Trails will not be permitted, pedestrian or hiking trails (i.e., foot paths) may be permitted within **Natural Heritage Features** and/or the buffer subject to the completion of an Environmental Impact Assessment that indicates that there will be no **adverse environmental impacts upon the Natural Heritage System**.

12.3. Public Transit

In addition to the Public Transit policies (Section 8) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. Map C identifies a proposed transit route for the planned street network within the Dundee Secondary Plan area and a potential transit hub within the Dundee Urban Centre. This potential transit network is conceptual and may be revised as local streets are identified and **development** occurs.
2. **Development** along the proposed transit routes as identified in Map C will be encouraged to be designed as transit-oriented **developments** through their consideration of densities, location of future transit stops and pedestrian connections to transit routes. In doing so, **developments** will have regard of supporting early and frequent transit network within the Dundee Secondary Plan area.
3. To maximize accessibility and transit capture potential, and to provide appropriate walking distances to transit services, transit stops and amenities will be designed and be located as per GRT Bus Stop Design Guidelines.

13. Infrastructure and Servicing

In addition to the Infrastructure and Servicing policies (Section 9) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

13.1. Municipal Drinking Water Supply System

1. Potential locations for municipal drinking water supply wells and related **infrastructure** may be identified within the Dundee Secondary Plan area through Water Supply Master Plans, **Environmental Assessments**, or equivalent technical studies. Prior to identifying specific locations, **development applications** within the Dundee Secondary Plan area will demonstrate to the satisfaction of the appropriate approval authority that the proposed **development** will not limit or unreasonably constrain the ability to identify, evaluate, or establish municipal drinking water supply wells and related **infrastructure**.
2. Where candidate or future municipal well sites and/or related water supply infrastructure is identified through a Water Supply Master Plan, **Environmental Assessment**, or equivalent technical study, the **City** will ensure that **development applications** are reviewed in consultation with the **appropriate approval authority** to confirm that:
 - a) the proposed **development** is **compatible** with, and does not adversely affect, the long-term viability, operation, or protection of existing or future municipal drinking water supply **infrastructure**; and
 - b) mechanisms are in place to facilitate the orderly conveyance of any lands or easements required for well sites and/or related water supply **infrastructure**, through conditions of approval, registered agreements, or other acquisition processes in accordance with applicable legislation.

13.2. Water, Sanitary and Stormwater Services

In addition to the Water, Sanitary and Stormwater Services policies (Section 9) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. The detailed design and implementation of water and sanitary services to support **development** will be undertaken in accordance with the recommendations of the Environmental Assessment Report (Jacobs 2026).
2. The location, configuration, and boundary of stormwater management facilities identified on Map D will be confirmed and/or refined through technical studies (e.g. functional servicing and detailed SWM design studies) to support **development** without the need for further amendment to this Secondary Plan.
3. Stormwater management will be undertaken in accordance with the recommendations of the Environmental Assessment Report (Jacobs 2026).

4. Stormwater management will be based on a combination of distributed source controls and centralized facilities. This stormwater management approach is consistent with the management frameworks established in the Upper Blair Creek Functional Drainage Study and the Upper Cedar Creek State of the Watershed Study and aligns with Ministry of the Environment, Conservation and Parks and conservation authority guidance on managing runoff and protecting downstream systems.

13.3. Utilities

Utilities policies (Section 9) of the November 2025 Draft of the New Official Plan will apply.

14. Land Use

In addition to the Policies applying to All Land Uses (Section 11) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

14.1. All land uses

1. Land use designations are shown on Map E of this Plan. Minor adjustments to land use designations may be permitted at the time of **development applications**, if satisfactory to the **City**, without the need of an amendment to this Plan. Technical reasons, including but not limited to, alignment of streets, connections to servicing, landownership may be considered for minor adjustments to land use designations.
2. The exact boundary, land area, and location of future parks will be informed by the detailed design of future roads and plans of subdivision and the need to protect the **natural heritage features** and areas, **ecological functions** and **hydrologic functions** of the **Natural Heritage System** and the **Water Resource System**.

14.2. Natural Heritage Conservation

The Natural Heritage Conservation policies (Section 11) of the November 2025 Draft of the New Official Plan will apply.

14.3. Open Space

In addition to the Open Space policies (Section 11) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. Map D identifies the preferred locations of parks, stormwater management areas, and other open spaces within the Open Space land use designation.
2. The area in the southwest corner of the Dundee Secondary Plan area identified as Stormwater Management on Map D will be treated as an overlay to the Natural Heritage and Neighbourhood land use designations on Map E.

14.4. Mixed Use and Commercial First

In addition to the Policies Applying Mixed Use and Commercial First, Mixed Use A policies, Mixed Use B policies, and Commercial First policies (Section 11) of the November 2025 Draft of the New Official Plan, the following policy will also apply.

1. Cluster of lands designated Commercial First will include a collective minimum non-residential floor space area to meet the day-to-day needs of residents and workers within a walkable distance of that cluster of lands. The collective minimum non-residential floor space area will be determined through a commercial function study prepared to the satisfaction of the **City** at the time of **development applications**.
2. Commercial First land use designation will permit **development** of non-residential uses if the cluster of lands where the development is proposed will include the collective minimum non-residential floor space area.

14.5. Neighbourhoods

Neighbourhoods policies (Section 11) of the November 2025 Draft of the New Official Plan will apply.

14.6. Institutional

In addition to the Institutional policies (Section 11) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

1. The location and minimum number of elementary and secondary schools required to serve the community is identified on Map E and will be treated as an overlay to the Neighbourhood land use designation.
2. Notwithstanding the policies of the Neighbourhood land use designation, the school locations identified on Map E will be developed for education purposes, to the satisfaction of the school boards, unless each of the school boards confirm that those lands are not required for education purposes.
3. Lands being developed for education purposes must be secured by the school boards within a mutually agreed upon timeframe.

15. Implementation

In addition to the Implementation policies (Section 12) of the November 2025 Draft of the New Official Plan, the following policies will also apply.

15.1. Interpretation

1. The specific shapes, sizes, locations, and relative positions of land uses, roads, transit stations, and other designations in this Secondary Plan are intended to indicate a desirable arrangement of these elements and may be refined through the

development process provided that the intent of this Secondary Plan is maintained whilst supported by technical studies.

This flexibility may be invoked by the **City** or other public agency to ensure implementation of this Secondary Plan in an equitable manner relative to property lines and parcel sizes. Specifically, this flexibility may include an adjustment to the shape of a designation, or an adjustment to its size, or to its absolute or relative location without further amendment to this Secondary Plan, provided the **City** is satisfied of the following:

- a) that the fundamental effectiveness of the intended use(s) would not be reduced;
- b) that the intent and integrity of the overall plan is respected;
- c) that shortfalls or excesses are to be made up elsewhere within the Secondary Plan;
- d) that the function and centrality of services is maintained; and,
- e) that the fundamental aspects of land use interrelationships are maintained.

15.2. Conditions of Development Approval

1. As conditions of **development approval**, all required agreements must be in place, including financial agreements and development agreements (e.g., landowner agreements for shared **infrastructure**, including cost sharing agreements), to provide for the identified and required elements of the municipal service **infrastructure** systems (sewer, water, stormwater management and transportation) as well as any requirements for Public Service Facilities and the identified components of the **Public Realm** and **Mobility Network**.
2. A condition of **development approval** shall be that an agreement(s) between the landowner(s) and publicly funded School Board(s) is entered into prior to the registration of the draft plan of subdivision, the agreement may:
 - a) Include agreement(s) of purchase and sale, options to purchase, or other legal mechanisms having regard to development phasing and funding availability.
 - b) Recognize the unique mandate, timelines, and operational requirements of school boards in determining accommodation need and site readiness (i.e., The timing of school site acquisition and the construction of schools is subject to the approval by the Province of Ontario through the Ministry of Education).
 - c) Ensure lands shall be protected for future school use as development proceeds, while not obligating immediate construction or prematurely tying acquisition to rigid timelines that may not align with enrolment realization, funding cycles, or phasing
3. A condition of **development approval** will be that a Parkland Dedication and Community Lands Agreement be entered into between the landowner(s) and the

City prior to approval of the first draft plan of subdivision. The agreement will set out the amount, size, general location, and timing of parks to be dedicated to the **City** under the *Planning Act* requirements, and which sets out the size and general location of additional lands for park, recreation, or other **community facilities** and purposes to be acquired, and the timing of that acquisition where known.

4. As conditions of **development approval** proponents of **development** will be required to enter into appropriate agreements to the satisfaction of the **City** and the **Region** to provide protection of existing private water supply systems in the Dundee Secondary Plan area that are intended to continue use, should their operation be detrimentally impacted through the process of developing the Dundee Secondary Plan area.

15.3. Cost Sharing

1. The **City**, where appropriate, will require the use of a cost sharing agreement or other suitable arrangements among landowners, to ensure the fair and equitable implementation of this Secondary Plan and allocate related costs of **infrastructure**, and/or components of the **Public Realm** and **Mobility Network**. The **City** will not negotiate or be a party to such an agreement, but must be assured, and ascertain, that the document assigns cost sharing in a reasonable manner.

The **City** will require confirmation from the landowner group Trustee of:

- a) The execution by the developer of the agreement(s) including any amendment(s) thereto; and,
- b) Confirmation of developer compliance with the terms of the agreement.

Confirmation will be provided to the **City** prior to **development approvals**.

15.4. Zoning By-law Amendment

1. At the time of Zoning By-law Amendment applications, the applicants will implement zones that conform to the intent and policies of this Secondary Plan.

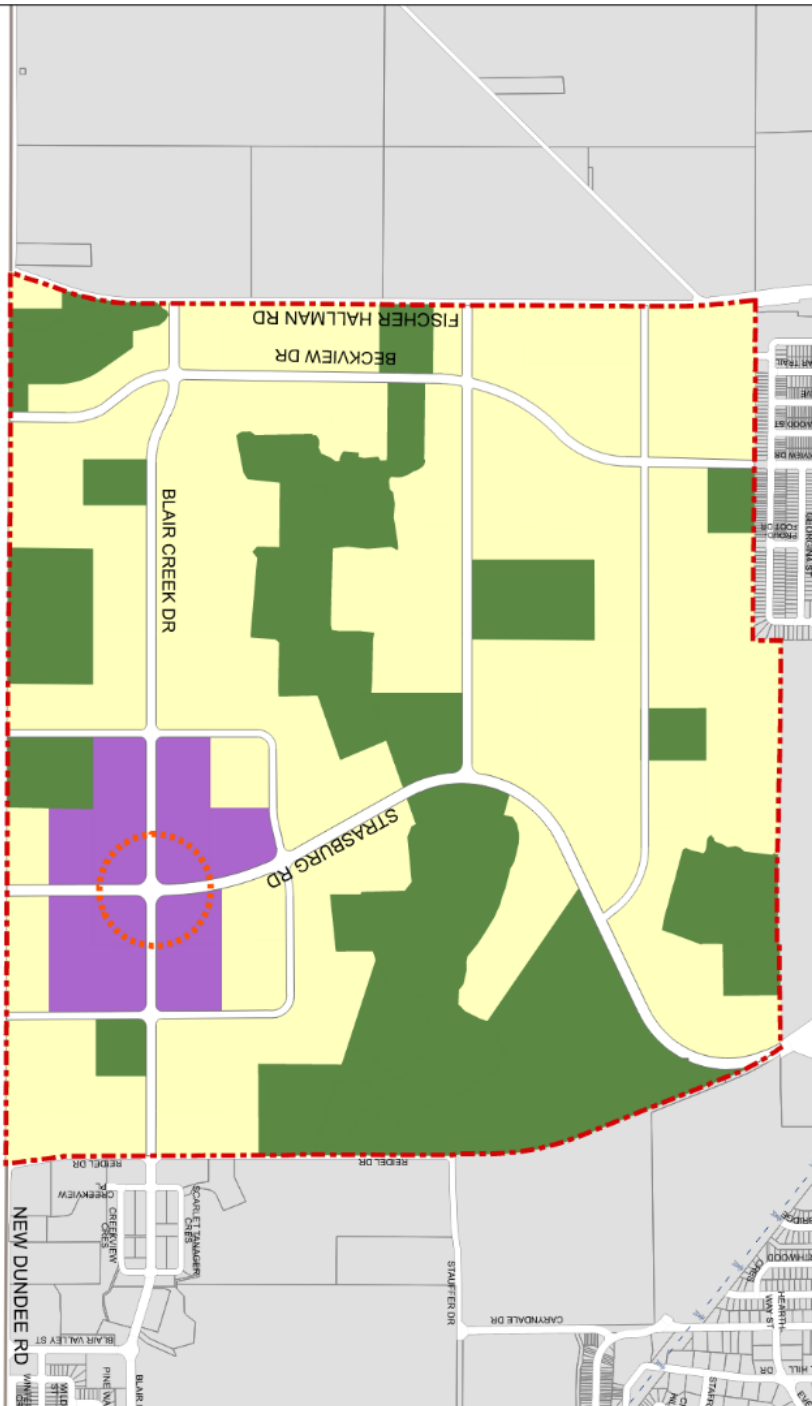
Glossary

PLACEHOLDER FOR GLOSSARY OF THE NEW OFFICIAL PLAN



CITY OF KITCHENER official plan

Map A Dundee Secondary Plan Community Structure Plan



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- Legend**
- Places to Protect
 - Green Area
 - Places to Grow
 - Strategic Growth
 - Neighbourhood Growth
 - Places to Focus
 - Secondary Plan Boundary
 - - - Hydro Corridor



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official plan

Map B Dundee Secondary Plan Cultural Heritage Resources



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Legend



- 1** 500 Stauffer Drive
Designated under Part IV of the Ontario Heritage Act
- 2** 1878 New Dundee Road
Cultural Heritage Resource identified in the Heritage Impact Assessment for the Dundee Secondary Plan
- 3** 1970 Fischer Hallman Road
Listed on the City of Kitchener Municipal Heritage Register

Heritage Corridors



Secondary Plan Boundary



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**Map C
Dundee
Secondary Plan
Mobility Network Plan**



Legend

Street Network

- Regional Road Existing
- Regional Road Planned
- City Arterial Existing
- City Arterial Planned
- Major Community Collector Existing
- Major Community Collector Planned
- Minor Neighbourhood Collector Existing
- Minor Neighbourhood Collector Planned
- Local Street Existing
- Local Street Planned

Heritage Corridor

- Potential Transit

Potential Transit Route

- Potential Transit Hub

Proposed Trails

- Multi-use Pathway/Connection
- Footpath

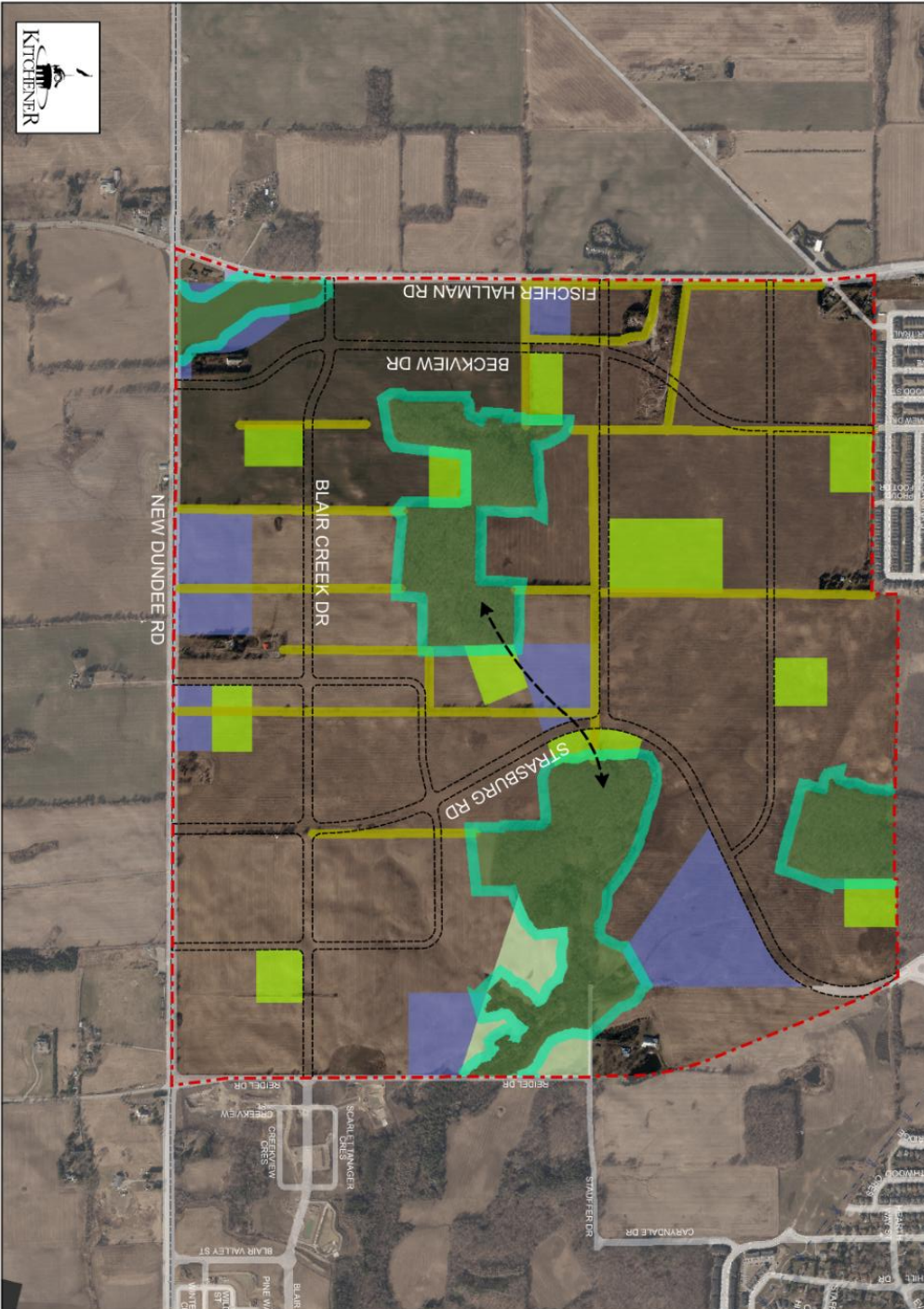
Secondary Plan Boundary

0 0.25 0.5 1,15,000
Kilometres



CITY OF KITCHENER
official plan

Map D
Dundee
Secondary Plan
Natural Heritage System



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Legend

- Natural Heritage System
- Natural Heritage System
- Open Space - Other
- Open Space - Stormwater Management
- Parks
- Natural Heritage Preliminary Buffer
- Hedgerows
- Natural Heritage Linkage
- Secondary Plan Boundary

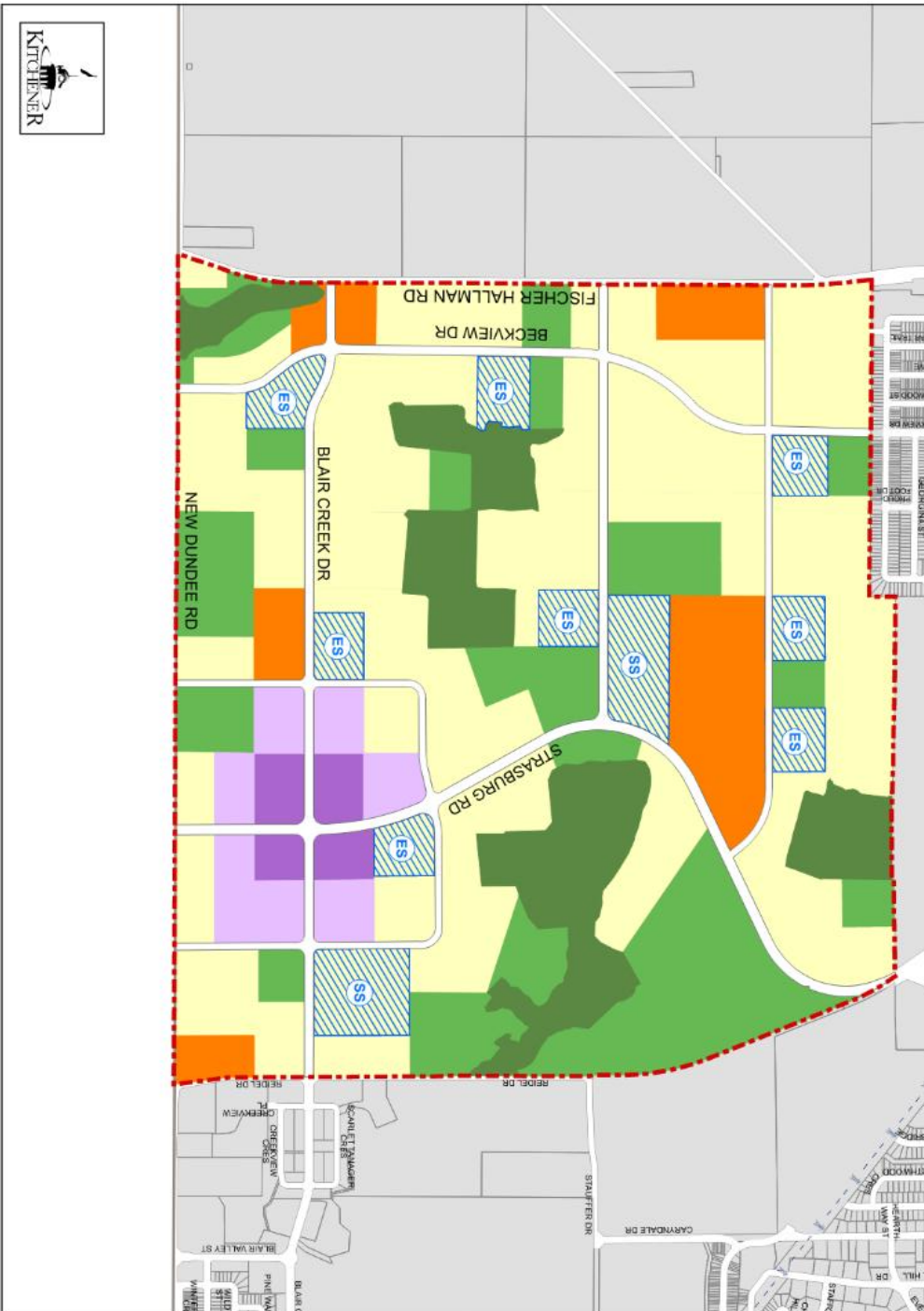
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Kilometres

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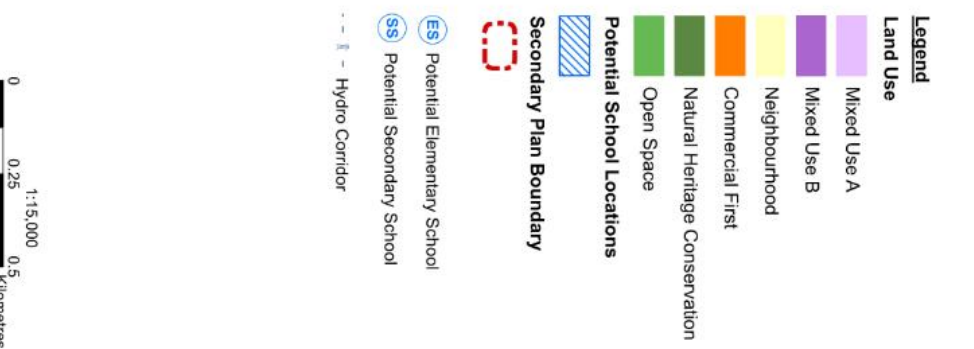


official plan

Map E Dundee Secondary Plan Preferred Land Use Plan



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