



Kitchener 2051

First Draft Official Plan for the City of Kitchener

November 2025

Throughout the Kitchener 2051 Official Plan, sections or placeholders have been highlighted yellow. These areas have been identified by staff for further review and will be updated in the finalized version of this plan.

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A Pivotal Moment

Celebrating our Past and Building our Future, Together

The place we call Kitchener has long been a place of gathering, exchange, innovation, and care for people and the land. As a home for thousands of years to Indigenous peoples, for stewardship, trade, and travel along the Grand River, to the arrival of German Mennonite settlers in the early 1800's, to its emergence as an industrial centre at the heart of Waterloo Region after World War I, Kitchener's history is rooted in and strengthened by the energy of new people and ideas. Kitchener has grown into a vibrant city, home to innovators and entrepreneurs, students and families, newcomers and elders, makers and artists.

As Kitchener grows to a city of up to 450,000 residents by 2051, we face both the challenges and opportunities of a rapidly changing world. Global social, political, and technological shifts are transforming how we live, work, get around, and connect with each other.

The cost of living continues to rise, with housing costs outpacing incomes, putting homeownership, and even rent, out of reach for many. Our infrastructure, including our roads, pipes, parks, and public spaces, is aging and requires reinvestment. The climate emergency is reshaping how we build, move, and manage our resources. Reconciliation with Indigenous peoples calls for truth, relationship-building, and continued engagement grounded in reciprocity and respect.

This moment is also full of possibility. Kitchener's greatest strength lies in the people who call it home: a skilled and diverse population driving innovation and creativity in every corner of the city. Our strong neighbourhoods, vibrant public spaces, and growing urban centres reflect our shared desire for human connection balanced with the preservation and celebration of the natural environment that makes Kitchener special.

Kitchener 2051 is the long-term roadmap for how our city will grow and evolve through this pivotal time. It is our collective guide for managing change, including how we will plan for new people, homes, and jobs; design streets that are safe for everyone; protect our environment; and build communities where everyone feels welcome and supported.

Our future depends not only on what we build, but on how we care for one another. When people feel connected, supported, and that they belong, our city becomes stronger and more resilient. Fostering community wellbeing and mutual care is as vital to Kitchener's success as new homes, jobs, and roads. The choices we make now will determine the kind of city we leave for the next generation. With clear direction and collective action, the Kitchener 2051 Official Plan charts a path toward a city that is resilient in the face of uncertainty, ready to adapt, and determined to ensure that well-being, prosperity, and joy are within reach for all who call Kitchener home.

What is an Official Plan?

An Official Plan sets out our long-term vision, shared values, and policies that help guide decision making on where people live, work, move, and connect with each other.

Provincial law (through the Planning Act) outlines what an Official Plan does.

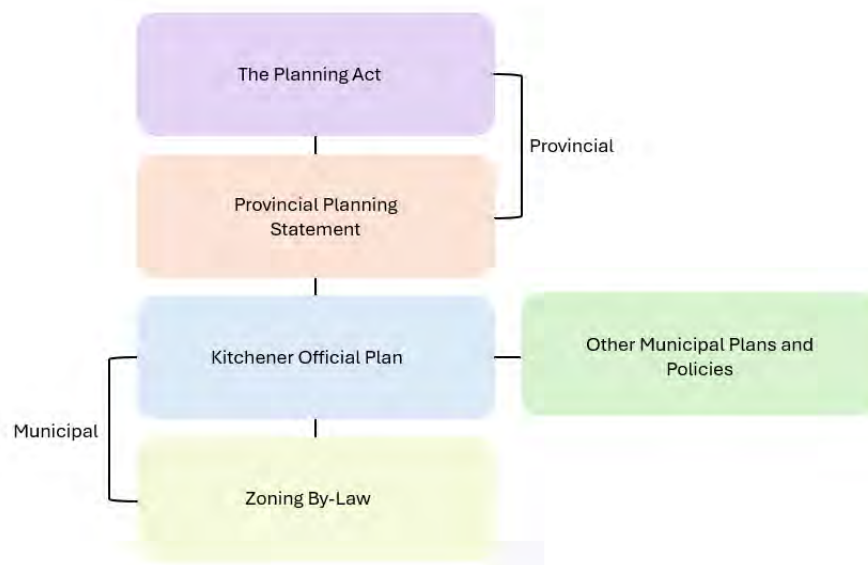
An Official Plan:

- Guides growth and change, especially how land and buildings are used;
- Informs decisions about land use, development, transportation, parks, and community facilities;
- Translates the city's vision from the Strategic Plan into on-the-ground directions for how land is used;
- Provides direction for other tools such as the **City's** Zoning By-law.

The Plan conforms with Provincial rules, and policies, including the Planning Act and the Provincial Planning Statement.

The Plan also works alongside other municipal plans and policies in areas related to transportation, building, engineering, neighbourhood services and facilities, economic development and finance. Other planning tools, such as the Zoning By-law, must conform to the Official Plan.

Figure 1. Regulatory Framework



Kitchener 2051: Purpose

Kitchener 2051 is about the people who call Kitchener home - today and in the future. It's about shaping a city that reflects our people, our values, and our aspirations for the city we want to become.

Cities are built on contradictions and competing priorities. People want and need different things, and that's okay. The strength of a city lies in its ability to hold those differences and move forward with shared purpose and determination. Kitchener 2051 lays out a vision rooted in what we heard matters most to our community: a thriving, inclusive, and sustainable Kitchener that works for everyone.

Kitchener 2051 helps us respond to the major challenges and opportunities of today, while strategically looking forward to our shared vision for the future. It takes the ideas, aspirations and concerns of the community, and sets directions for thoughtfully and intentionally managing growth in ways that strengthen the things that people love about Kitchener, while ensuring that the city remains adaptable, resilient, and ready for whatever the future may bring.

Guided by our shared Vision, Community Values, and Big Ideas for the future, the new Plan provides direction for how and where we will grow, and how we will provide housing that is diverse, affordable, and attainable; support a strong and diverse local economy; move throughout the city; design complete and connected neighbourhoods; protect and enhance our natural areas; enable growth through infrastructure and servicing; and strengthen our resilience to natural and human-made shocks and stresses.

How Did We Get Here?

[This section will describe the Kitchener 2051 process (internal, technical, public)]

Our Shared Vision

Kitchener 2051 builds on the city's Vision for 2051, first introduced in the We Are Kitchener Strategic Plan:

**Building a city for everyone where, together, we take
care of the world around us – and each other.**

The core element of our Shared Vision is care – for both people and the planet. Throughout the Kitchener 2051 process, the theme of 'A Caring City' emerged as the central thread that connected everything together - the foundation that holds up the building blocks of a great city.

Being a Caring City means welcoming people of all ages, backgrounds, and lived experiences and reflecting on and reconciling with our past while planning for a future rooted in community wellbeing, inclusion, and belonging.

This theme is woven throughout the new Plan, informing every policy area and guiding how we grow together toward a more caring, connected, and resilient future.

Our Shared Values

Looking out for one another – and creating the places and systems we need to thrive.

Shaped by the ideas, experiences, and aspirations shared by community members during the Kitchener 2051 process, the following values respond directly to the challenges our community is facing. Together, they reflect the shared desire for a future Kitchener that is safe, equitable, connected, and resilient, with a strong commitment to its people and the planet.

Understanding and integrating these shared values throughout the new Plan is essential in responding effectively to the challenges we face today, while thoughtfully guiding Kitchener's growth to 2051.

Mutual Care & Belonging - A city that nurtures compassion and connection, ensuring everyone feels valued, supported, and part of the community.

Affordability - A city where everyone can afford to live, work, and build the future they want.

Access & Inclusion – A city where everyone, regardless of age, ability, income, or background, has access to the spaces, services and opportunities they want and need to succeed.

Thoughtful & Resilient Growth - A city that plans for change in a coordinated, forward-looking, and people-centred way, balancing growth, climate, and community well-being.

Safe & Sustainable Mobility Options - A city where everyone can walk, roll, cycle, take transit, or drive comfortably and conveniently to destinations across Kitchener and beyond.

Our Shared Future

Our Shared Future captures the three Big Ideas at the heart of this Plan, Our Neighbourhoods, Our Economy, and Our Environment.

The Big Ideas are our collective aspirations for the future; snapshots of the Kitchener we want to be in 2051.

Figure 2. Our Three Big Ideas



Our Neighbourhoods

Kitchener is a city where everyone can find their place, and every neighbourhood feels like home. Whether you rent or own, live alone, with others, or need care and support, there will always be a home for you in Kitchener's neighbourhoods. Our neighbourhoods are vibrant, connected, and inclusive places where people of all ages, incomes, and abilities can live, work, learn, play, and move around safely and conveniently. They are places to connect and gather, share ideas, and build lasting connections; places where individuals and families of all kinds can grow and prosper; and places where the shops, services, parks, and jobs you need are close by.

We're focusing on:

Making sure our homes and neighbourhoods meet everyone's needs.

- Building affordable homes using all the tools the **City** has, including collaboration with other orders of government, builders, agencies, and organizations;
- Adding new homes of all kinds, particularly homes for those who need them most, to every neighbourhood in the city;
- Evolving our neighbourhoods to be more diverse, inclusive, and people-centred;

- Making sure every neighbourhood has places to work, play, connect with neighbours and family and learn, and provides access to the shops and services that meet your everyday needs.

Our Economy

Kitchener is a city where innovation and opportunity are close to home. Our economy will be as diverse and dynamic as the people it supports, built on businesses of all types, from local shops and services to industry, innovation hubs, and creative enterprises, in neighbourhoods across the city. People and goods will move quickly, efficiently, and sustainably via a well-connected mobility network, getting where they need to go safely and conveniently. Coordinated energy and infrastructure investments in local businesses will help create a more competitive and economically resilient city.

We're focusing on:

- Growing Kitchener's economy by adding more shops and services in all neighbourhoods, making it easier to get groceries, a cup of coffee, or a haircut;
- Supporting existing businesses by creating the conditions for their continued operation and success in Kitchener;
- Creating more options to get people and goods where they need to go safely and conveniently, including walking, rolling, biking, public transit, and driving;
- Creating the conditions to attract and retain the employers and industries of tomorrow, while building on Kitchener's current economic strengths;
- Protecting and preserving Kitchener's industrial employment lands for the businesses and uses that need them;
- Ensuring offices and other employment areas are well connected and located close to frequent transit.

Our Environment

Kitchener is a city that values, protects and conserves our natural environment so that everyone is safe, healthy, food and water secure, and comfortable for generations to come. Our city will emit almost no greenhouse gases and will be ready for the warmer, wetter, and wilder climate of the future. Kitchener supports a local food system that treats food not as a commodity, but rather as a human right, with an emphasis on prioritizing local food production and access. Guided by Indigenous knowledge and land-based cultural practices, we care for the environment in the spirit of reconciliation, building a stronger, more resilient community rooted in respect, understanding, and shared responsibility.

We're focusing on:

- Protecting the countryside and our agricultural lands which are critical to local food and water security;
- Planning for new housing and jobs that support active and public transportation, while making efficient use of existing land and infrastructure;

- Driving greenhouse gas emissions to zero and building climate resiliency in decision making;
- Actively planning for access to and increased local food production, as well as the protection of forest and freshwater foods;
- Protecting, growing, and enhancing the nature in our city, including our tree canopy and natural areas;
- Connecting people with each other, the land, the air, and the water, and helping people stay safe and comfortable in neighbourhoods across the city;

How to Read This Plan

Turning aspirations into action, the Plan translates our shared Vision, Community Values, and Big Ideas for the future into clear, actionable policies and directions that will shape how and where Kitchener will grow and change over the next 25 years.

Our Shared Vision and Values form the foundation of the Plan, grounding it in the priorities and aspirations of our community. Together, they ensure the Plan responds to Kitchener's current challenges while charting a clear and ambitious path forward.

Our Shared Future, the Big Ideas at the heart of this Plan, are what connects the Plan's key components, from the high-level City Structure to the more detailed Building Blocks that guide specific policy areas such as housing, economy, energy transition, mobility, sense of place, natural environment, community health and safety, and infrastructure and servicing. The directions and policies set out in the City Structure and Building Blocks are then reflected in Land Use Designations and implementation Sections. These are the tools that turn policy into practice.

Through this framework, the Plan will:

- Direct future growth and change in Kitchener, focusing on how land and buildings are used;
- Guide decisions on development, mobility, community infrastructure, and services; and
- Provide direction for implementing tools such as Zoning By-laws and the Community Planning Permit System.

Figure 3. Structure of this Plan



Tracking What's Important

We want to ensure that we are making real progress toward achieving the collective aspirations set out in the three Big Ideas. Establishing clear and measurable indicators will help the city track how the Plan is being implemented and how effective its policies are. By tracking these metrics over time, the City is able to regularly assess whether the Plan is achieving tangible results, or if new approaches are needed.

The figure below shows the indicators and the Big Ideas they most clearly align with. Because of the interconnected nature of the Big Ideas, many of the indicators align with more than one.

Tracking progress on the Big Ideas is essential to this Plan and will make its way into this Section. The next version of this Plan will include more details on exactly which indicator we will be tracking and how they align with the Big Ideas of this Plan.

Figure 4. PLACEHOLDER

Indicators	Big Idea Alignment		
	Neighbourhoods	Economy	Environment
[indicator to be developed]			

Policy Language & Interpretation

The Plan informs land use decisions and priorities, including, but not limited to land use and mobility strategies and plans, development applications, and the budget process. It is intended to be read in its entirety, with all policies considered together to determine applicability and conformity. There is no implied priority in the order in which the policies appear, unless otherwise stated.

Tables, call-out boxes, maps, figures, appendices, and a glossary are used throughout the Plan, and should be read in the context of the related policies. These elements are intended to provide additional information or clarification.

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.

Council means the City Council for the City of Kitchener.

Plan means the Official Plan for the City of Kitchener.

The paragraphs introducing each Section and some subsections are preambles that are intended to set context for the plan and assist in interpretation. Number objectives and policies are the fully operative portions on the plan. Content included within text boxes provide examples, stories or figures that may become dated and do not form part of the plan

1. Indigenous Engagement and Reconciliation

RESPONSIBILITIES OF THE CITY OF KITCHENER

Integrating policies into municipal governance systems and facilitating meaningful relationships with Indigenous communities is one way the **City** can advance reconciliation. We acknowledge the history, culture, and land stewardship of Indigenous communities throughout Turtle Island. We also recognize that acknowledgement is only the beginning of cultivating stronger relationships and friendships with Indigenous communities.

This Plan is created under a legislative land use planning frameworks and is informed and enriched by the knowledge and practices of Indigenous peoples who have been present on this land for generations. This Plan seeks opportunities for collaboration and connection with the land and waters within the **city**, focusing on protection and conservation of the natural environment while providing opportunities for thoughtful and resilient growth throughout the city. This Plan seeks to recognize our shared history presenting a framework for relationship-building with treaty holders and urban Indigenous communities. Ongoing engagement with such Indigenous communities will ensure that this Plan achieves these objectives.

We all hold a responsibility to the Truth and Reconciliation Commission's Calls to Action, and the **City** is dedicated to continuing to work with Indigenous communities as partners and friends now and into the future.

The **City** shall implement this Plan in a manner that is consistent with the recognition and affirmation of existing Aboriginal and Treaty rights in accordance with the Provincial Planning Statement.

Acknowledging and Supporting Indigenous Culture

The history of Indigenous communities is an important part of the city's unique heritage and culture and includes tangible and intangible or associative aspects. The **City** acknowledges Indigenous languages, cultural traditions, and expressions, hunting and gathering places and practices, dances, festivals, and ceremonies that have been passed down generations and recognizes their importance.

Settler cultural heritage predominantly focuses on the built environment supported by a legislative framework that mostly protects the tangible aspects of its heritage. The Ontario Heritage Act includes criteria related to historical and associative value, which are meant to recognize the intangible aspects of the heritage – aspects which do not have a physical presence such as history related to events, peoples, activities, and organizations – and cannot be seen.

The **City** acknowledges that documenting and conserving Indigenous heritage is challenging under the current cultural heritage legislative framework the **City** works under. In keeping with specific

aspects of the Truth and Reconciliation's Call to Actions, and the United Nations Declaration on the Rights of Indigenous Peoples, the **City** is dedicated to start providing a foundation under which Indigenous heritage can be recognized, and where possible, conserved.

This Plan recognizes the strength of the city's cultural diversity, the importance of conserving it and seeks to build communities in a way that promotes collaboration, connection, and meaningful conversations with Indigenous people.

Early Indigenous Engagement and Consultation

- 1.1. The City is committed to early and meaningful engagement with Indigenous communities to facilitate knowledge-sharing and support consideration of Indigenous interests in land use planning processes. This includes:
 - a. Maintaining a process for notification and engagement that reflects and respects Indigenous communities' role in land use planning
 - b. Engaging early with Indigenous communities on land use planning matters including the development review process, land use planning studies, environmental assessments, and policy reviews
 - c. Engaging and collaborating with Indigenous communities on the shared responsibility to sustain the lands, waters, and resources for the benefit of generations to come. This includes the natural heritage system and water resources.
 - d. Engaging with Indigenous communities and considering their interests when identifying, protecting and managing cultural heritage and archaeological resources.

A PLACE TO FOCUS – HONOURING THE GRAND RIVER

The Grand River anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals not just in Kitchener but throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie.

The Grand River **watershed** has been home to Indigenous peoples since well before the arrival of settlers in this area. The Grand River passes through the Traditional Territory and Ancestral Lands of several Indigenous nations.

The Mohawk name for the Grand River, O:se Kenhionhata:tie means "Willow River," for the many willows in the watershed. The Ojibwe name for Grand River is Owaashtanong-ziibi, "the one that washes the timber down and carries away the grass and the weeds".

Today, the Grand River is to be honoured for its outstanding cultural, scenic, and recreational landscapes. In recognition of the **cultural heritage values**, archaeological potential, recreational, scenic and ecological values, it has been recognized as a "Canadian Heritage River".

- 1.2. The **City** is working in partnership with Indigenous communities, the Grand River Conservation Authority, and the community to conserve and protect the unique heritage, recreational and environmental aspects of the Grand River by:

- a. Recognizing the cultural and historical significance of the Grand River.
- b. Protecting groundwater and surface water as the Grand River **watershed** is essential to supplying clean drinking water to humans, plants, and animals in addition to providing water needed to sustain farming and industries.
- c. Implementing a robust **Natural Heritage System** that requires the permanent protection of forests, wetlands, watercourses, and wildlife and which are to be enhanced and protected with minimum vegetation protection zones.
- d. Acquiring and providing parks, open space, and connected trail corridors along the Grand River and its major tributaries.
- e. Ensuring public access points for enjoyment of the Grand River and its major tributaries
- f. Enhancing recreational opportunities enjoyed by residents and visitors through nature viewing, fishing, swimming, and watersports.
- g. Supporting and encouraging opportunities for sustainable and diversified tourism that leverage historical, cultural, and natural assets along the Grand River and its tributaries.

2. City Structure

The city is forecasted to grow to 446,000 residents and 180,800 jobs by 2051. That's an average of approximately 4,900 more people and 2,100 more jobs each year.

Kitchener's City Structure outlines two elements that each play a role in shaping the city and this Plan: Places to Protect; and Places to Grow.

Places to Protect are for conservation, water management, and agricultural purposes. Places to Protect include the Green Areas and the Protected Countryside.

Places to Grow are areas that will accommodate growth and change in the city and will offer a range and mix of densities and uses. The greatest opportunities for growth are within Strategic Growth Areas, followed by modest but meaningful growth in Neighbourhood Growth Areas. Industrial Growth Areas are protected for continued investment and job growth in manufacturing, research and development, warehousing, and goods movement.

Places to Focus are areas that warrant more investment and collective attention and are located in both Places to Protect and Places to Grow. Places to Focus include Downtown Kitchener, Urban Centres, and the Grand River.

A series of land use designations will implement the vision for each of the City Structure elements.

Figure 5. City Structure and Predominant Land Uses

City Structure Category	Element	Predominant Land Use Designations
<i>Places to Protect</i>	Green Areas	Natural Heritage Conservation Open Space
	Protected Countryside	Prime Agriculture
<i>Places to Grow</i>	Strategic Growth Area	Mixed Use A, B, and C* Institutional
	Neighbourhood Growth Area	Innovation Employment Neighbourhood Institutional Commercial First Open space Auto-oriented Commercial
	Industrial Growth Areas	General Industrial Heavy Industrial

*Mixed Use C land use designation only permitted in Protected Major Transit Station Areas (PMTSA)

PLACES TO PROTECT

Green Areas

Nature is crucial for the well-being of both humans and the environment in Kitchener. This Plan recognizes its intrinsic value to the place we call home and the protection it provides against an unpredictable climate future. Parks and open space are essential as places to connect and foster our wellbeing and sense of belonging. Together natural areas, parks, and open spaces form Green Areas that need to be protected as we grow.

The **planned function** of Green Areas within the city structure is to protect and conserve ecological and recreational functions and features.

- 2.1. Green Areas are identified on Map 2
- 2.2. Development will be directed away from Green Areas in accordance with the policies of this Plan.
- 2.3. Agricultural uses will be supported in the long term.

Protected Countryside

The Protected Countryside contains valuable natural resources and features, including agricultural lands, woodlands, mineral aggregate deposits and groundwater recharge areas. These assets contribute to the community health and safety, quality of life, and food security.

The **planned function** of the Protected Countryside is to maintain the integrity and long-term health of the environmental features, groundwater recharge areas, and productive agricultural lands that exist today.

- 2.4. Urban development will not be permitted in the Protected Countryside.
- 2.5. Agricultural uses will be supported for the long term

PLACES TO GROW

Strategic Growth Areas

Imagine a community where the best of urban living is only a short trip away. A community where you can access the best services and amenities, from retail to restaurants, theatres and music venues, and premier parks, community centres, and libraries. Strategic Growth Areas will see the highest concentration of new homes and a range of community supportive uses. They will also be the focus for our biggest employment opportunities, with jobs located close to frequent public transit.

The **planned function** of Strategic Growth Areas is to accommodate the greatest opportunities for growth and change in the city, offering a range and mix of higher densities and uses. Strategic Growth Areas will be compact, walkable areas that are well-served by frequent transit and offer high-quality services and amenities.

- 2.6. Strategic Growth Areas are shown on Map 2 and include Protected Major Transit Station Areas.

- 2.7. Within Strategic Growth Areas, Protected Major Transit Station Areas will be the primary focus for intensification.
- 2.8. Strategic Growth Areas that are not Protected Major Transit Station Areas (other Strategic Growth Areas) will be the secondary focus for intensification.
- 2.9. Strategic Growth Areas will:
- a. accommodate the largest share of population and employment growth in the city;
 - b. accommodate and support major transit infrastructure and active transportation;
 - c. provide a range of high-quality services and amenities.
 - d. The **City** may use all available tools and resources to direct and shape growth and intensification within Strategic Growth Areas, including, Community Planning Permit System, Community Improvement Plan, Financial Incentives, and Streamlined development approvals process.
- 2.10. The Protected Major Transit Station Areas, shown on Map 3 will be planned to achieve the following minimum densities:
- a. Grand River Hospital Station: 160 residents and jobs combined per hectare;
 - b. Central Station: 160 residents and jobs combined per hectare;
 - c. Victoria Park and Kitchener City Hall Station: 160 residents and jobs combined per hectare;
 - d. Queen and Frederick Station: 160 residents and jobs combined per hectare;
 - e. Kitchener Market Station: 160 residents and jobs combined per hectare;
 - f. Borden Station: 160 residents and jobs combined per hectare;
 - g. Mill Station: 160 residents and jobs combined per hectare;
 - h. Block Line Station: 80 residents and jobs combined per hectare;
 - i. Fairway Station: 160 residents and jobs combined per hectare; and
 - j. Sportsworld Station: 160 residents and jobs combined per hectare.
- 2.11. Any **development application** that proposes to expand the boundaries of Strategic Growth Areas must address the Strategic Growth Area Expansion policies in the Implementation Section of this Plan.

Neighbourhood Growth Areas

Imagine a community where you can grab your groceries, meet friends for coffee, get a haircut, or walk to work all without leaving your neighbourhood. A neighbourhood that can adapt to our daily needs and where it's easier to take care of ourselves, and each other. Also imagine being able to move from a basement apartment, to a single detached house, to an assisted living midrise apartment as your housing needs and income changes throughout your life, all without leaving your neighbourhood. Any person or family will be able to find a home that they can afford and that meets their needs– in any neighbourhood. This is a goal for Neighbourhood Growth Areas as we aim to weave a mix of housing types and commercial uses, into the heart of our communities, making life easier and more connected for everyone. People of all ages, backgrounds, and lived experiences will feel welcome in all of Kitchener's neighbourhoods.

The **planned function** of Neighbourhood Growth Areas is to accommodate modest and meaningful growth and change in all neighbourhoods in the city and offer a range and mix of uses, housing types, and amenities.

- 2.12. Neighbourhood Growth Areas are identified on Map 2.
- 2.13. Neighbourhood Growth Areas will:
 - a. accommodate population and employment growth in the city, through **intensification** and in designated greenfield areas;
 - b. support public transit and **active transportation**
 - c. enable a range and mix of housing options; and
 - d. enable a range of commercial, retail, service, and amenity uses.

Industrial Growth Areas

Industrial jobs had a foundational impact on Kitchener's development and economy and continue to shape our economic future. Industrial growth areas ensure that lands are available for manufacturing and logistics business growth to keep our economy resilient and responsive to global changes. These are areas that are reserved for the businesses that need to be located away from homes because of noise, odor or other nuisances.

The **planned function** of Industrial Growth Areas is to provide these larger areas for continued investment and job growth in manufacturing, related research and development, warehousing, and goods movement, and limited supporting uses.

- 2.14. The land within the Industrial Growth Areas is necessary and sufficient to meet the forecasted industrial jobs needs to the year 2051.
- 2.15. Industrial Growth Areas will be protected for their planned industrial function
- 2.16. **Industrial Growth Areas** will be protected from non employment uses that would destabilize their planned function
- 2.17. Industrial Growth Areas are 'Employment Areas' as defined by the Provincial Planning Statement and 'Areas of Employment' as defined by the Planning Act.
- 2.18. The **City** will plan for the availability of adequately sized lots for industrial uses, including large-scale industrial **development** in coordination with neighbouring municipalities.
- 2.19. The **City** may regulate the size of industrial parcels to prevent subdivision that could compromise the inventory of larger parcels.
- 2.20. **Development applications** to create parcels smaller than the minimum lot size will evaluate:
 - a. the availability of a variety of sizes of developable industrial parcels; and
 - b. whether the **development** would facilitate **intensification** of already developed industrial parcels.
- 2.21. Any **development application** to remove lands from Industrial Growth Areas or permit a use that is not permitted in the General Industrial or Heavy Industrial land use designation, will address the Industrial Conversion policies in the Implementation Section of this Plan.

PLACES TO FOCUS

Places to Focus are areas where the **City** intends to lead the collective creation of something special. The Places to Focus include the Grand River, Downtown, and four urban centres.

- 2.22. The **City** may use all available tools and resources to shape and influence Places to Focus, including:
- a. Community Planning Permit System;
 - b. Community Improvement Plan;
 - c. Financial Incentives;
 - d. Capital investments such as parks, community centres, libraries, and other **community facilities**;
 - e. Area-specific planning;
 - f. Urban design concept planning;
 - g. Cultural heritage **conservation**;
 - h. Streamlined **development** approvals process; and
 - i. Coordination of municipal services and/or investment with other orders of government and agencies.

Downtown

Downtown Vision - Downtown Kitchener (DTK) is the heart of the city that that excites, supports, and unites. The vision and principles are centered on radiating vibrancy, cultivating connection, and belonging.

DTK pulses with a positive energy that makes it feel alive – from workdays to date nights and every moment in between. It's not just about lively programming; it's about people, places and spaces that hum with purpose. In DTK, sustainable streetscapes blend familiar **landmarks** with deliberate new designs. Independent shops and restaurants flourish alongside well-known brands in DTK. It's the place where world-class cultural institutions leave lasting impressions. It's where innovation takes root. It's where learning never stops, work feels welcoming, and creativity flows naturally. At its core, DTK is more than a desirable destination. It's an unmistakable feeling that even if something awesome isn't happening right this minute, it's just around the corner.

In DTK, people routinely bump into someone they know well or someone they'd like to get to know better. From solo excursions to group events, DTK fuels shared experiences that leave a lasting impression. DTK prioritizes pedestrians while making sure smart transportation choices abound. It's the place where accessibility is never an add-on but baked in from the start. In DTK, everyone can easily get where they need to go, within and beyond the core. DTK is the place to recall fond memories and make new ones. It's where planning draws from rich roots to fortify the future. It's where creating thoughtful public spaces is at the forefront, not an afterthought. It's where being green isn't a talk track, it's a natural choice. It's the place where people form those magnetic bonds that keep drawing them back to the heart of the city.

People feel seen in DTK. The Downtown community respects and accepts every person for who they are. DTK provides the comforting feeling that they are meant to be here. Whether simply passing time or on a mission to get things done, DTK makes it easy for people to find support for

their goals and acknowledgement of their progress. Working and living in DTK is not an either/or proposition. Housing is deliberately designed for the diverse majority, not the privileged few. DTK embraces a mix of residents who seek security and to take care of their neighbours.

- 2.23. Downtown will be planned as the primary arts, culture, recreational, and events destination in the city.
- 2.24. The **City** will support and provide opportunities for place-making, art, music, and ethnic and cultural events and experiences in the Downtown.
- 2.25. King Street within the Downtown will be planned as the focus for high quality commercial and service uses.
- 2.26. **Major office** employment uses that attract provincially, nationally, and internationally significant employers will be directed to Downtown.
- 2.27. Premier institutional uses will be encouraged to locate Downtown.
- 2.28. Major transportation **infrastructure** connecting the city with the rest of the province will be located Downtown.
- 2.29. The **City** will undertake an evaluation of the **views and vistas** identified below to determine the **cultural heritage value** of each **vista** and the **heritage attributes** worthy of **conservation**:
 - a. Gaukel Street from King Street to Victoria Park;
 - b. Ontario Street from Duke Street to Joseph Street;
 - c. Queen Street south from Duke Street to St. George Street;
 - d. Queen Street from Ellen Street to King Street; and
 - e. Frederick Street from Duke Street to Weber Street.

Urban Centres

Kitchener's four Urban Centres will compliment Downtown by ensuring every community has a local "heart" that brings shops, services, community spaces, and gathering places closer to home. The four Urban Centres are located at:

- Strasburg Road and Block Line Road
 - Highland Road West and Fischer-Hallman Road
 - Ottawa Street North and River Road East
 - Strasburg Road and Blair Creek Drive
- 2.30. The City will establish the foundation and opportunities for investment to create and expand the Urban Centre's sense of place
 - 2.31. Urban Centres will be planned to accommodate more homes, shops, and services with great places in between.
 - 2.32. **Community facilities** will be encouraged to be integrated and/or co-located within urban Centres.
 - 2.33. The **City** will explore opportunities to elevate Urban Centres as secondary areas for arts, culture, recreational, and events destinations in the city.

The Grand River

The Grand River is more than a scenic **landmark** – it’s the thread that weaves Kitchener’s landscape, ecology, and history together. The Grand River – recognized as a “Canadian Heritage River” - anchors Kitchener’s **Natural Heritage System** on the city’s east side receiving all of the streams flowing into it across the landscape from the west. It provides an interconnected habitat for plants and animals not just in Kitchener but throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie. However, the Grand River is just as significant for its Indigenous history and its cultural heritage.

Well before the arrival of settlers, Indigenous communities have made their homes along the Grand River. Then and now, the Grand River has been key to the lives of indigenous peoples and settlers alike. The river has been, and continues to be, a place for transportation, fishing, hunting and trapping, and spiritual connections as well as historic and current power, industry, agriculture, and drinking water supply.

- 2.34. The **City** will continue to work in partnership with Indigenous communities, the Grand River Conservation Authority, and the broader community to esteem, protect, and celebrate the Grand River as a place of deep cultural, historical, and ecological significance.
- 2.35. As a “Canadian Heritage River” since 1994, the **City** will continue to recognize the river’s ecological and cultural heritage values, its archaeological potential, and its recreational and scenic attributes.

GROWTH MANAGEMENT

The concepts of Designated Greenfield Area and Designated Growth Area will be rationalized in a future draft

Directing growth to the already built-up area of the city (shown on map 1) makes efficient use of land, existing physical **infrastructure**, transit, and **community facilities**. Accordingly, this Plan directs a significant portion of growth to the Built-Up Area and a certain percentage of residential growth will be required to occur within the Built-Up Area each year. Although most of our growth will be accommodated within the Built-Up Area, the Designated Greenfield Area is also an important location for planned growth. **Development** in these areas will contribute to a healthy, complete, and balanced community. Generally, new **development** in this area will be planned and designed based on walkability and existing and planned transit routes.

Policies

- 2.36. The **City** is forecasted to grow to 446,000 residents and 160,000 jobs by 2051
- 2.37. The forecasted population and employment growth is to be accommodated within the Urban Area which consists of the Built-Up Area and the Designated Greenfield Area on Map 1.
- 2.38. The **City** will plan for a minimum residential intensification target of 60%, meaning that at least 60% of new homes built every year are within the Built Up Area of the city shown on Map 1.

- 2.39. **Development** within the Designated Greenfield Area, shown on map 1, will be planned to achieve a minimum density target of 67 residents and jobs per hectare. Those lands that were not subject to draft approved Plans of Subdivision on **n [date]** will be cumulatively planned to a minimum density of 84 residents and jobs per hectare to achieve the 67 residents and jobs per hectare across the entire Designated Greenfield Area.
- 2.40. The **City** will monitor the achievement of the greenfield density target and residential **intensification** target and consider if policy adjustments are needed to help achieve them as further described in the Implementation policies of this Plan.
- 2.41. Any proposal to expand the Urban Area shown on Map 1 will address the urban boundary expansion policies in the Implementation Section of this Plan.

3. Housing: Making a Home for Everyone

All residents have a basic human right to a home. Wherever and however you make it, a home should provide the basic stability, dignity, and connection to community that a household needs to thrive. For the City of Kitchener, this means building a city with homes for all types of households, and building a community where housing is abundant, affordable, and connected to the broader city. Only by creating a city where everyone has access to the comfort and safety of a place to call their own can Kitchener reach its full potential.

The City's policies on housing are informed by an understanding of the wide range of housing types and households that need to be accommodated in coming decades. A crisis in affordability and supply, compounded by a changing climate, shifts in the economy, and an ever-greater number of people in need of safe, secure housing makes this a significant challenge. Having a wide range of housing types that are affordable at all income levels is essential to support the workforce that drives a thriving economy.

The **City** must promote growth in the quantity and diversity of its housing stock to match Kitchener's growing and evolving population. This means more market housing of all forms, and emphasising affordable and supportive housing. Growth will occur in all neighbourhoods and they will continue to evolve to become more diverse, inclusive and people centered.

What's the purpose of this Section?

This Section sets out policies guiding how lands should be **developed** to help advance our goals for a suitable, stable and adequate homes for everyone in Kitchener. In addition to regulating **development**, it also sets out actions the **City** is intending to undertake to advance our shared housing objects.

Objectives:

- All residents, existing and new, have suitable and adequate housing;
- Enable a full range of housing types, dwelling sizes, and tenures across the city and within every neighbourhood;
- Minimize the displacement of residents.
- Support others to build more of the homes we need;
- Locate homes close to services and amenities such as schools, childcare, healthcare, libraries, parks, and transit.

AMOUNT OF HOUSING

Kitchener's population growth needs to be matched by housing growth. Higher rents and sale prices are making it harder for more people in Kitchener to find homes. At the time of preparing this Plan, Kitchener is facing a housing deficit of approximately 3,000 homes. To enable the amount of

new homes needed to house residents, existing and in the future, an average of just under 2,100 new homes need to be created each year.

Policies:

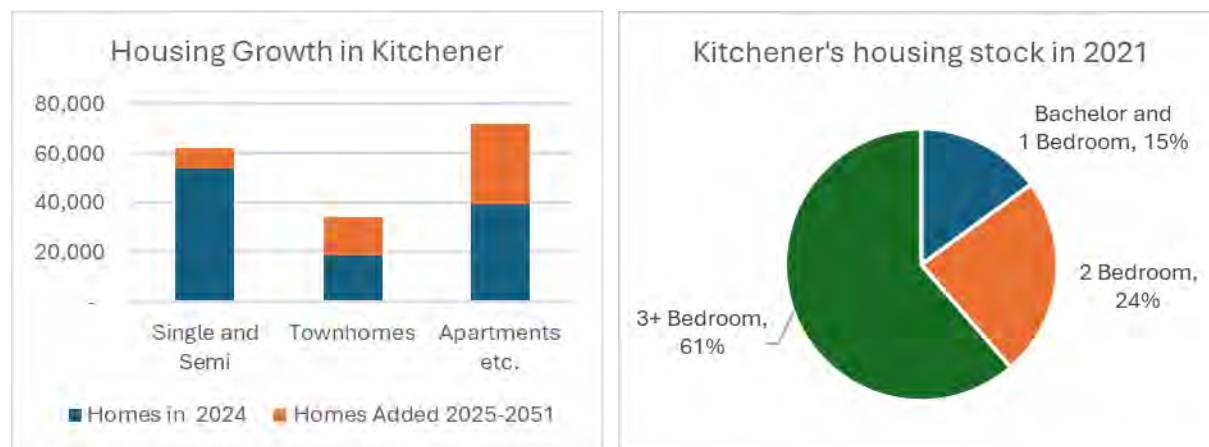
- 3.1. The **City** will maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential **development**.
- 3.2. The **City**, in collaboration with the **Region**, will maintain, at all times where new **development** is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.
- 3.3. The **City** will plan to accommodate an average of 2,100 homes per year to 2051.

HOUSING FORMS & TENURES

Being able to find the right home for yourself can be limited by the available options. Three-bedroom affordable apartments may be hard to find for a growing family, and a single-detached home may not be affordable. Finding a safe and hospitable home for family members with a permanent disability, renting a room for a short time during a life transition, or finding a spot large enough for extended family are all scenarios that could present major obstacles when the right forms of housing simply don't exist.

The share of people who will rent is expected to increase slightly by 2051 as preferences and affordability needs evolve. This Plan provides a comprehensive and flexible approach to support private and non-market housing developers to build the housing we will need.

Figure 6. Statistics on Housing Forms and Tenures



- 3.4. The **City** will permit a full range and mix of housing types and sizes in all neighbourhoods across the city.
- 3.5. The **City** will monitor the amount and type of homes being built to inform updates to this Plan.
- 3.6. The **City** will plan for a housing mix of:

- a. 3/5 apartments, stacked townhomes and additional dwelling units
 - b. 1/4 townhomes; and
 - c. The remainder single detached and semi-detached homes.
- 3.7. Among the apartments, stacked townhomes, and additional dwelling units, the **City** will plan for approximately:
 - a. Three quarters as studio apartments and 1 bedroom homes
 - b. One fifth as 2 bedrooms homes; and
 - c. One tenth as 3 or more bedroom homes.
- 3.8. The proportional targets for unit types and sizes will apply city-wide and are not intended to be implemented through independent **development applications** in isolation.
- 3.9. **Development applications** for residential uses on sites of two hectares or more of developable lands, should provide a minimum of 30 percent of new homes in forms other than single detached and semi-detached dwellings.
- 3.10. Additional dwelling units, attached and/or detached, are permitted on lots which contain a single detached dwelling, a semi-detached dwelling or a street-townhouse dwelling as the principal use, unless otherwise limited by the policies of this Plan.
- 3.11. All kinds of housing tenures and living arrangements, including, but not limited to those listed in Figure 7, are permitted throughout the city.

*Figure 7. Housing Tenures and Living Arrangements***Ownership, Rental, and Non-Profit Tenures:**

- Market ownership and rental
- Non-profit housing
- Co-operative housing
- Land trust housing
- Shared equity models
- Rent-geared-to-income housing
- Market and below-market rentals

Collective and Shared Living Arrangements:

- Co-housing communities
- Shared houses / intentional communities
- Group homes and supportive housing
- Multi-generational homes
- Rooming houses / lodging houses / single-room occupancy
- Congregate living arrangements (e.g., shared kitchens with private rooms)
- Boarding houses
- Worker or staff residences (e.g., for seasonal or care workers)
- Student residences (public, private, or university/college-affiliated)
- Intergenerational housing programs (e.g., students living with seniors)

Temporary and Transitional Housing:

- Transitional housing for people exiting homelessness or institutions
- Emergency shelters
- Short-term rental accommodations
- Hotels and motels used for temporary housing

Alternative and Culture-Specific Models:

- Indigenous-led housing models
- Communal or extended family housing traditions
- Faith-based or religious community housing
- Culturally-responsive housing for 2SLGBTQ+ communities, seniors, or people with disabilities

Other Specialized Forms:

- Hospice and end-of-life housing
- Housing with integrated health or mental health supports
- Barrier-free / fully accessible housing
- Age-friendly retirement co-housing
- Safe homes for women and children fleeing violence
- Housing for people exiting corrections or forensic psychiatry

Small-Scale and Innovative Forms:

- Micro-condominiums (small unit ownership)
- Laneway suites, coach houses, and garden suites
- Secondary suites / accessory dwelling units (ADUs)
- Modular and prefabricated homes
- Duplexes, triplexes, and fourplexes
- Cottage courts / pocket neighbourhoods
- Land lease housing (including mobile / manufactured homes)

HOUSING AFFORDABILITY

Whether starting a family, looking for a place to age comfortably, or trying to escape homelessness, too many people face obstacles to finding housing that is suitable, stable and affordable for them. With a deficit in 2024 of at least 2,200 units of **affordable housing**, the city faces the challenge of ensuring that **affordable housing** options are available to meet our needs.

The **City** recognizes that affordability must reflect the full spectrum of household incomes. For the purposes of this Plan, affordable housing includes:

- Units that meet the affordability thresholds set out in the Provincial Planning Statement; and

- Units that are affordable to those with low and very low incomes, including households relying on the Ontario Disability Support Program (ODSP), Ontario Works (OW), and fixed retirement incomes.
- 3.12. The **City** will establish tiered sub-targets for different affordability levels and will integrate these tiers into all relevant housing policies, programs, financial incentives, and reporting frameworks.
- 3.13. The **City** may actively support non-profit housing **development** through financial assistance, land, and capacity building.

No matter what local policy decisions the **City** makes, the cost of housing is unlikely to return to the more affordable levels of previous decades. However, with strategic intervention in the local housing market, the **City** intends to preserve and increase affordability across the housing spectrum.

Figure 8. 2024 Provincially Calculated Affordability Thresholds

Rental	Cost/Month
Bachelor	1,210
1 Bedroom	1,382
2 Bedroom	1,674
3+ Bedroom	1,890
Ownership (any size)	\$377,000

- 3.14. The **City** will plan to add an average 17,460 new **affordable** homes by 2051.
- 3.15. The **City** will target the annual delivery of:
- a. 9% of new homes as **affordable** ownership;
 - b. 22% of new homes as **affordable** rental
- 3.16. The **City** will work with the **Region** and community partners to establish shared housing goals and targets to align investments.
- 3.17. The **City**, in partnership with others, will:
- a. Leverage **City**-owned land and internal expertise to support community housing providers;
 - b. Coordinate the use of municipal tools to accelerate the delivery of affordable and supportive housing including:
 - i. Targeted Financial incentives to non-profits such as such as grants, loans, and fee waivers;
 - ii. **Community Improvement Plans** to provide targeted financial incentives to for-profit **developments**;
 - iii. Partnering with the **Region** on property tax exemptions for **affordable housing**;
 - iv. **Community Planning Permit Systems** to streamline **development** approvals and deliver **affordable housing** as a community benefit; and
 - v. Continuing to prioritize the review of **development applications** that contain **affordable housing**.
- 3.18. New large scale market housing **development** within Protected Major Transit Station Areas shown Map 4 will include a proportion of **affordable** homes in accordance with the Inclusionary Zoning policies of this Plan.

SECURITY AND STABILITY OF HOUSING

Secure, stable housing is the foundation to well-being and central to building inclusive, resilient communities. As we continue to grow, the **City** is committed to ensuring that development supports housing stability and long-term **affordability** for all residents.

The **City** will foster inclusive and resilient communities by protecting existing housing stock, supporting secure residency, and support residents—particularly low-income, vulnerable, and equity denied-groups—to remain in their homes as neighbourhoods evolve. The **City** will use municipal tools available to prevent or mitigate displacement, proactively assess displacement risks, and introduce targeted protections.

Development and Displacement

- 3.19. **Development** should minimize, avoid, and mitigate the displacement of existing residents.
- 3.20. The **City** will help avoid, minimize, and mitigate the displacement of existing residents by:
 - a. Implementing the rental replacement by-law, and considering opportunities to enhance its administration;
 - b. Considering the potential loss of **naturally occurring affordable housing** when applying land use permissions; and
 - c. Exploring other by-laws and intergovernmental partnerships.

Condo Conversions

- 3.21. The **City** will, where municipal by-laws permit, ensure that tenant protections, including relocation support and right of return, are provided alongside applications to convert rental homes to condominiums.
- 3.22. A **development application** for a Plan of Condominium which would result in the conversion of rental housing to condominium ownership for buildings with six or more units, will only be permitted where:
 - a. The rental vacancy rate for comparable units for the **City**, has been at or above three percent for the preceding two years;
 - b. The applicant notifies all tenants about the intention to convert the building(s) to condominium ownership and offers first right of refusal as appropriate, in accordance with the regulations of the Residential Tenancies Act, 2006; and
 - c. the owner/applicant submits a detailed inspection report on the physical condition of the property by a qualified architect or engineer to the satisfaction of the **City**.

Tenant Support Services

- 3.23. The **City** may collaborate with tenant support service providers to strengthen housing stability and prevent eviction with a focus on at-risk tenants in a way that considers their diverse needs.

Demolition Control

- 3.24. The **City** will continue to enforce a Demolition Control By-law to prevent the premature demolition of residential buildings , and protect existing rental housing within designated areas of the city.
- 3.25. The Demolition Control By-law may be used as a tool to protect **cultural heritage resources**, preserve buildings, structures, or features within the city as deemed appropriate by Council.

SUPPORTING THE PEOPLE WHO BUILD

Building the housing Kitchener needs in coming decades is going to be the collective effort of developers, non-profits, tradespeople, and the community. The **City's** role is to continue to support builders in the non-profit and market sectors by continuing efforts to provide more flexibility in how and where housing is built. The **City** can also help by continuing to make the process of getting housing approved easier and supporting new building technologies and practices.

Innovative Delivery and Capacity Building for Housing

- 3.26. The **City** will promote and facilitate innovate housing delivery, including modular and prefabricated construction, to reduce construction time and cost. This may include the streamlining of approvals, supportive zoning, pilot projects, and financial incentives.
- 3.27. The **City** will help develop capacity for more people and organizations to build housing. This could include a builder education program, collaboration with industry, and concierge services.

Streamlining Develop Approvals

- 3.28. The **City** will continue to streamline **development** approvals, including:
- a. Developing or supporting pre-approved building designs and site plans;
 - b. Supporting factory built and modular housing through the review process;
 - c. Using digital design and workflow tools;
 - d. Establishing flexible housing-forward regulations to minimize process delays; and
 - e. Tracking and reporting of **development** approvals timelines.

Housing For All 2.0 Affordable Housing Strategy

- 3.29. The **City** will update and implement an affordable housing strategy to:
- a. Support non-profits, small scale builders and developers, faith communities and others to help them deliver more homes;
 - b. Support the protection and long-term retention of **Naturally Occurring Affordable Housing**;
 - c. Leverage **City-Owned** Lands and Land Banking. The **City** will explore the use of surplus or underutilized municipal land for non-profit and **affordable housing**; and
 - d. Employ other Planning Act and Municipal Act tools such public development corporations and community benefits charges in support of **affordable housing development**.

4. Economy: Directing & Diversifying Economic Growth & Innovation

A thriving economy is the backbone of a resilient and inclusive city. As Kitchener continues to grow and evolve, we must be intentional in shaping a local economy that is dynamic, equitable, and resilient – one that supports businesses of all sizes, provides rewarding job opportunities, and enhances the vibrancy of our neighbourhoods.

Economic growth is not just about numbers; it's about people. It's about ensuring that everyone – regardless of background or circumstance – has access to good jobs, reliable services, and the means to build a stable and fulfilling life. It's about fostering spaces where entrepreneurs can take risks, where established industries can adapt, and where emerging sectors can thrive.

Kitchener is planning to add 54,000 jobs between 2024 and 2051 or about 2,100 jobs per year. This Plan was drafted at a time of significant economic uncertainty. Rising costs, technological disruptions, shifting global markets, and the urgent need for sustainability all shape the way we plan for the future. An economy that works for everyone has to attract investment and protect for the jobs of tomorrow, facing uncertainty of what those will be.

What's the purpose of this Section?

This chapter provides policy direction to ensure there is enough space in the right places for all different kinds of business to grow and thrive. It finds a place for businesses of all types, sizes and scales from initial ideas to large employers.

Objectives

- Foster economic activity in the city by ensuring that residents in all neighbourhoods can access retail, services, and jobs close to home.
- Make Kitchener a healthy and vibrant community of great neighbourhoods that provides a home for a diverse workforce.
- Protect Industrial Growth Areas as a finite resource and ensure their long-term viability.
- Position the city for economic growth in a way that leverages our strengths, supports diversification, and is adaptable to a rapidly changing economic outlook.
- Plan for businesses of all kinds and sizes across the city that support equitable access to goods, jobs, and economic participation.
- Provide the necessary **infrastructure**, facilities, and services to support economic growth and enhance the mobility of people and goods.
- Plan for the long-term success and evolution of offices in areas well served by transit.
- Embrace the circular economy that wastes fewer resources.
- Support a thriving local food system.

GENERAL ECONOMY POLICIES

- 4.1. The **City** will continue to diversify its economy by supporting Strategic Growth Areas, Neighbourhood Growth Areas, and Industrial Growth Areas to be developed with an appropriate range of economic uses.
- 4.2. The **City** will update and implement the Economic Development Strategy to plan for a thriving economy and anticipate changing trends. It will be used to diversify and strengthen the economy to attract, retain, and develop talent to support critical economic sectors, and direct **City** investments.
- 4.3. The **City** will continue to collaborate with and support economic development entities to support the economic objectives of this Plan.
- 4.4. This Plan supports a full range of businesses by:
 - a. Allowing a diverse range of home-based businesses;
 - b. Allowing **compatible** businesses within the Neighbourhoods land use designation, including retail and service uses;
 - c. Allowing a broad range of commercial uses within the Commercial First and Mixed Use land use designations, including retail, office, and service uses;
 - d. Protecting General Industrial and Heavy Industrial land use designations for manufacturing and warehousing that may need large sites, generate truck traffic, or need to be located away from homes;
 - e. Strategically leveraging lands designated Innovation Employment as places to establish and grow businesses that are not suited to the Neighbourhoods, Heavy Industrial, or General Industrial land use designations;
 - f. Designating lands for auto-oriented commercial uses that are challenging to integrate into compact and walkable communities but are important contributors to Kitchener's economy.
- 4.5. The **City** will develop and implement an Arts and Culture Plan to support experiences for residents and visitors, as well as the resources for creators to deliver them.

LOCAL FOOD SYSTEMS

Everyone has the right to access adequate, local, safe, and healthy food. Food holds a vital role in bringing people together, linking them to their cultures, and strengthening their relationship to land and water. Food can act as a powerful tool for fostering resilience, improving human and economic health, and minimizing impacts of the climate crisis.

A local food system is a complex supply chain of activities related to the production of food (growing/raising), processing (making), distribution (transporting and selling), consumption (eating), and composting (waste).

What's the purpose of this section?

This Plan seeks to enhance the long-term viability of the city's local food network by protecting the countryside and fertile lands inside the urban boundary, encouraging food production in non-agricultural areas, and supporting economic connections within the food system including food processing, distribution, and consumption.

Policies

- 4.6. The **City** will support growing food and medicine gardens in neighbourhoods for personal or commercial consumption, including greenhouses terraces, porches, and rooftops.
- 4.7. The **City** supports the use of public areas such as squares, streets, parking lots, vacant lots, and parks to host temporary or pop-up markets that support the sale of local produce.
- 4.8. The **City** supports access to municipal land for local agricultural production, traditional medicines, and foraging, including land for community gardeners and small-scale producers.
- 4.9. Shared food processing facilities such as food incubators, food hubs, ghost kitchens, food accelerators, and food co-packing facilities are permitted according to the land use policies in this Plan.
- 4.10. Agricultural crop production, harvesting, processing, storage, and distribution is permitted according to the land use policies in this Plan.
- 4.11. Existing food retail will be protected and new food retail, including temporary food stands, will be permitted according to the land use policies in this Plan.
- 4.12. The **City** will develop and implement a local food strategy to inventory food **infrastructure**, assess local food barriers and gaps in the supply chain, and identify actions to address them.
- 4.13. The **City** will continue to work with Indigenous Communities to collaborate and strengthen local food policy goals.

WASTE TO RESOURCES

The way we manage our waste and resources needs to change. We need to divert material from landfills and reduce the need for raw materials and energy. This concept is referred to as a circular economy, where we repair, re-use, recover, and recycle things. This is different than the current approach where most things are made, used, and then disposed of. Changes to the natural systems, energy systems, and trade patterns all lead us toward a more circular economy.

What's the purpose of this section?

The **City** has a limited but vital role in advancing the circular economy concept centred on strategy development and managing construction waste.

Policies:

- 4.14. The **City** may develop a circular economy strategy for **development** and waste management.
- 4.15. Buildings demolished for **development** should divert usable materials from landfills through reuse or recycling.
- 4.16. The **City** may establish standards to ensure at least 75% of a building demolition material is diverted from landfill.

5. Energy Transition: Powering a Prosperous Kitchener

The way that we source and use energy is changing, in Kitchener and across the world. Today, Kitchener mainly uses gasoline, diesel, and natural gas to fuel our vehicles and heat our buildings. Using these energy sources is responsible for the vast majority of our greenhouse gas emissions. In order to avoid the worst impacts of climate change, we need to achieve net-zero emissions globally by the middle of this century.

We need to intentionally integrate energy planning into how we plan and design our city. At the same time, we expect heating and cooling our homes and businesses to become more expensive. These costs are felt most profoundly by those living with lower incomes. It is important that the changes to how we get and use energy has meaningful positive benefits for our community.

There are things that we know about the future. For example, we know that our climate will be different and that we will use more electricity. However, we don't know exactly what climate impacts will look like and when they occur, or what specific technologies will be adopted and how quickly. This means that we can't just plan for "the future"; we need to plan for multiple different futures.

What's the purpose of this Section?

This Plan prioritizes compact, **mixed-use** communities as a key strategy to address our two primary emission sources: transportation and heating and cooling our buildings. Policies that address and implement this strategy are found through the Plan, including in the City Structure, Economy, Sense of Place, Mobility, and land use Sections.

This Section plans for clean energy options from various sources, including solar, **geothermal**, and waste heat and connects them to where they're needed. Supporting energy sources that do not burn fossil fuels plays a significant role in our community's transition to clean energy. This Section identifies the ways that we can advance the energy future we want in areas that we can influence through land use and **infrastructure** planning. There are many aspects to the energy transition that are out of the **City's** control and must be led by others. This Plan readies us for those changes.

Objectives:

- Advance Kitchener's transition to an efficient, resilient, net-zero emissions, clean-energy community by mid-century.
- Increase our community's resilience to a changing climate.
- Keep our utility costs low and our energy dollars in Kitchener.
- Share in the economic benefits, developments, and job creation of the energy transition, especially for low-income residents.
- New buildings are net-zero operational carbon and minimize the carbon emissions from construction.

- Leverage opportunities to use waste heat from sources like industry, wastewater, or data centres as a resource to heat buildings.
- Generate and store more clean energy in our community.
- Kitchener will achieve net-zero community greenhouse gas emissions by 2050.
- Reducing air pollution caused by burning fossil fuels

General Energy Transition Policies

- 5.1. The **City** will collaborate with all orders of government, local **utilities**, and other community partners to support education, and innovative practices that advance the clean energy transition and climate adaptation, including energy conserving measures, fuel switching and renewable energy generation and storage.
- 5.2. The **City** may incentivize **development** that:
 - a. exceeds municipal or Provincial energy standards regarding embodied and operational greenhouse gas emissions;
 - b. integrates clean energy generation and storage; or
 - c. strengthens resilience to climate change.
- 5.3. The **City** may incentivize low-carbon and climate-ready **development** by:
 - a. supporting streamlined approvals;
 - b. developing a Community Planning Permit System; or
 - c. introducing financial tools such as a **Community Improvement Plan**, revolving loan funds, green banks, or a local improvement charge program.
- 5.4. The **City** may establish a framework for lifecycle analysis for **development applications** and **infrastructure** projects to support climate and energy-informed decision-making.
- 5.5. The **City** will explore a building performance reporting system to provide transparency to building energy demand for building heating and cooling energy for greater accountability, learning, and awareness.
- 5.6. The **City** will continue to support community emissions reporting through TransformWR to measure and evaluate progress to seek ways to continuing to refine our approach to reduce, improve, and switch energy supply.
- 5.7. To enhance the adaptive capacity of **infrastructure**, the **City** will apply the recommendations of the **Climate Risk Vulnerability Assessment** to inform decision-making.

ENERGY PLANNING

The Energy Planning policies of this Section take an efficiency-first approach: reduce, switch, generate. The Province estimates that electricity demand will increase by 75% by 2050. Taking an efficiency-first approach, both new and existing buildings must seek opportunities to reduce energy demand through thoughtful design and retrofits. Next, we need to switch away from fossil fuel sources that heat our buildings and make systemic improvements to save energy, reduce emissions, and save money. Finally, we need to generate clean electricity and store it within our community to support resiliency in our local electricity grid.

Reduce the amount of energy that we use

- 5.8. The **City** will establish **development** standards that include passive techniques to reduce energy consumption in new neighbourhoods, site layout, building orientation, and landscape design to reduce energy consumption and increases energy generation potential in new **development**.
- 5.9. Applications for Site Plan approval and Draft Plan of Subdivision will demonstrate how the proposal mitigates energy demand with passive techniques.
- 5.10. The **City** may establish a building performance management system for benchmarking and supporting energy efficiency and emissions reductions in existing buildings.
- 5.11. New large-scale data centres as a principal use may be permitted by amendment to implementing by-laws, and must demonstrate that the proposed facility does not compromise other electrification objectives of the **City**, including: housing; transportation; industrial processes; access to electricity **infrastructure**; and water conservation policies of this Plan.
- 5.12. Large data centres will incorporate energy and water efficiency measures such as behind-the-meter clean energy generation, battery **energy storage systems**, demand flexibility, and connection of waste heat to **thermal networks**.

Switch away from fossil fuels and towards low carbon fuel sources

By 2050 all of Kitchener's homes and workplaces will no longer use fossil fuels for heating and cooling. Most of the buildings that will exist in 2050 have already been built and currently use fossil fuels for space and water heating. The most effective way of getting us to this target is for new **development** to use clean heat from the start and for all existing buildings to be retrofitted and decarbonized. The **City** has a role to play in supporting others in the orderly and equitable transition of existing buildings from fossil fuels.

Many industries require very high temperatures for manufacturing processes and these need to transition away from fossil fuels towards clean energy sources such as electricity, hydrogen, and biofuels. These manufacturing processes generate waste heat that is vented into the atmosphere. This waste heat is a tremendous resource that can be harnessed and used to heat buildings. The Plan provides a framework for how energy planning, such as the harnessing of waste heat, can be integrated into land use planning.

Kitchener has access to clean heat sources such as **geothermal**, solar thermal, air source heat pumps, industrial waste heat, renewable natural gas, biomass, and wastewater heat recovery. Figure 9 and 10 show where some of these resources can be harnessed effectively. The **City**, utility energy providers, developers, and businesses all have a role in the planning and deployment of **infrastructure** to generate and harness clean energy and supply it to the buildings that need it.

We cannot take a one-size-fits-all approach to meeting our clean heating goals. **Thermal networks** like district energy can be a great option to supply a lot of clean energy to the places that need it, like Strategic Growth Areas or Industrial Growth Areas, shown on Map 2. Ambient loops, another kind of **thermal network**, fed by **geothermal**, can make sense in areas with lower energy needs, and building-level air-source heat pumps can make the most sense in low density areas.

Figure 9. Wastewater Heat Recovery in Waterloo Region



Figure 10. Estimated Industrial Waste Heat in Kitchener



- 5.13. The **City** will plan for new neighbourhoods, new **development**, and new **infrastructure** to not use fossil fuels. Where this is currently not feasible, new **infrastructure** and buildings should be planned with a clear path to full decarbonization by 2050.
- 5.14. The **City** will work collaboratively with builders and operators of industrial facilities to transition to low carbon fuels and repurpose waste heat to **thermal networks**.
- 5.15. The **City** will support **utility** and **thermal network** businesses, developers, and other organizations in planning for the clean energy transition in the siting, installation, upgrading and maintenance of energy **infrastructure**.

- 5.16. Area-specific planning initiatives and **City** initiated business cases may investigate context-specific clean energy sources and energy demands and how to connect them. Candidate locations include:
- Wastewater heat recovery opportunities at the treatment plant and connection to Sportsworld Protected Major Transit Station Area;
 - Industrial waste heat from the Ardelt, Trillium, and Huron Business parks and their connection to the Strasburg/Block Line Urban Centre and Fairway Protected Major Transit Station Area;
 - An industrial waste heat corridor along Victoria Street North-Wellington Street-Shirley Drive and connecting to the Protected Major Transit Station Areas west of Kitchener Market; and
 - Geothermal** resources in locations such as the Dundee and Rosenberg communities, according to the Drinking Water Source Protection policies of this plan.
- 5.17. The **City** will support the implementation of heating **infrastructure** and **thermal networks** consistent with achieving net-zero emissions, through enabling policy and regulations, incentives, partnerships, and/or direct provision.
- 5.18. The **City** will facilitate and may incentivize the connection of new and existing buildings to **thermal networks** where one is existing or planned.
- 5.19. The **City** will establish **thermal network** guidelines and technical standards to facilitate easy connection.
- 5.20. Applications for Subdivision, Condominium, or Site Plan approval for 100 or more homes or 10,000 m² within the Central and Victoria Park/Kitchener City Hall Protected Major Transit Station Area, will demonstrate that the project is designed to facilitate future connection to a **thermal network**, according to the City's **thermal network** guidelines. The application of this policy may be extended to other areas based on additional study. Applications below this threshold should facilitate future connection to **thermal networks**.
- 5.21. **Development applications** larger than 500 units or 50,000m² where if located outside of a site listed in policy 5.16 above, will prepare an Energy Strategy exploring clean thermal resources in the area and the high level technical and financial feasibility of using these to heat and cool buildings. Other large scale **developments** should explore these opportunities through an energy strategy.
- 5.22. Large-scale, multi-building projects of 1,000 or more units or 100,000 m² will assess the viability of site or campus-scale **thermal networks** as part of an Energy Strategy. Large scale multi-building projects below these thresholds should assess these opportunities. This policy is intended to apply across the ultimate vision for large sites, not just one specific **development application**. Other large-scale **developments** should explore these opportunities through an energy strategy.
- 5.23. **Development applications** for 50 or more units or 5,000m² will explore **geothermal** heating as part of an Energy Strategy, where permitted by the Drinking Water Source

Protection policies of this plan. Other medium scale **developments** should explore these opportunities through an energy strategy.

Fossil Fuel Infrastructure

Energy use has changed many times in Kitchener's history, from early coal gas lighting and heating to the introduction of hydroelectric power to the introduction of natural gas. We know that energy sources and uses will continue to change in our community. This is especially true with the clean energy transition that is underway and the need to transition away from fossil fuels to prevent the worst impacts of climate change.

Uniquely in Ontario, the **City** provides natural gas distribution services for most of city as a local government service, through Kitchener Utilities. This provides an opportunity to integrate land use planning, gas distribution **infrastructure** planning, and climate change planning.

Proactively planning for a net-zero emissions future can help our community avoid negative outcomes. It can help us make sure we're not locking in fossil fuel **infrastructure** and equipment, like furnaces, that would have to be replaced early at extra cost. It can help limit our community's exposure to fossil fuel supply chains and help us to keep and control more of our resources at home – including keeping more of our residents' and businesses' hard-earned money in our community.

- 5.24. Building on its expertise as the primary natural gas distributor in Kitchener, the **City** will explore, study, and pilot various approaches for transitioning neighbourhoods away from natural gas for building heating and hot water. This will include assessing different energy needs and approaches for different neighbourhoods, including energy **infrastructure** considerations.
- 5.25. In planning for the future of its natural gas distribution network, the **City** will:
 - a. take a geographic approach to natural gas system planning to consider the individual needs and opportunities for decarbonization in different areas of the city which may include initial pilot projects in new and existing neighbourhoods;
 - b. work collaboratively with partners, including Enova, to integrate planning for natural gas distribution **infrastructure** and other forms of energy provision to address holistic energy needs; and,
 - c. develop or refine policies to guide its decisions regarding natural gas **infrastructure** expansion, replacement, and connection in alignment with the objectives of this Plan.

Generate and store clean electricity locally

Generating and storing clean energy in Kitchener helps increase grid reliability and meet growing clean energy demand. Solar energy can be used to offset high daytime electricity demand during a heat wave or get stored in batteries for use on cold winter nights. Local energy can also help in the event of a power outage when designed to function independent of the grid in emergency situations. The **City** encourages clean energy generation and storage at all scales to support the clean energy transition and energy security.

- 5.26. The **City** encourages **renewable energy systems** and battery **energy storage systems** that support a clean energy transition and at appropriate scales, which are **compatible** with surrounding existing and planned land uses.

Local renewable energy generation

- 5.27. Implementing by-laws and standards will regulate **renewable energy systems**, as a principal use of a property that
- limit nuisance impacts;
 - protects natural heritage conservation lands, **cultural heritage resources** and agricultural lands; and
 - guides access to the electricity transmission and distribution network and arterial roadways.
- 5.28. Solar **renewable energy systems** are encouraged, particularly on expansive rooftops, over parking lots with solar carports, and on remnant or undevelopable lands within Places to Grow, and in accordance with the cultural heritage policies of this Plan.
- 5.29. Any municipal support for **renewable energy systems** and **battery energy storage systems** will be guided by the policies of this Plan.
- 5.30. Private **renewable energy systems** as a principal use are directed to lands designated as General Industrial and Heavy Industrial but may be permitted in other designations by amendment to the implementing by-laws. Public **renewable energy systems** may be permitted as a principal use in other designations in accordance with public use provisions of this Plan.

Energy Storage

- 5.31. Private battery **energy storage systems** as a principal use are directed to lands designated as General Industrial and Heavy Industrial but may be permitted by amendment to implementing by-laws. Public **renewable energy systems** may be permitted as a principal use on other designations in accordance with public use provisions of this Plan.
- 5.32. Potential impacts of battery **energy storage systems** will be regulated according to the policies of this Plan.
- 5.33. Battery **energy storage systems** are permitted as accessory to a principal use in all land use designations and further regulated in implementing by-laws.
- 5.34. In partnership with Enova and property owners, the **City** may support virtual power plants comprised of solar power generation and/or battery **energy storage systems** that can generate and deploy electricity to offset peak electricity demand.

6. Natural Environment:

Conserving & Strengthening Nature in the City

Nature exists across our city, in the form of relatively healthy, intact ecosystems like the **valleyland** of Strasburg Creek or in small, fragmented patches, like a tree-lined street in a downtown neighbourhood. These natural elements, both large and small, interact to support all kinds of species: like the Sugar Maple tree and Brook Trout; from the more common Dark-eyed Junco, Kitchener's official bird, to the rarer Wood Thrush; from the declining Monarch butterfly to other, more common, valuable pollinators; and, of course, humans. Nature interacts with our urban fabric to give our city its **sense of place**. We want, and in fact need, Kitchener to be a city where nature and people thrive.

The Grand River anchors Kitchener's **Natural Heritage System** on the city's east side receiving all of the streams flowing into it across the landscape from the west. That is one of the reasons it's a 'Place to Focus' in the City Structure policies of this Plan. It provides an interconnected habitat for plants and animals in Kitchener and throughout its **watershed**, from its source in Dundalk in the highlands of Grey County flowing south 275 kms into Lake Erie. Our actions throughout Kitchener, and the policies that guide them, impact the Grand River and its biophysical attributes like water **quality and quantity** and aquatic and **valleyland** ecosystems. While many of us value the Grand River for its beauty, **cultural heritage value** (see Place Keeping Policies) and recreation opportunities, our Natural Heritage System policies are designed to protect the vast ecological value that the Grand River provides, recognizing how interconnected Kitchener is to communities throughout the Grand River **watershed**.

The **City** is in a unique position to be able to conserve and care for the **natural heritage system** and **urban forest**. We recognize our shared responsibility with Indigenous communities to serve as stewards of the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep-rooted traditions of the diverse First Nations, Métis, and Inuit in Kitchener today, and we commit to early and meaningful engagement with Indigenous communities in environmental conservation, **restoration**, and protection initiatives, as well as climate change planning, decision-making, and actions.

Nature is crucial for the well-being of both humans and the environment in Kitchener. This Plan lays out policies that protect and expand nature here, recognizing its intrinsic value to the place we call home, and the protection it provides against an unpredictable climate future. Our policies are organized around the **Natural Heritage System**, a connected network of natural features and the lands and waters that link them, **Watershed** Planning to conserve that system, and the **urban forest**, trees, and **woodlands** as well as the soil, air, and water that support them. Together, these

systems connect us to nature no matter where you are in the city and provide numerous ecological, health, and cultural benefits to our community.

NATURAL HERITAGE SYSTEM

The city has a diverse and abundant supply of various natural resources that must be managed wisely in order to ensure the continued existence and viability of the **Natural Heritage System**. These resources provide a wide range of public health, recreational, environmental, and economic benefits to Kitchener. This **green infrastructure** is just as valued and valuable as other municipal assets such as roads and sewers critical to a high quality of life and deserving of careful planning, management, and adequate resourcing. As such, the **City** is committed to preserving, conserving, **restoring** and enhancing its **Natural Heritage System** that contributes to **sense of place** and the quality of life of its citizens. The policies of this Section will seek to ensure that **development** may proceed without compromising the ability of the future generations to meet their own needs.

Kitchener's **Natural Heritage System** is comprised of **natural heritage features** that maintain local and regional biological, hydrological, ecological and geological diversity and functions, support viable populations of native species, and sustain local ecosystems.

The **Natural Heritage System** policies aim to strike a balance between protection of the **Natural Heritage System** while providing for growth and **development** in accordance with the policies of this Plan. Each feature in the system contains policies that provide appropriate protection based on the feature's significance and sensitivity. Features categorized as Core Natural Heritage Features are afforded the greatest level of protection and are designated Natural Heritage Conservation, which generally prohibits **development**. The features identified as **Significant Wildlife Habitat**, **Significant Landforms**, and **Ecological Restoration Areas** also place limitations on **development**; requiring further studies to determine whether **development** within the feature is appropriate and how it should occur. Accordingly, the features identified as **Significant Wildlife Habitat**, **Significant Landforms**, and **Ecological Restoration Areas** will be treated as an overlay to land use designations. Features identified as Supporting Natural Heritage Features, such as **Natural Linkages and Corridors**, help contribute to the overall ecological integrity and connectivity of the **Natural Heritage System**. It is intended that these features and their functions will be conserved and enhanced.

Objectives:

- Ensure that all features of the **Natural Heritage System** are identified and protected within a comprehensive, **City**-initiated planning process and that criteria identifying the **Natural Heritage System** features are applied in a transparent and consistent manner.
- Provide for the protection, conservation, **restoration**, and enhancement of the **ecological functions**, hydrological functions, and biodiversity of the **Natural Heritage System**.
- Commit to the conservation of a healthy and resilient **Natural Heritage System** contributing to Kitchener residents' quality of life and **sense of place**.
- Manage water, and **water resource systems**, using the **watershed** as the ecologically meaningful scale for integrated and long-term planning.
- Contribute to climate resilience.
- Ensure no decrease in the quality and quantity of the **Natural Heritage System**.
- Support the ongoing monitoring and management of Kitchener's **Natural Heritage System**.

- Promote informed stewardship and community involvement in natural heritage maintenance and enhancement.

Policies:

- 6.1. The **Natural Heritage System** includes all the **natural heritage features** which have been identified for protection, conservation, **restoration**, and/or enhancement by the Kitchener Natural Heritage System Technical Background Report as amended from time to time, comprehensive planning and/or environmental/**subwatershed studies** and/or **Environmental Impact Studies**.
- 6.2. The features of the **Natural Heritage System** include but are not limited to the following:
- a. Provincially Significant Wetlands;
 - b. Locally Significant Wetlands;
 - c. **Significant Valleys**, specifically the Grand River **Valley**;
 - d. Environmentally **Significant Valley** Features;
 - e. Locally Significant Valleylands;
 - f. Environmentally Sensitive Policy Areas;
 - g. Regionally Significant Woodlands;
 - h. Locally Significant Woodlands;
 - i. Habitat of Endangered Species and/or Threatened Species;
 - j. Significant Wildlife Habitat;
 - k. Fish Habitat;
 - l. Regional Recharge Areas;
 - m. Environmentally Significant Discharge Areas;
 - n. Environmentally Significant Recharge Areas;
 - o. Significant Landforms (Earth Science Areas of Natural and Scientific Interest);
 - p. Ecological Restoration Areas; and,
 - q. Natural Linkages and Corridors.
- 6.3. Land uses and activities that do not maintain, **restore**, or improve the diversity, connectivity, and **ecological functions** of the city's **natural heritage features** will be prohibited/not supported.
- 6.4. Illegal acts resulting, or having resulted, in a reduction in the form or function of a **natural heritage feature**, including but not limited to such acts as tree removal, **wetland** filling or draining, or the diverting of watercourses, will not be recognized as existing conditions within the **development** review process. **Restoration** of the damaged area may be required prior to, or as a condition of, approval of any **development applications**.
- 6.5. The removal, destruction or injuring of **woodlands** and/or trees will be regulated through the **City's** Tree Conservation By-law and the **Region's** Woodland Conservation Bylaw.
- 6.6. Notwithstanding Policies above, the identification of lands as Core Natural Heritage Features, **Significant Landforms**, **Ecological Restoration Areas**, or Supporting Natural Heritage Features will not limit the ability of **agricultural uses** and associated normal farm practices to continue as defined in applicable Provincial legislation and regulations in conformity with this Plan and the **City's** Zoning By-Law, as well as statutes, policies,

and regulations of other government agencies, including agricultural drainage through municipal or agreement drains.

- 6.7. In general, trails will be discouraged within **woodlands** and natural areas. Where trails may be permitted, trails will be designed and constructed in a manner sympathetic to the ecology to allow for educational and/or interpretive opportunities. Informal trails and trail widenings will be discouraged.

Identification of Natural Heritage Features

- 6.8. The **Natural Heritage System** is shown on Map 6 and designated Natural Heritage Conservation on Map 3. The boundary of the System is approximate, and the exact delineation will be determined more precisely through the **development** review process and in consultation with the appropriate public agencies. Proponents may be required to undertake the necessary studies to facilitate this process.
- 6.9. The mapping and criteria for identifying individual **natural heritage features** are included in the Kitchener Natural Heritage System Technical Background Report.
- 6.10. In accordance with common practices to protect the associated habitat and species from disturbance, **Habitat of Endangered Species and/or Threatened Species** are not shown on the maps of this Plan.
- 6.11. The **City** will collaborate with Provincial and Federal governments to ensure that **Habitat of Endangered Species and/or Threatened Species** on lands affected by, or **lands adjacent** to, any proposed **development** or **site alteration** is properly identified.
- 6.12. This Plan may not reflect the most up-to-date information on the precise location and boundaries of **natural heritage features**. Interpretation of the boundaries of **natural heritage features**, as required to support the review of **development applications**, will be achieved through the completion of **Environmental Impact Studies** (EISs) or other appropriate studies including but not limited to comprehensive studies such as those associated with secondary plans or comprehensive city-wide zoning bylaw amendments, in accordance with the Environmental Impact Study policies in this Section and the Implementation Section, and will not require an Official Plan Amendment.
- 6.13. Boundary interpretations not generally in conformity with the **Natural Heritage System** as shown on Map 6 will require an Official Plan Amendment. Instances where an Official Plan Amendment will be required, unless otherwise provided for in this Plan, include a change in the classification of a **natural heritage feature** or a significant change in the spatial extent or boundaries of a feature.
- 6.14. On lands where features of the **Natural Heritage System** have not been adequately identified through a **watershed study** or other appropriate study including but not limited to comprehensive studies such as those associated with secondary plans or comprehensive city-wide zoning bylaw amendments, **development** and/or **site alteration** will be prohibited until such time as an **Environmental Impact Study** has been prepared by an owner/applicant in accordance with the Environmental Impact Study policies in the

Implementation Section of this Plan to identify and evaluate any such features located on the subject lands and, wherever appropriate, **adjacent lands**.

- 6.15. Where lands have been identified by the Province, or through a **watershed study** or other appropriate study accepted by the **City** as fulfilling the criteria to be designated as a feature of the **Natural Heritage System**, an Official Plan Amendment will be considered to designate such lands as part of the **Natural Heritage System**. Prior to the approval of the amendment, any **development** or **site alteration** proposed on or within **adjacent lands** of a **Natural Heritage System** feature will be considered premature or will proceed on the basis that the lands identified as meeting the criteria are protected as though they are a Core Natural Heritage Feature in accordance with the policies in this Plan.
- 6.16. Where lands contain two or more features of the **Natural Heritage System**, the more restrictive policies in this Plan pertaining to those features will apply in the event of any conflict.
- 6.17. The extent of **adjacent lands** to a **natural heritage feature** that trigger an **Environmental Impact Study** will be determined by the **City** in consultation with other public agencies having jurisdiction.

FEATURES OF THE NATURAL HERITAGE SYSTEM

Core Natural Heritage Features

- 6.18. Core Natural Heritage Features include the following:
 - a. Provincially Significant Wetlands;
 - b. Locally Significant Wetlands;
 - c. Grand River Significant Valley;
 - d. Environmentally **Significant Valley** Features;
 - e. Locally Significant Valleylands;
 - f. Environmentally Sensitive Policy Areas;
 - g. Regionally Significant Woodlands;
 - h. Locally Significant Woodlands;
 - i. Habitat of Endangered Species and/or Threatened Species; and,
 - j. Fish Habitat.
- 6.19. Areas identified as Core Natural Heritage Features on Map 6 are designated as Natural Heritage Conservation on Map 3. **Development** or **site alteration** will not be permitted on these lands. Uses permitted on these lands are stipulated in the Land Use Designations policies of this Plan.
- 6.20. Notwithstanding the policy above:
 - a. **development** and **site alteration** may be permitted in **habitat of endangered species and/or threatened species** in accordance with Provincial and Federal requirements; and
 - b. the extension of municipal **infrastructure** projects where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans,

Plans of Subdivisions, and/or approved **Environmental Assessments** and receipt of any other applicable approvals, may be permitted within Core Natural Heritage Features subject to the application of specific mitigative measures set out in an approved **Environmental Impact Study**.

- 6.21. **Development or site alteration** will only be permitted on **lands adjacent** to the Core Natural Heritage Features where an **Environmental Impact Study** or other appropriate study has determined to the satisfaction of the **City** and any other agency having jurisdiction, as appropriate, that approval of the proposed **development or site alteration** would not result in **adverse environmental impacts** on the **natural heritage feature** or the **ecological functions** of the feature.
- 6.22. The valley of the Grand River is designated as a **Significant Valley** in this Plan and shown within the Core Natural Heritage Features on Map 6. The **City** will collaborate with Indigenous communities and cooperate with all orders of government to maintain the character of the Grand River by conserving its natural heritage but also by identifying, conserving, interpreting, and enhancing **cultural heritage resources** of recreational and scenic value as outlined in the Place Keeping policies of this plan.

Significant Wildlife Habitat

- 6.23. Areas identified as Significant Wildlife Habitat on Map 6 will be treated as an overlay to land use designations on Map 3.
- 6.24. The **City** will, in conjunction with other interested groups and agencies, seek opportunities to acquire, manage, and maintain **Significant Wildlife Habitat** areas in the city.
- 6.25. In **Significant Wildlife Habitat** areas and on **lands adjacent** to **Significant Wildlife Habitat**, **development or site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study to the satisfaction of the **City**, and/or any other agency having jurisdiction, as appropriate, that there will be no **adverse environmental impacts** on the **natural heritage feature** or its **ecological functions**.
- 6.26. An overlay will be applied in the zoning bylaw to lands identified as **Significant Wildlife Habitat** to modify / add to the standard rules of the underlying zone to implement Significant Wildlife Habitat policies.

Significant Landforms

- 6.27. Areas identified as Significant Landforms on Map 6 will be treated as an overlay to land use designations on Map 3. The **City** has been guided by **significant Earth Science Areas of Natural and Scientific Interest (ANSIs)** identified by the Province within the city.
- 6.28. In **Significant Landform** areas and on **lands adjacent** to **Significant Landforms**, **development or site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study to the satisfaction of the **City**, and/or any other order of government or agency having jurisdiction, as appropriate, that

the **ecological functions**, topography, stratigraphic exposures, and other geologically defining features for which the area was identified are conserved.

- 6.29. An overlay will be applied in the zoning bylaw to lands identified as **Significant Landforms** to modify / add to the standard rules of the underlying zone to implement Significant Landform policies.

Ecological Restoration Areas

- 6.30. **Ecological Restoration Areas** are identified in both aquatic and terrestrial ecosystem components of the **Natural Heritage System**. Areas identified as **Ecological Restoration Areas** on Map 6 will be treated as an overlay to land use designations on Map 3.
- 6.31. **Ecological Restoration Areas** are identified by the **City** in order to enhance the diversity and connectivity of the **Natural Heritage System** and to provide habitat supportive of the overall sustainability of the System.
- 6.32. The **City** will continue to identify **Ecological Restoration Areas** through such means as technical studies undertaken or accepted by the **City**, through the **development** review process, through the conservation, **restoration**, and land securement programs of public agencies, and through private land stewardship.
- 6.33. The **City** will rely upon recommendations from a wide variety of studies and undertakings which have or will identify **Ecological Restoration Areas** in the city to **restore** their **ecological functions**.
- 6.34. **Ecological Restoration Areas** may overlay another **natural heritage feature** within the **Natural Heritage System**. Where **Ecological Restoration Areas** overlay a Core Natural Heritage Feature in accordance with the policies of this Section, the more restrictive applicable policies will apply.
- 6.35. **Ecological Restoration Areas** will be reclassified as Core Natural Heritage Features in accordance with the policies of this Section and redesignated Natural Heritage Conservation following their **restoration** in accordance with the policy below.
- 6.36. In Ecological Restoration Areas and on lands adjacent to an Ecological Restoration Area, development or site alteration will not be permitted unless an Environmental Impact Study or other appropriate study evaluates the area's ecological functions in its optimal ecological state in accordance with the policy below, and demonstrates to the satisfaction of the City and/or any other order of government or agency having jurisdiction, as appropriate, that there will be no adverse environmental impacts on the restored feature or the ecological functions of the feature in its optimal ecological state.
- 6.37. The **optimal ecological state** of an ecosystem may be determined through **watershed studies, Environmental Assessments**, or other similar master plans or studies. Where no such guidance exists, the **optimal ecological state** of an ecosystem will be determined by the appropriate agencies having jurisdiction in consultation with the owner/applicant.

- 6.38. An overlay will be applied in the zoning bylaw to lands identified as **Ecological Restoration Areas** to modify / add to the standard rules of the underlying zone to implement Policy Ecological Restoration areas policies of this Plan.

Regional Recharge Areas (Environmental Protection)

Regional Recharge Areas, which include portions of the Waterloo Moraine, identify a large environmental feature where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important **hydrologic function** sustains some of the richest sources of groundwater in the Grand River **watershed**. **Regional Recharge Areas** serve two important functions:

Firstly, Groundwater discharge from the shallow aquifers located within **Regional Recharge Areas** sustains a wide range of aquatic habitats and ecosystems within the Kitchener **Natural Heritage System**. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributaries including cold-water streams and groundwater discharge-dependent **significant wetlands**. This recharge-discharge relationship is therefore critical to maintaining the health of the Grand River to the benefit of both local and downstream ecological and human communities.

Secondly, **Regional Recharge Areas** also replenish deep underground aquifers that serve as a source for a significant share of the municipal drinking water supply. Specific policies related to this source water supply function are outlined in the Drinking Water Source Protection policies of this Plan.

- 6.39. Areas identified as Regional Recharge Areas on Maps S-2 will be treated as an overlay to land use designations on Map 3.
- 6.40. Expansions of the Urban Area, will not be permitted onto lands identified as **Regional Recharge Areas**.
- 6.41. **Development applications** within a **Regional Recharge Area** on lands within the urban area identified on Map 1 will comply with the following:
- a. Category 'A' uses, as defined in the Drinking Source Water Protection policies of this Plan, or industrial land uses restricted under the Drinking Water Source Protection policies of this Plan, will not be permitted;
 - b. the **development** maintains, enhances, or **restores** the hydrogeologic and **hydrologic functions** of the **Regional Recharge Area** as established through **watershed studies**, community plans or through further study in accordance with the Drinking Water Source Protection policies of this Plan;
 - c. the **development** incorporates best management practices, where appropriate, developed in accordance with the provisions of the **Regional Implementation Guideline for Source Water Protection Studies**; and,
 - d. the **development** is in conformity with all other applicable policies of this Plan.
- 6.42. In **Regional Recharge Areas**, **development** or **site alteration** will not be permitted unless it is demonstrated through an **Environmental Impact Study** or other appropriate study to the satisfaction of the **City**, and/or any other agency having jurisdiction, as appropriate,

that there will be no **adverse environmental impacts** on the **Natural Heritage System**, its component **Natural Heritage Features**, and/or its **ecological functions**.

- 6.43. An overlay will be applied in the zoning bylaw to lands identified as **Regional Recharge Areas** to modify / add to the standard rules of the underlying zone to implement the Region Recharge Policies in this Plan.

Supporting Natural Heritage Features

- 6.44. Supporting Natural Heritage Features (unmapped) include Environmentally Significant Discharge Areas, Environmentally Significant Recharge Areas, and Natural Linkages and Corridors.
- 6.45. The **City** along with any other collaborators, as appropriate, will identify Supporting Natural Heritage Features through **watershed/subwatershed** studies, Natural Heritage Inventories, **Environmental Impact Studies**, or other appropriate studies.
- 6.46. Where feasible, **development** or **site alteration** will avoid Supporting Natural Heritage Features. Where it is not feasible to avoid these areas, **development** or **site alteration** within Supporting Natural Heritage Features will be designed to maintain, enhance, and, where feasible, **restore** the **ecological functions** of Supporting Natural Heritage Features.
- 6.47. Notwithstanding the policy above, where **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas** sustain Core Natural Heritage Features, as determined through a **watershed** study or other appropriate study accepted by the **City** and other public agencies having jurisdiction, **development** or **site alteration** will only be permitted within the **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas** where it is demonstrated through an **Environmental Impact Study** or other appropriate study accepted by the **City** and other public agencies having jurisdiction that there will be no **adverse environmental impacts** on the Core Natural Heritage Features or their **ecological functions**.
- 6.48. The incorporation of **Natural Linkages and Corridors** will be required in the design of new **development** with the intent of maintaining, enhancing, or, wherever feasible, **restoring** linkages among **natural heritage features**.
- 6.49. The introduction of recreational trails or other uses that could harm **Natural Linkages and Corridors** is discouraged unless it can be demonstrated to the satisfaction of the appropriate approval authority that the proposed use will not harm the natural habitat.

Environmental Impact Studies

- 6.50. Any required **Environmental Impact Study** will be completed in accordance with the **Environmental Impact Studies** Policies in the Implementation Section of this Plan.
- 6.51. An Official Plan Amendment may be required for consideration of a Zoning By-law Amendment to change the legal use of land on all or part of **adjacent lands** provided it conforms to the policies of the abutting Plan land use designation and is supported by the

required **Environmental Impact Study** as set out in the Environmental Impact Studies Policies in the Implementation Section of the Plan.

Land Division

- 6.52. Land division through severance or Plan of Subdivision (or Condominium) that has the effect of fragmenting lands within the **Natural Heritage System** will not be permitted in Core Natural Heritage Features and will be discouraged in all other **natural heritage features**, except where such division will facilitate public acquisition of the elements of the **Natural Heritage System**.
- 6.53. Land division that results in the creation of a new lot will be discouraged on **lands adjacent** unless the **natural heritage features** and **ecological functions** of the **adjacent lands** have been evaluated and it has been demonstrated through an **Environmental Impact Study** or other appropriate study to the satisfaction of the **City** and/or any other agency having jurisdiction, as appropriate, that there will be no **adverse environmental impacts** on the **natural heritage features**, or on their **ecological functions**.

Regulation Authority

- 6.54. Any decision considered by the **City** for any **development application** with respect to land on or within **adjacent lands** of a **natural heritage feature** will be made in consultation with the appropriate authorities, in accordance with the policies of this Plan, using the best available information at that time.
- 6.55. Lands within river or stream **valleys, floodplains, wetlands**, watercourses, lakes, or **hazardous lands**, or lands within 30 metres of a **wetland** are regulated by the Grand River Conservation Authority. **Development** or **site alteration** within these regulated areas will require a permit from the Grand River Conservation Authority in accordance with the applicable regulation approved under the Conservation Authorities Act.

Ownership

- 6.56. Where components of a **Natural Heritage System** are held in private ownership, nothing in this Plan will require that these lands be available for public use, and the identification of land will not oblige the **City** or other public agencies to purchase the land.
- 6.57. Notwithstanding the policy above, where feasible, the **City** will consider acquiring land to protect and improve the **Natural Heritage System**. Kitchener's Natural Areas Acquisition Fund has been created to facilitate such acquisition, after the possibility of conveyance at no cost to the City has been precluded.

Stewardship of Natural Heritage System

- 6.58. Public agencies, community organizations, and private landowners will be encouraged to protect and enhance the city's **Natural Heritage System**.
- 6.59. The **City** will
- a. actively engage Indigenous Peoples and Communities in municipal-led or co-developed environmental conservation, biodiversity, and ecological **restoration** and

- protection initiatives as well as climate change planning, decision-making, and actions;
- b. collaborate and grow partnerships among Indigenous and local communities and conservation organizations to manage invasive species;
- c. respect, preserve, and invest in the knowledge, innovations, and practices of Indigenous Peoples to support biodiversity conservation;
- d. incorporate Indigenous placemaking and land-based learning that integrates traditional knowledge, environmental management, and hands-on learning in natural settings; and
- e. restore traditional and Indigenous languages to the land through naming practices and conventions.

City-owned Portions of the Kitchener Natural Heritage System

- 6.60. The **City** will protect, maintain, enhance, and **restore natural heritage features** and functions and ecological diversity of the **Natural Heritage System** to the greatest extent feasible and support linkages between and among such systems and features within the city and to connect with contiguous **natural heritage systems** beyond Kitchener's municipal borders.
- 6.61. The **City** will implement greening and **naturalization** initiatives, **restoration**, and management of **City**-owned natural areas and the **urban forest**, and the delivery of stewardship and education programs.
- 6.62. The **City** will develop and implement a Natural Areas Stewardship Framework which would incorporate:
 - a. An Invasive Species Management Strategy to guide how the **City** will prevent, detect, manage, and monitor invasive species;
 - b. **Woodland** Management Plans;
 - c. Hazard (e.g. trees, trail surfaces, etc.) mitigation;
 - d. Ecological enhancement; and
 - e. A tool to identify, prioritize, and undertake ecological enhancement in and around natural areas

WATERSHED PLANNING

Watershed planning is an integrated and comprehensive, ecosystem-based approach to land use planning based on **watersheds** (in Kitchener, the Grand River **watershed**) or **subwatersheds** (for all streams that flow into the Grand River). **Watershed** planning identifies known and expected impacts of human activities prior to **development** and seeks to address these impacts through proper management of the resource. Accordingly, it provides a framework for protecting, maintaining, and enhancing **natural heritage features** and their associated **ecological functions**.

The City recognizes **watershed** planning as an important tool for guiding planning decisions to ensure the **natural heritage features** and water resources are protected from individual or cumulative impacts to ensure long term ecosystem health.

Unlike municipal boundaries, **watershed** boundaries are defined by topography and, as a result, **watersheds** often overlap a number of jurisdictions. **Watershed** planning implies the coordinated management and **restoration** of **watersheds** by the **City**, the Conservation Authority, the **Region**, and various other public agencies having jurisdiction in the **watershed**.

Objectives:

- Ensure the proper management of the **subwatershed** and the conservation of the **Natural Heritage System**, its component features and **ecological functions**.
- Restore, protect, and enhance the ecological, historic, cultural, recreational, and visual amenities of urban and rural areas within the **subwatershed** particularly along stream corridors.
- Minimize the threat to life, social disruption, and destruction of property and natural resources as a result of surface ponding, stormwater flows, and flooding through the re-establishment and protection of natural **floodplain hydrologic functions**.
- Reduce sedimentation and pollution through the coordination of stormwater management facilities within a **subwatershed**.
- **Restore**, protect, and/or enhance the **quality and quantity** of surface water and **groundwater features** and functions through sound (storm)water management.

Policies:

- 6.63. The **City** will work co-operatively with the Province, the **Region**, the Grand River Conservation Authority, and Indigenous communities to prepare and implement **Subwatershed** Plans. The primary focus will be to develop detailed targets and objectives for resource management, environmental protection, and how these relate to **development**. **Subwatershed** Plans will also determine the type, level, and intensity of **development** which may occur in the **subwatershed**.
- 6.64. The **Subwatershed** Plan process will precede or run concurrently with the Plan or Secondary Plan process for land use designation. This will ensure consistency between the land use objectives, the provision of major municipal **infrastructure** and transportation systems, the management of the water resources, and the retention of key **natural heritage features** and maintenance of **ecological functions** of the **subwatershed**. Through the integration of these processes, future **development** will be assessed in terms of its cumulative impact on the **subwatershed**.
- 6.65. The **City** will require the finalization of a **Subwatershed** Plan prior to an Official Plan Amendment or the adoption of a secondary plan which would have the effect of permitting significant areas of **development** within the **subwatershed**.
- 6.66. This Plan will be amended to implement recommendations from a **Subwatershed** Plan, where appropriate. Recommendations from the **Subwatershed** Plan will also be implemented through the **development** review process.
- 6.67. The **City** will also encourage other parties to undertake whatever actions are within their jurisdiction to implement the **Subwatershed** Plan.
- 6.68. The **City** will ensure **Regional** participation in **watershed/subwatershed studies** where they will focus upon the preparation of recommendations relating to **Regional** interests, including:

- a. sustainable management of the **quality and quantity** of groundwater resources;
 - b. surface water quality with reference to **Regional** water taking requirements and the capability of receiving watercourses to cumulatively assimilate effluent from wastewater treatment plants to ensure the ecological integrity of the river system; and
 - c. implications of proposed **development** on the provision and upgrading of **Regional infrastructure**.
- 6.69. Portions of a **watershed/subwatershed** plan that deal with **Regional** interests, such as **Regional** roads or source water protection, will be endorsed by the **Region** prior to the adoption of the **watershed/subwatershed** plan, area municipal Official Plan Amendments, community plans, or secondary plans that implement the recommendations of the studies.
- 6.70. A **Stormwater Management Plan** may be required in support of a **development application**, in accordance with, and to implement, the recommendations of a **Subwatershed Plan**.
- 6.71. Any required **Subwatershed Plan** will be completed in accordance with the Subwatershed Policies of this plan.

THE URBAN FOREST

The **urban forest** consists of all trees, that are planted or naturally occurring, growing on both public and private lands such as in the downtown, older and new neighbourhoods, commercial and institutional lands, city parks, and natural areas. It is a valuable natural asset and an integral part of the city's **green infrastructure**.

Trees, a key element of a healthy and livable city, provide us significant benefits like improved air and water quality, reduced erosion and stormwater runoff, habitat and food for birds and other creatures, enhanced health and quality of life, mitigation of urban heat island effect, cultural heritage value, and shade on a sunny day! Importantly, without a healthy **urban forest**, our community wellbeing (e.g. stress reduction, crime prevention) would be negatively affected and our city would be less resilient to a changing climate.

Objectives:

- Protect, manage, and enhance the **urban forest** through long-term planning, management, monitoring, and best management practices in ways which are economically, ecologically, and socially desirable for current and future generations.
- Conserve and enhance Kitchener's urban tree canopy at the city and neighbourhood level.
- Manage, maintain, and enhance trees along **City** streets, parks, and other **City** lands as a vital component of the city's **public realm, green infrastructure**, and an essential part of a healthy community.
- Maintain trees and vegetation, where appropriate, in an effort to preserve the natural aesthetic and cultural heritage of the city.
- Support the protection, enhancement, and expansion of the **urban forest** on both public and private lands as a key strategy for climate adaptation. This includes preserving and

increasing tree canopy coverage, promoting diverse and climate-resilient species, and maintaining / increasing carbon stores in the **urban forest**.

- Align **urban forest** management practices and selection of tree species consistent with future climate conditions and in consideration of species important to Indigenous communities to ensure the long-term sustainability and resilience of the **urban forest**.
- Engage, educate, and assist with the conservation and stewardship of the **urban forest**.

General Urban Forest Policies

- 6.72. The **City** will preserve, protect, manage, replace, and, where appropriate, acquire **significant** tree stands, hedgerows, **woodlands**, and forested areas within the city boundaries.
- 6.73. The **City** will implement and regularly update the 10-year Sustainable Urban Forest Strategy including a tree inventory.
- 6.74. The **City** has adopted the following targets: (1) By 2050, tree canopy coverage will be 30% in each of the wards; and (2) By 2070, the overall tree canopy coverage will be 33%.
- 6.75. The **City** will encourage tree planting and landscaping on public boulevards and private lands to conserve and complement the existing natural landscape or **cultural heritage values**. The **City** will direct the use of native plant species and/or trees having historic or cultural significance, as appropriate, for the location. Where natural or **cultural heritage attributes** or **values** are not affected, any landscaping on boulevards must otherwise follow the parameters of the Boulevard Beautification and Maintenance Bylaw.
- 6.76. The **City** will direct the use of native and climate-resilient species to support local biodiversity and reduce invasive species risk. Tree species that are resilient and capable of adapting to future climate conditions will be prioritized, ensuring the long-term health and sustainability of the **urban forest**.
- 6.77. The **City** will incorporate existing and/or new trees into the streetscape or road rights-of-way and will require **development** applicants to do the same in accordance with the **Urban Design Manual** and the Development Manual.

Trees and Natural Areas on Public Property

- 6.78. The **City** will protect and conserve existing public trees and **woodlands** in accordance with the Public Tree Bylaw.
- 6.79. The **City** will require compensation for any public tree removed or damaged within the public right-of-way due to a **development** or **infrastructure** project, in accordance with the **City's** Public Tree Bylaw and Tree Removal and Compensation Program.
- 6.80. The **City** will protect and enhance the **urban forest** by ensuring the responsible management of trees within and near the public right-of-way. Public agencies and **utilities** will prioritize tree preservation and integrate protection measures into the planning and execution of **infrastructure** projects and maintenance activities, with a focus on retaining mature, healthy, and native trees.
- 6.81. The **City** will, where appropriate, reforest and **naturalize** parks, open space, and stormwater management areas in order to increase canopy cover. Species native to the

region and that are capable of adaptation to our future climate conditions will be used in roadside plantings, stormwater management facilities, and park **naturalization** projects, unless site conditions dictate otherwise.

- 6.82. In working to achieve 30% tree canopy cover in each ward by 2050 and 33% tree canopy cover overall by 2070, priority for new tree planting on **City** lands shall be given to neighbourhoods that are part of the Community Canopy program. These are neighbourhoods with low existing canopy cover, high vulnerability to climate impacts (e.g. urban heat island hotspots identified through hyperlocal heat mapping), and low Tree Equity Scores.

Trees on Private Property

- 6.83. Tree removal on private property will be subject to the **City** Tree Conservation and the **Region's** Woodland Conservation By-law where applicable.
- 6.84. The **City** supports the retention and enhancement of tree cover on private lands and, therefore, will encourage and, whenever possible, provide guidance and advice for the reforestation, wise management, and improvement of privately owned trees and **woodlands** within the city. Specifically:
- a. The **City** will continue to support incentive programs, technical support, and partnerships to promote tree protection, planting, and stewardship by private landowners.
 - b. In working to achieve tree canopy cover goals, priority for incentivized new tree planting on private lands shall be given to neighbourhoods that are part of the Community Canopy program. These are neighbourhoods with low existing canopy cover, high vulnerability to climate impacts, and low Tree Equity Scores as identified by the **City**.
 - c. Where removal of trees is permitted on private land, compensation through replanting will be encouraged to reduce the net loss of canopy cover.

Development or Site Alteration

- 6.85. The **City** will require the preparation and submission of a tree management plan in accordance with the **City's** Tree Management Policy, where applicable, as a condition of a **development application**. Any tree management plan must prioritize the conservation of trees worth retaining, identify the trees proposed to be removed, justify the need for removal, identify the methods of removal and specify an ecologically sound tree replacement scheme, and any mitigative measures to be taken to prevent detrimental impacts on remaining trees.
- 6.86. As required by the **City's** Tree Management Policy, the **City** will consider the importance of **woodlands**, not classified as **significant**, during the **development** review process by considering the following:
- a. the potential impact of the proposed **development** or **site alteration** on the **ecological functions** of the **woodland**;

- b. the impact of the proposed **development** or **site alteration** on the extent and distribution of **woodland** cover in the **subwatershed**, the city, and the local neighbourhood; and,
 - c. opportunities to **restore** or re-establish productive forest habitats consisting of native species following the completion of the proposed **development**.
- 6.87. As required by the **City's** Tree Management Policy in reviewing **development applications**, the **City** will minimize the impact of **development** or **site alteration** on **woodlands** not classified as **significant** through the implementation of appropriate mitigation measures and compensation.
- 6.88. When considering **development** or **site alteration** proposals, the **City** may require the protection and enhancement of hedgerows, especially where:
- a. they link other elements of the **Natural Heritage System**;
 - b. wildlife regularly use them as habitat or movement corridors;
 - c. they are composed of mature, healthy trees;
 - d. they contain trees that are rare, unique, culturally important, or over 100 years in age; or,
 - e. they contribute to the aesthetics of the landscape.

7. Sense of Place: Supporting Community Connection

Kitchener is a city where the stories, perspectives, and histories of our people and communities are woven into the spaces we share. These places invite us to gather, celebrate, learn from one another, and see ourselves reflected in the city. By honouring what makes Kitchener unique, and supporting the preservation and creation of inclusive, welcoming and joyful places and landscapes, the city continues to grow in ways that foster connection, care and a collective sense of belonging.

CULTURAL HERITAGE- PLACE KEEPING

Our **cultural heritage resources** are a representation of our collective past and are an integral part of our community. They provide opportunities to expand our understanding of different cultural perspectives and previous events, foster a holistic identity, and create a distinct **sense of place**. They can provide an avenue to advance Truth and Reconciliation efforts by increasing awareness of and celebrating Indigenous Communities. Through the **adaptive re-use** of heritage resources, we can advance our environmental objectives by conserving embodied carbon, reducing material consumption, and diverting waste from landfills. Economically our heritage resources are capable of stimulating commercial and tourism activities or creating specialized industries. As such, the **conservation** of our **cultural heritage resources** is an essential part of our planning and decision-making processes and is integrated within different policies and focus areas of this Plan. This means protecting, maintaining, and enhancing the resources within our city for current and future generations.

What's the purpose of this section?

Our city continues to grow and change, and the needs of our community are ever evolving. The purpose of this Section is to appropriately manage our **cultural heritage resources** alongside growth and change. Our **cultural heritage resources** are a non-renewable resource, and their **conservation** is an important shared responsibility.

General Cultural Heritage Policies

- 7.1. The **City** will **conserve cultural heritage resources**, which include but are not limited to:
- a. Properties designated under Part IV (individual properties) and Part V (**Heritage Conservation Districts**) of the Ontario Heritage Act;
 - b. Archaeological Resources;
 - c. Cemeteries and burial grounds of cultural heritage **significance**;
 - d. Non-designated properties of **cultural heritage value** or interest on the Municipal Heritage Register;
 - e. Cultural Heritage Landscapes;
 - f. Heritage Conservation Districts;
 - g. Heritage Corridors;

- h. Properties identified on inventories from different orders of government;
 - i. Properties on the Kitchener Inventory of Historic Buildings, until such time as they are re-evaluated; and
 - j. **Intangible** cultural heritage.
- 7.2. The **City** acknowledges that not all **cultural heritage resources** have been identified. **Conservation** may be required should a property be identified as potentially having **cultural heritage value** or interest.
- 7.3. To **conserve**, protect, and maintain **cultural heritage resources**, the **City** will use a range of measures and tools. These include but are not limited to:
 - a. By-laws to designate cultural heritage resources, Heritage Conservation Districts, and cultural heritage landscapes of cultural heritage value or interest;
 - b. Heritage permits and conditions of approval for heritage permits;
 - c. Restrictive covenants and heritage easement agreements;
 - d. Zoning by-laws, Site Plan Control, Demolition Control, holding provisions, conditions of approval for applications submitted under the Planning Act, and provisions within subdivision agreements;
 - e. Property Standards By-laws, tree by-laws, and sign by-laws; and
 - f. Community Improvement Plans and financial incentives.
- 7.4. The **City** will engage with Indigenous communities and consider their interests when identifying, protecting, and managing **cultural heritage resources** and archaeological resources.
- 7.5. The **City** will, in collaboration with Indigenous communities, create opportunities to increase awareness, understanding and commemoration of the enduring presence, history, accomplishments, knowledge, and distinct worldviews of local Indigenous communities.
- 7.6. The **City** will use **cultural heritage resources** in placemaking and place keeping to further advance cultural, economic, environmental, social, and architectural benefits to enrich our communities, including Indigenous communities.
- 7.7. The **City** will make decisions with respect to **cultural heritage resources** that are consistent with all applicable legislation as well as with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada or any predecessor thereof and other recognized best practices.
- 7.8. The **City** will utilize all opportunities and tools available to enhance public knowledge, appreciation, and stewardship of **cultural heritage resources**, including **intangible** cultural heritage. This may include but is not limited to the development of:
 - a. Interactive heritage sites and trails
 - b. Interpretive plaques and/or signage
 - c. Public archives
 - d. Award programs
 - e. Educational and outreach programs

- 7.9. The **City** will prepare a Cultural Heritage Management Plan. It will provide a comprehensive strategy for the identification, **conservation**, and management of **cultural heritage resources** within the city. **Development applications** which involve **cultural heritage resources** will comply with the policies of the Cultural Heritage Management Plan.
- 7.10. The **City** will prepare Conservation Plans for **City-owned cultural heritage resources**. The Conservation Plans will include Emergency Management Protocols and lists of pre-qualified consultants for emergency situations affecting **City-owned cultural heritage resources**.
- 7.11. Designated heritage properties will be protected against deterioration and/or demolition by neglect through heritage property standards, by-laws, and other tools available to the **City**.
- 7.12. The **City** may offer financial incentives to assist with the **conservation**, restoration, and rehabilitation of **cultural heritage resources**. Such incentives will be implemented in accordance with Council approved operating guidelines.
- 7.13. For the purposes of heritage permit applications or other applications made under the Ontario Heritage Act, a complete application includes a complete application form, any requirements listed on the application form, and the plans and studies that may be required as outlined in Schedule B.

Development with Heritage Resources

- 7.14. All **development** permitted by the land use designations and other policies of this Plan will **conserve cultural heritage resources**.
- 7.15. The **conservation of cultural heritage resources** will be a requirement and/or condition in the processing and approval of **development applications** for any property with or **adjacent** to a **cultural heritage resource**. Such applications will:
- Follow best heritage practices and national and Provincial heritage **conservation** standards, guidelines, and principles;
 - Be integral to the design of the **development** or **site alteration** in a manner that **conserves**, maintains, or enhances the **heritage integrity** of the **cultural heritage resource** and avoids the creation of **adverse heritage impacts** to the **cultural heritage resource**; and
 - Integrate any **protected heritage property** in a way that recognizes and **conserves** its associated **heritage attributes** and tangible and/or **intangible** value in a **contextually compatible**, respectful, and prominent manner to the satisfaction of the **City**.
- 7.16. Financial securities may be required as part of a **development application** or heritage permit application, to ensure the **conservation** of a **cultural heritage resource** both during and after the **development** process. The securities may include the cost of short, medium, and long-term **conservation** measures and will be based off a cost estimate to the **City's** satisfaction.

- 7.17. Development applications for development of a property with a cultural heritage resource, potential cultural heritage resource, adjacent to an identified cultural heritage resource, or as otherwise identified by the City will require heritage studies or heritage related studies, to the satisfaction of the City.
- 7.18. The requirement to prepare **heritage studies** or **heritage related studies** may also apply to previously unknown or unidentified **cultural heritage resources** that are discovered during the pre-consultation, application, or construction stage.
- 7.19. The contents of required **heritage studies** and **heritage related studies** must satisfy the requirements of Terms of Reference provided by the **City**. The contents of the Terms of Reference may be scoped or revised to the satisfaction of the **City**.
- 7.20. The **City** may require that the conclusions and recommendations of approved **heritage studies** and **heritage related studies** be incorporated into the plans, design, or conditions for approval of applications for a related **development**.
- 7.21. All **heritage studies** and **heritage related studies** are to be prepared by or in conjunction with a qualified professional in accordance with the minimum requirements as provided in a **City** Terms of Reference document. The **City** may require that a peer review of submitted **heritage studies** and **heritage related studies** be completed.
- 7.22. **Development** which involves **cultural heritage resources** will explore energy retrofits and climate mitigation opportunities while maintaining/enhancing **heritage integrity**.
- 7.23. **Development** and public and private works projects should integrate appropriate forms of commemoration or other programming to expand cultural, educational, and recreational opportunities and increase public awareness, understanding, and appreciation of the city's history. The commemoration approach will be supported by a Commemoration Plan.
- 7.24. Where Heritage Permit Applications are required, supporting material will be submitted in accordance with the **City's** Heritage Permit Application submission requirements and guidelines.

Design with Heritage Resources

- 7.25. **Development** will **conserve, respect**, and wherever possible, enhance **cultural heritage resources** through its design. This may include, but is not limited to:
 - a. Incorporating **built form** transition to existing **cultural heritage resources** on-site and **adjacent** buildings;
 - b. Incorporating **built form** placement, scale, and massing **compatible** with existing on-site or **adjacent cultural heritage resources** and with the existing neighbourhood **context**;
 - c. Including appropriate building massing setbacks and stepbacks. Appropriate stepbacks are required to ensure continued visibility and prominence of the **cultural heritage resource**.
 - d. Proposing appropriate materials and sympathetic architectural details; and,
 - e. Ensuring continued conservation of cultural heritage value and heritage integrity.

- 7.26. Cultural heritage resources that are underutilized or vacant should be adaptively re-used. Any development integrating existing cultural heritage resources will incorporate and enhance the cultural heritage value of the existing cultural heritage resource in a sensitive and sustainable manner. This can be achieved by:
- a. Maintaining the prominence of the existing **cultural heritage resource**;
 - b. Proposing uses for the new **development** and existing **cultural heritage resources** that require minimal intervention;
 - c. Including design interventions that extend the life of existing **cultural heritage resources**; and
 - d. Implementing appropriate **alterations**, including but not limited to drainage and lighting, to ensure the long-term maintenance of **cultural heritage resources**.
- 7.27. **Development** will be undertaken in such a manner that if removed in the future, the **heritage integrity** and **cultural heritage value** of the existing **cultural heritage resource** will be **conserved**.
- 7.28. Commemoration features should be designed to reflect the significance of the **cultural heritage resource**, be visible from the **public realm**, be legible, reuse salvaged material, and should not block the sightlines to or **alter heritage attributes** which are being **conserved**.
- 7.29. **Development** will **conserve** the whole or the majority of **cultural heritage resources**. **Development** that proposes the retention of a singular façade, where the entire existing resource is visible from the **public realm**, is discouraged.
- 7.30. **Development** that includes **cultural heritage resources** will use lighting as a tool to **conserve** and enhance the existing resource. As such, the **City** may request a Lighting Plan.

Demolition

- 7.31. There will be a presumption against demolition of **cultural heritage resources** for any **development**, unless a situation has occurred where demolition may be necessary such as partial destruction due to a catastrophic event or severe structural instability.
- 7.32. Where demolition or partial demolition of a **cultural heritage resource** is proposed as part of a **development**, a Life Cycle Assessment which considers embodied carbon emissions may be required.
- 7.33. Where demolition or partial demolition of a **cultural heritage resource** is proposed as part of a **development**, a Salvage and Reuse Plan may be required. The salvage of material will comply with Waste to Resources policies.
- 7.34. Where buildings material have been identified as a **heritage attribute** for salvage and reuse, deconstruction will be used as the method of disassembling the **cultural heritage resource** in order to **conserve** the salvaged materials
- 7.35. Where demolition of a listed, non-designated **cultural heritage resource** is proposed, a written notice of intention to demolish will be provided to the **City** a minimum of 60-days

in advance. Supporting information may be required for a complete notice of intention, including but not limited to:

- a. Heritage studies and heritage related studies;
 - b. Archival documentation and photographs;
 - c. Cost estimates; and
 - d. Architectural measured drawings and plans
- 7.36. Where demolition of a listed, non-designated **cultural heritage resource** is proposed and a complete written notice of intention to demolish has been provided, the significance of the **cultural heritage resource** will be evaluated, and designation may be pursued.
- 7.37. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, the **City** may require all or any part of the demolished **cultural heritage resource** be given to the **City** for **adaptive re-use**, archival, display, or commemorative purposes, at no costs to the **City**.
- 7.38. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, the **City** may require thorough archival documentation including:
- a. Architectural measured drawings;
 - b. Photographs including 360-photography models; and
 - c. Maps and other available material related to the **cultural heritage resource** in its surrounding **context**.
- 7.39. Where demolition or partial demolition of a **cultural heritage resource** is approved as part of a **development**, a building permit for a replacement building will be obtained prior to the demolition or **deconstruction** work.
- 7.40. Where demolition of a **cultural heritage resource** is approved as part of a **development**, commemoration will be required. The commemoration approach will be supported by a Commemoration Plan.

Significant Cultural Heritage Landscapes

- 7.41. The **City** will identify **cultural heritage landscapes** on Map 9 of this Plan.
- 7.42. **Development** within a **Heritage Conservation District** must comply with the policies and guidelines found within the respective **Heritage Conservation District Plan**. Where there is a conflict between the policies of this Plan and a **Heritage Conservation District Plan**, in accordance with Ontario Heritage Act s. 42 and s. 68(3), the Heritage Conservation District Plan policies and guidelines will prevail.
- 7.43. The **City** will prepare and update an Implementation Guideline for **Cultural Heritage Landscape** Conservation. This guideline will outline the framework for identifying, **conserving**, and protecting **Cultural Heritage Landscapes**, including **Cultural Heritage Landscapes** of regional interest. A future update to this implementation guideline may include refinement of the criteria for the identification and evaluation of residential neighborhoods.
- 7.44. The **City** will engage with Indigenous Communities, neighbouring municipalities, other orders of government, the Grand River Conservation Authority, and the landowners and

their representatives in protecting and managing **cultural heritage landscapes** that cross municipal and/or jurisdictional boundaries.

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- 7.45. The **City** shall engage early with Indigenous Communities and ensure their interests are considered when identifying, protecting, and managing **cultural heritage landscapes**.
- 7.46. The **City** will develop and implement proactive strategies for conserving **cultural heritage landscapes**.
- a. In addition to the general cultural heritage policies the **City** will use a variety of tools to ensure **cultural heritage landscapes** are **conserved**, which may include, but are not limited to designation under Part IV or V of the Ontario Heritage Act, establishment of Heritage Character Areas, development and implementation of heritage conservation policies and guidelines, and any other tools as deemed necessary.
 - b. The **City** will prepare Heritage Conservation Guidelines for older residential neighbourhood **cultural heritage landscapes** as defined and identified in Kitchener's Cultural Heritage Landscape Study, 2014, and any subsequent studies completed to further identify, manage, and protect **cultural heritage landscapes**.
 - c. The City shall continue to engage with Indigenous Communities on the **conservation** of the Huron Natural Area **cultural heritage landscape**, the Grand River corridor **cultural heritage landscape**, **cultural heritage landscapes** associated with the Grand River; **cultural heritage landscapes** associated with archaeological sites; and other **cultural heritage landscapes** of value or interest to Indigenous communities that have not been identified.
 - d. A **Cultural Heritage Landscape** Study will be prepared for additional areas of the city, including but not limited to: the Bridgeport area on both sides of the Grand River; the Breithaupt Park Area; the Freeport area; **cultural heritage landscapes** associated with the Grand River Corridor; agricultural areas of the city; and, other **cultural heritage landscapes** of value or interest that have not been identified.

The Grand River

- 7.47. The **City** recognizes the Grand River as a Canadian Heritage River and will collaborate with Indigenous Communities and co-operate with all orders of government and the Grand River Conservation Authority in efforts to conserve, manage, and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.

Development and Infrastructure

- 7.48. **Development** in or **adjacent** to a Cultural Heritage Landscape shown on Map 9 will support, maintain, and enhance the overall **heritage attributes** further defined in the City's 2014 City of Kitchener Cultural Heritage Landscapes Study .
- 7.49. The **City** will ensure that all private and public works **infrastructure** projects affecting a **cultural heritage landscape** will be consistent with the Parks Canada Standards and

Guidelines for the Conservation of Historic Places in Canada. Private and public works projects may require the submission and approval of **heritage studies**.

Heritage Corridors

- 7.50. In addition to being shown on Map 9 of this Plan, **heritage corridors** are also shown as an overlay on top of a particular class of street on the street network or **multi-use pathway** on the **multi-use pathway** network shown on Map 11. **Heritage Corridors** include: Dodge Drive, Doon Village Road, Groh Trail, Hidden Valley Road, Huron Road, Jubilee Drive, Mill Park Drive, Old Mill Road, Pioneer Tower Road & Lookout Lane, Plains Road, Reidel Drive, Stauffer Drive & Stauffer Trail, Tilt Drive & Tilt's Trail, Trussler Road, Union Street & Union Boulevard, Canadian National Railway Line, Iron Horse Trail, and Walter Bean Trail.
- 7.51. This Plan recognizes that **heritage corridors** that remain open to vehicular traffic will continue to function as shown on Map 11. This includes: Dodge Drive, Doon Village Road, Hidden Valley Road, Huron Road, Jubilee Drive, Mill Park Drive, Old Mill Road, Pioneer Tower Road, Lookout Lane, Plains Road, Tilt Drive, Trussler Road, and Union Street & Union Boulevard.
- 7.52. In cases where an existing street or **multi-use pathway** has an overlay designation of **heritage corridor**, **alterations** to the street cross section and **heritage attributes** including, but not limited to, ditches and banks, the surface treatment, vegetation, landform, and **vistas**, will be discouraged, and where required, will be subject to **heritage studies**.
- 7.53. The **City** is encouraged to maintain and **conserve heritage corridors** in accordance with their approved Heritage Corridor Enhancement Plans.
- 7.54. The **City** will avoid or mitigate **adverse heritage impacts**, including considering innovative maintenance practices, to **heritage attributes** that may result from maintenance required to ensure safety and ongoing operation of any municipal services located within a **heritage corridor**. Where **adverse heritage impacts** can't be avoided, **context** sensitive design treatments must be used to divert and mitigate traffic to achieve safety and operational requirements. This could include, but is not limited to, providing sidewalks on one side of the street.
- 7.55. Streets identified as having potential **cultural heritage value** or interest to be considered a **heritage corridor** include: Huron Road between Homer Watson Boulevard and Mill Park Drive; Pinnacle Drive between the northerly leg of New Dundee Road and Pine Hill Place; Old Chicopee Trail between Fairway Road and Daimler Drive; and, Patricia Avenue between Queen's Boulevard and Highland Road.
- 7.56. The following additional policies will apply to the specified **heritage corridors** listed below:
- a. Dodge Drive - Other than infill lots, **development** will not be permitted to have direct vehicular access to Dodge Drive unless access to New Dundee Road is prohibited for those lands fronting New Dundee Road and located between the west and east legs of Dodge Drive.

- b. Huron Road - The **City** is strongly encouraged to maintain the alignment and topography of Huron Road in recognition of the historical significance of the street. Notwithstanding Policy 12, widening of the existing hard surface, changes to the surface treatment, and other alterations may be permitted to Huron Road between Trussler Road and Fischer Hallman Road.
- c. Pioneer Tower Road and the portion of the former road right-of-way that has been converted to a trail - Notwithstanding the preceding policy, widening of the existing hard surface, changes to the surface treatment and other alterations may be permitted to Pioneer Tower Road between Marquette Drive and the western terminus of Pioneer Tower Road.
- d. Reidel Drive - 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 be permitted.
- e. Stauffer Drive - It is intended that Stauffer Drive between Tilt's Trail and Reidel Drive will be closed to vehicular traffic and incorporated as part of the **multi-use pathway** network. The use of Stauffer Drive as an emergency access to 500 Stauffer Drive may be permitted.

Policies Applicable to Specific Cultural Heritage Landscapes

7.57. Notwithstanding the requirements of the land use designations and the policies in this Plan, certain **cultural heritage landscapes** within the city are subject to more detailed and specific policies. These specific policies are intended to recognize **cultural heritage landscapes** within the city where special conditions, other than those specified in the land use designations, will also apply. The following **are cultural heritage landscapes** where specific policies apply.

- a. agricultural **cultural heritage landscapes** within the City are subject to the following general policies:
 - i. Built heritage resources will be **conserved**;
 - ii. The following **heritage attributes** will be conserved:
 - a. Topography and landform;
 - b. Siting and orientation of farm buildings in relation to historic settlement roads and water sources such as, but not limited to, the Grand River;
 - c. Organization and functional relationships between buildings and the broader agricultural landscape including, but not limited to, natural features, circulation patterns, and **views** to and from the property;
 - d. Large lot size; and,
 - e. Agricultural fields and associated farming operations.

- iii. The **cultural heritage value** and interest as well as the **heritage attributes** of agricultural **cultural heritage landscapes** shall be conserved by:
 - a. Regulating rural land uses and other **compatible** uses; and
 - b. All implementing zones will regulate the minimum lot size and the minimum lot frontage required to support ongoing **agricultural uses** and **compatible** uses.
- iv. Where **development** is permitted, it will strengthen and maintain the rural character of the agricultural **cultural heritage landscape**; and,
- v. Severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing **adjacent** lots, and of sufficient size to support ongoing **agricultural uses**.
- b. cemeteries that are **cultural heritage landscapes** within the city are subject to the following general policies:
 - i. Built heritage resources will be conserved;
 - ii. The following **heritage attributes** will be conserved:
 - a. Topography
 - b. Layout of access roads and pathways
 - c. Siting and orientation of buildings
 - d. Siting and layout of grave sites
 - e. Headstones, monuments and their inscriptions
 - f. Archaeological sites
 - g. Landscaping including, but not limited to, trees and vegetation
 - h. Design features such as gates and fences
 - iii. The **cultural heritage value** and interest as well as the **heritage attributes** of cemeteries that are **cultural heritage landscapes** may be conserved by designation under the Ontario Heritage Act.
 - iv. **Alterations** to support operations under the Funeral, Burial, and Cremation Services Act, 2002, are permitted.
- c. neighbourhood **cultural heritage landscapes** within the city are subject to the following general policies:
 - i. Development in a neighbourhood **cultural heritage landscape** will:
 - a. Maintain the streetscape and human scale by regulating land use, height, and built form;
 - b. Permit new land uses that incorporate **built form** placement, scale, and massing that is **compatible** with the **cultural heritage value** and **heritage attributes** of the **cultural heritage landscape** and maintain the human scale of the neighbourhood;

- c. Require the **adaptive re-use** of existing buildings;
 - d. Permit severances that create lots of similar frontage to **adjacent** and surrounding lots;
 - e. Ensure the setbacks of new buildings are similar to the original building, and **adjacent** and surrounding lots; and,
 - f. Locate parking in a driveway beside or behind buildings.
- ii. The cultural heritage value or interest and heritage attributes in a neighbourhood cultural heritage landscape will be conserved by:
- a. Requiring additions to be designed in a manner that distinguishes between old and new;
 - b. Permitting minor additions that are not within any front yard, and that are subordinate to the **built heritage resource** to allow the **heritage attributes** to take visual precedence on the street;
 - c. Requiring new dormers on existing buildings to be located at the rear or an inconspicuous side of the existing building;
 - d. Requiring exterior stairs or fire escapes to be enclosed and located in the rear yard or an interior side yard;
 - e. Permitting additions to dwellings provided they are not within any front yard and are subordinate to the original building in terms of massing and height, to allow the original **built form**, architectural style, and **heritage attributes** to be **compatible** in terms of design and materials, and to maintain the existing buildings visual prominence from the street.
 - f. Requiring additions and **alterations** to be consistent with the applicable approved heritage conservation guidelines to ensure **compatibility** with the **built heritage resource** and its **heritage attributes** as well as to ensure **compatibility** with the **cultural heritage landscape** and its **heritage attributes**;
 - g. Requiring **development** to **respect** and be **compatible** with the character of the residential neighbourhood **cultural heritage landscape** through attention to height, **built form**, setback, massing, material, and other architectural elements such as doors, windows, and rooflines. Approved heritage conservation guidelines will be used to review and evaluate proposals for **development** in neighbourhood **cultural heritage landscapes** to ensure that they **respect** and are **compatible** with the character of **adjacent** and surrounding lots, including the streetscape.
 - h. Requiring **adjacent development** to be **compatible** with and complimentary to the **cultural heritage value** and **heritage attributes**

including, but not limited to, **compatibility** with respect to height, setbacks, massing, and architectural style.

- i. Requiring a strong presumption against demolition of **built heritage resources** and against demolition or removal of **heritage attributes** of the **cultural heritage landscape**, unless a situation has occurred where demolition may be necessary and/or unless it is demonstrated that the **heritage attributes** are beyond repair and need replacement. In such situations, demolition or removal must comply with the demolition Cultural Heritage Resource policies in this Plan, and replacement of **heritage attributes** must be **compatible** and contribute towards maintaining the **cultural heritage value**, the **built heritage resources**, and the **heritage attributes** of the neighbourhood.
- j. Requiring a tree management plan where **development** is proposed to ensure the conservation of mature trees and the requirement for enhancement plantings, including street trees.
- k. The **City** may implement measures to conserve mature trees.
- d. **Public realm** and **infrastructure** projects in a neighbourhood **cultural heritage landscape** will, where applicable:
 - i. Protect and preserve mature trees unless they present a public safety hazard or are in a serious state of decline due to age or disease;
 - ii. Replace mature streets that are removed with new street trees of an appropriate size and species in accordance with **City** standards;
 - iii. Conserve existing grassed boulevards and medians;
 - iv. Conserve existing road rights-of-way and paved surfaces unless a widening of the right-of-way and/or paved surface is required for public safety;
 - v. Ensure a consistent approach to street furnishings such as, but not limited to, lights, benches, and signage and wayfinding throughout the neighbourhood **cultural heritage landscape** that uses a style and material that complements the **heritage attributes**; and,
 - vi. Be consistent with approved heritage conservation guidelines in the design, selection, and location of elements within the **public realm**.

Lower Doon Cultural Heritage Landscape

- 7.58. The policies in this subsection apply to lands identified as Lower Doon Cultural Heritage Landscape on Map 9 - Cultural Heritage Resources.
- 7.59. The **cultural heritage resources** and **heritage attributes** identified in the Lower Doon Cultural Heritage Landscape Study and shown on Map 1 and Map 2 of the Lower Doon Cultural Heritage Landscape Report will be **conserved**.
- 7.60. The **City** will require the submission of a **Heritage Impact Assessment** and/or a **Heritage Conservation Plan** for **development**, demolition, and **site alteration** for designated

properties within or **adjacent** to the **Cultural Heritage Landscape**, where it has been determined that this may result in a **significant** negative impact on a **cultural heritage resource** or **heritage attribute** of the **Cultural Heritage Landscape** as deemed appropriate by the **City's** Director of Planning.

- a. The Heritage Impact Assessment shall be completed in accordance with the City of Kitchener Heritage Impact Assessment Terms of Reference, or a Scoped Heritage Impact Assessment Terms of Reference which will be provided by the City's Heritage Planner and will recommend an appropriate conservation strategy for the cultural heritage resource or heritage attribute. The Heritage Conservation Plan shall be completed in accordance with the City of Kitchener Conservation Plan Terms of Reference and will recommend appropriate conservation measures and work for the cultural heritage resource or heritage attribute.
 - b. The City may require the submission of additional documents and/or studies as deemed appropriate by the City's Heritage Planner.
- 7.61. The **City** will ensure that new **developments** are designed and planned to ensure that **views and vistas** of Kitchener's **significant cultural heritage resources** are created, maintained, and /or enhanced where appropriate, as referenced in the Lower Doon Cultural Heritage Landscape Report (ASI Heritage, September 2023).
- 7.62. Any new **development** that may be proposed within any part of the Lower Doon Cultural Heritage Landscape identified as exhibiting archaeological potential (as shown on Map 3 of the Lower Doon Cultural Heritage Landscape Report) that will result in subsurface impacts must be preceded by Stage 2 Archaeological Assessment. Any such assessment(s) must be conducted in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists (Ministry of Tourism and Culture 2011).
- 7.63. New **development** and **alterations** on properties within and **adjacent** to the **Cultural Heritage Landscape** must be **compatible** with and complementary to the **Cultural Heritage Landscape's cultural heritage value** and **heritage attributes**.
- 7.64. Demolition or removal of **heritage attributes** within the Lower Doon Cultural Heritage Landscape is not permitted.
- 7.65. The City acknowledges that accessibility requirements are an important consideration for public and private properties and that a balance must be found between meeting accessibility requirements and **conserving cultural heritage resources** and **heritage attributes** in order to achieve solutions that meet the needs of both, as much as is feasible.

Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape

- 7.66. The policies in this subsection apply to lands identified as Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape on Map 9 – Cultural Heritage Resources.
- 7.67. The Cedar Hill and Schneider Creek Neighbourhood contains several **Priority Locations** at **gateway**

- 7.68. Locations which facilitate **views** into and out of the neighbourhoods, accentuating the unique topography of Cedar Hill interfacing with existing low density residential uses on local streets. They include:
- a. The intersection of Charles Street East and Cedar Street looking to the southwest;
 - b. The intersection of Courtland Avenue East and Cedar Street looking to the northeast;
 - c. The intersection of Courtland Avenue East and Madison Avenue North looking to the northeast;
 - d. The intersection of Courtland Avenue East and Peter Street looking to the northeast;
 - e. The intersection of Charles Street East and Eby Street looking to the southwest;
 - f. The intersection of Benton Street at St. George Street looking to the southeast; and,
 - g. The intersection of Benton Street at Church Street looking to the southeast.
- 7.69. Corner properties framing the above referenced intersections are identified as being Property of Specific **Cultural Heritage Landscape** Interest. In these locations, consideration will be giving to transition of built form to protect and enhance **views** of the hill and the local streetscape features characteristic of this neighbourhood. New **development** should appropriately frame the intersection, especially where a building of **cultural heritage interest** is located at the corner.
- 7.70. The **view** atop Cedar Hill from Cedar Street looking to the southwest is a unique **view** from the Cedar Hill Schneider Creek Neighbourhood of the city and of the countryside beyond. Properties contained within Cedar Hill viewshed are identified as being Property of Specific **Cultural Heritage Landscape** Interest. The City will regulate building height, setbacks, and built form along Cedar Street and along Courtland Avenue East to protect and enhance this **view**. The **City** will also encourage and support enhancements to the **public realm** in the location atop of Cedar Hill to contribute and enhance the pedestrian experience and enjoyment of the **view**.
- 7.71. The principal facades of buildings and park frontages will be encouraged to locate and orient themselves at the termination of a street or **view** corridor or at a street intersection, in order to support and enhance the significance of the **Priority Location** or the **view** or **vista**.

Caryndale Neighbourhood CHL

- 7.72. The following policies apply to lands identified as the Caryndale Neighbourhood **Cultural Heritage Landscape** on Map 9 – Cultural Heritage Resources:
- a. The following heritage attributes will be conserved:
 - i. Rolling topography
 - ii. Informal street arrangement
 - iii. Rural road cross section
 - iv. Large lot size and lot frontage
 - v. Generous front and side yard setbacks

- vi. Variety of architectural styles reflective of the era within which they were built, including but not limited to, the A-frame architectural style that is unique to this area and rare within the city
- vii. 1 to 2 storey height of buildings
- viii. Mix of cladding materials including wood and vinyl siding, brick, stone, and artificial stone
- ix. Public street trees
- x. Private trees and plantings, especially those that date to the origins of the community
- b. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
 - i. The **view**, beginning at 191 Chapel Hill Drive, of Chapel Hill Drive looking north
 - ii. The **view**, beginning at 40 Chapel Hill Drive, of Chapel Hill Drive looking south
 - iii. The terminating **view** at the intersection of Caryndale Drive and Evenstone Avenue looking east to 39 Evenstone Avenue
- c. The following streets are identified as **heritage corridors** and are subject to the Heritage Corridor policies of this Plan:
 - i. Bannockburn Road
 - ii. Chapel Hill Drive
 - iii. Evenstone Avenue
 - iv. Stafford Lane
- d. Notwithstanding the Neighbourhoods land use and policies, the **cultural heritage value** and interest as well as the **heritage attributes** of the Caryndale Neighbourhood **Cultural Heritage Landscape** shall be **conserved** by:
 - i. Regulating the land use to accommodate a range and mix of housing options.
 - ii. Restricting building height to 3 storeys or 11 metres. Relief from the building height may be considered for properties with unusual grade conditions provided the increased height is **compatible** with the **built form, cultural heritage value, and heritage attributes** of the neighbourhood.
- e. The **City** will ensure **compatibility** by implementing zoning that regulates:
 - i. Minimum lot size
 - ii. Minimum lot frontage
 - iii. Maximum lot coverage
 - iv. Minimum and maximum front yard setback
 - v. Minimum and maximum side yard setback
- f. The **City** will strongly discourage severances which would create new lots, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation.
- g. The **City** will strongly discourage changes to the existing topography of lots, including the use of retaining walls which significantly alter the grade and are visible from the

public realm. Where required, the **adverse heritage impacts** will be evaluated and avoided or mitigated through the submission and approval of **heritage studies**.

Rockway Neighbourhood CHL

7.73. The following policies apply to lands identified as the Rockway Neighbourhood Cultural Heritage Landscape on Map 9 – Cultural Heritage Resources:

- a. The following heritage attributes will be conserved:
 - i. Linear lots on the north side of the street are wider and shorter while the lots on the south side of the street are narrower and longer
 - ii. Existing road cross section
 - iii. Large lot size and lot frontage
 - iv. Consistent front yard setbacks
 - v. 1.5 to 2 storey height of buildings
 - vi. Arts and Crafts and Colonial Revival architectural styles
 - vii. Brick cladding
 - viii. Side gable rooflines, often with gabled dormers
 - ix. Public street trees
 - x. Private trees
- b. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
 - i. The **view**, beginning at 681 and 682 Rockway Drive, looking west of the club house at Rockway Golf Course
 - ii. The winding **view** looking east from the intersection of Floral Crescent and Rockway Drive showing the Rockway Gardens, the Rockway Neighbourhood **cultural heritage landscape** and the Rockway Golf Course
- c. Rockway Drive between Doon Road and Floral Crescent is identified as a **heritage corridor** because it was constructed as part of an unemployment relief project during the Great Depression with attention to **conserving** the topography and the beautiful natural surroundings. Rockway Drive is subject to the Heritage Corridor policies of this Plan.
- d. Notwithstanding the Neighbourhoods land use and policies, the **cultural heritage value** and interest as well as the **heritage attributes** of the Rockway Neighbourhood **Cultural Heritage Landscape** shall be **conserved** by:
 - i. Regulating land use to accommodate a range and mix of housing options.
 - ii. Restricting building height to 3 storeys or 11 metres, at the highest grade elevation on the lot. Relief from the building height may be considered for properties with unusual grade conditions provided the increased height is **compatible** with the **built form, cultural heritage value, and heritage attributes** of the neighbourhood.
- e. The **City** will ensure **compatibility** by implementing zoning that regulates:
 - i. Minimum lot size

- ii. Minimum lot frontage
- iii. Minimum and maximum front yard setback
- iv. Location of parking
- f. Requiring setbacks of **development** to align with the existing setbacks of **adjacent** properties to better align with the **built form, cultural heritage value, and heritage attributes** of the neighbourhood. Where the setback of **adjacent** properties is not consistent, or where a property abuts a vacant lot, the minimum setback must align with the next **adjacent** lot.
- g. Requiring parking to be in an attached garage setback from the front façade or a detached garage in the rear yard or in a driveway within a side yard.
- h. Strongly discouraging severances which would create new lots, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation.
- i. Requiring complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to, brick and stone. At a minimum, these materials should be used for facades facing the **public realm**.

Queen's Boulevard Neighbourhood CHL

7.74. The following policies apply to lands identified as the Queen's Boulevard Neighbourhood Cultural Heritage Landscape on Map 9 – Cultural Heritage Resources:

- a. The following cultural **heritage attributes** will be **conserved**:
 - i. Irregular block pattern defined by the network of curved streets
 - ii. Queen's Boulevard road cross section between Highland Road and Rex Drive with two lane paved road sidewalks, grassed road verges, mature trees, concrete curbs, and central median with period streetlights, grass and planting beds
 - iii. Existing curvilinear alignment of Queen's Boulevard that creates the central oval block, and the cross streets terminating at Queen's Boulevard
 - iv. Generally consistent lot size and lot frontage
 - v. The curved front yard setback of buildings on Queen's Boulevard that replicate the curvature of the oval around 911 Queen's Boulevard, and the consistent front yard setbacks on the remainder of Queen's Boulevard
 - vi. 1.5 to 2 storey height of buildings, excluding the existing Waterloo Regional Health Network building at 911 Queen's Boulevard
 - vii. Arts and Crafts and Edwardian Classical architectural styles
 - viii. Mix of cladding materials including brick, wood, and stone
 - ix. Front gable, side gable, and hip rooflines often with dormers and/or front or gables
 - x. Public street trees

- b. The City will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
 - i. The **view**, beginning at the intersection of Highland Road and Queen's Boulevard, looking south along Queen's Boulevard to the terminating **view** at 911 Queen's Boulevard
 - ii. The **view**, beginning at 911 Queen's Boulevard, looking south along Queen's Boulevard to Highland Road
- c. The following streets are identified as **heritage corridors** and are subject to the Heritage Corridor policies of this Plan:
 - i. Queen's Boulevard between Highland Road and Rex Drive
 - ii. The Queen's Boulevard oval shaped road that circles 911 Queen's Boulevard
- d. Notwithstanding the Neighborhoods land use and policies, the **cultural heritage value** and **heritage attributes** of the Queen's Boulevard Neighbourhood **Cultural Heritage Landscape** shall be **conserved** by:
 - i. Regulating land use to accommodate a range and mix of housing options.
 - ii. Except for 911 Queen's Boulevard, restricting building height to 3 storeys or 11 metres. Relief from the building height may be considered for properties with unusual grade conditions provided the increased height is **contextually compatible** with the **built form, cultural heritage value, and heritage attributes** of the neighbourhood.
 - iii. Permitting **development** greater than 3 storeys at 911 Queen's Boulevard provided such **development** is **compatible** with the existing neighbourhood **context, built form, cultural heritage value, and heritage attributes**.
- e. The City will ensure **compatibility** by implementing zoning that regulates:
 - i. Minimum lot size
 - ii. Minimum lot frontage
 - iii. Minimum and maximum front yard setback
 - iv. Minimum and maximum side yard setback
 - v. Location of parking
- f. Requiring setbacks of **development** to align with the existing setbacks of **adjacent** properties and, where applicable, follow the curvilinear alignment of Queen's Boulevard. Where the setback of **adjacent** properties is not consistent, or where a property abuts a vacant lot, the minimum setback must align with the next **adjacent** lot.
- g. Except for 911 Queen's Boulevard, requiring parking for **development** to be in a detached garage in the rear yard or in a driveway within a side yard.
- h. The **City** will strongly discourage severances which would create new lots, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation.

- i. Requiring complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited to, brick, stone, or wood. At a minimum, these materials should be used for facades facing the **public realm**.

Pandora Neighbourhood CHL

- 7.75. The following policies apply to lands identified as the Pandora Neighbourhood Cultural Heritage Landscape on Map 9 – Cultural Heritage Resources:
- a. The following heritage attributes will be conserved:
 - i. Gridded block pattern
 - ii. Pandora Crescent road cross section with two lane paved road with concrete curbs, grassed road verges and sidewalks, mature trees, and central median with period streetlights and mature trees
 - iii. Generally consistent lot size and lot frontage
 - iv. The curved front yard setback of buildings on Pandora Crescent that replicate the curvature of the road, and the consistent front yard setbacks in the remainder of the neighbourhood
 - v. 1.5 to 2 storey height of buildings
 - vi. Georgian Revival, Edwardian Classical, Arts and Crafts, and Tudor Revival architectural styles
 - vii. Mix of cladding materials including brick, stone and wood
 - viii. Front gable rooflines intersecting with gable or hip rooflines, and side gable rooflines
 - ix. Public street trees
 - x. Private front yard trees
 - b. The **City** will ensure that **developments** are designed and planned to maintain and enhance the following **views**:
 - i. The **view**, beginning at the intersection of East Avenue and Pandora Crescent, looking south along Pandora Crescent
 - ii. The **view**, beginning at the intersection of Pandora Avenue North and Lydia Street, looking north along Pandora Crescent
 - c. Pandora Crescent is identified as a **heritage corridor** and is subject to the Heritage Corridor policies of this Plan.
 - d. Notwithstanding the Neighborhoods land use and policies, the **cultural heritage value** and **heritage attributes** of the Pandora Neighbourhood **cultural heritage landscape** shall be **conserved** by:
 - i. Regulating land use to accommodate a range and mix of housing options.
 - ii. Restricting building height to 3 storeys or 11 metres. Relief from the building height may be considered for properties with unusual grade conditions provided the increased height is **compatible** with the existing neighbourhood **context**, **built form**, **cultural heritage value**, and **heritage attributes**.

- e. The **City** will ensure **compatibility** by implementing zoning that regulates:
 - i. Minimum lot size
 - ii. Minimum lot frontage
 - iii. Minimum and maximum front yard setback
 - iv. Minimum and maximum side yard setback
 - v. Location of parking
- f. Requiring setbacks of **development** on Pandora Crescent to align with the existing setbacks of **adjacent** properties and follow the curvilinear alignment of Pandora Crescent. Excluding Pandora Crescent, where the setback of adjacent properties is not consistent, or where a property abuts a vacant lot, the minimum setback must align with the next **adjacent** lot.
- g. Requiring parking for **development** to be in an attached garage setback from the front façade or a detached garage in the rear yard or in a driveway within a side yard.
- h. Severances are strongly discouraged, unless the resulting lots are of similar frontage, size, and depth to existing **adjacent** lots, and subject to the resulting lots providing servicing plans that do not adversely impact existing public and private mature trees and vegetation.
- i. Requiring complementary materials to be used within the **cultural heritage landscape** for any **development**. These include, but are not limited, to brick, stone, or wood. At a minimum, these materials should be used for facades facing the **public realm**.

Archaeology

- 7.76. Where a **development** may cause an impact to archaeological resources or areas of archaeological potential, an archaeological assessment will be required. The archaeological assessment will be prepared by a qualified archaeologist with a license in good standing, in accordance with Provincial standards and guidelines, and in consultation with Indigenous communities.
- 7.77. **Development** will only be permitted on lands containing archaeological resources if the archaeological resources have been **conserved** in accordance with the recommendations of the approved archaeological assessment and in consultation with Indigenous communities.
- 7.78. Archaeological resources will be **conserved** in situ wherever possible. Where **conservation** in situ occurs, only **development** which maintain the **heritage integrity** of the site will be permitted. The extent of the archaeological site should be designated in accordance with the recommendation of the archaeological assessment.
- 7.79. Removal of archaeological resources from a site will be conducted by or in conjunction with a qualified archaeologist with a license in good standing, and in accordance with the recommendations of the approved archaeological assessment and applicable legislation, prior to site grading or any other construction activities.

- 7.80. The **City** will maintain current archaeological resource site data and locations. These site data and locations will be used for the purpose of heritage conservation planning and **development** review and will be updated as new archaeological resources are identified.
- 7.81. The **City** will keep confidential the existence and location of archaeological resources to protect against vandalism, disturbance, and the inappropriate removal of resources.
- 7.82. The **City** will prepare an Archaeological Management Plan, in consultation with Indigenous communities and licensed archaeologists. The Management Plan will provide detailed information on the variables used to determine areas of archaeological potential, define the archaeological review process, and include implementation guidelines and a contingency plan for emergency situations when archaeological resources are accidentally discovered or are under imminent threat.

PLACEMAKING

Kitchener is proud of its continuously evolving urban form, made up of both long-established neighbourhoods and emerging communities. It is a place of varied and authentic **built forms**, where cultural heritage buildings, landscapes, and **landmarks** anchor a sense of belonging across generations. Our evolving urban fabric is not uniform but layered, resilient, and reflective of the people who have shaped it and continue to do so. This Section speaks to the city's vision of how spaces will be preserved and transformed into places that resonate with people and contribute to a rich urban fabric.

Successful placemaking means a deliberate and collaborative approach to creating spaces that are inclusive, sustainable, meaningful, and full of life. Placemaking means shaping spaces that reflect how people move, gather, and identify. It supports neighbourhoods that are walkable and welcoming spaces animated by public art and activity. It supports **built form** that enhances livability, safety, beauty, and joy. At its heart, placemaking fosters a strong **sense of place** by ensuring that urban environments reflect the needs, identities, and values of those who use them.

What's the purpose of this section?

The policies in this Section apply the principles of placemaking and place keeping across all scales of **development**. They guide how the city approaches **built form**, from community and neighbourhood development to site design. They support a high-quality **public realm**, complete streets, and inclusive, accessible environments for all ages and abilities.

Objectives:

- Ensure that Kitchener retains and builds upon what makes it special and contributes to its unique identity as it grows through thoughtful **built form**, cultural expression, public art, and heritage **conservation**.
- Achieve a high-quality urban form and a strong **sense of place** that is culturally vibrant, lively, and functional, while supporting physical and emotional wellbeing.
- Create visually distinctive and identifiable places, buildings, and spaces that contribute to a strong **sense of place** and community pride.
- Design individual site elements, buildings, structures, and spaces to connect and support the overall urban fabric.
- Encourage and support the provision of public art in private and public **developments**.

- Create inclusive spaces that accommodate people with a diverse range of needs.

General Placemaking Policies

- 7.83. Incorporate barrier-free and universal accessibility in the review and/or implementation of all **development applications** and **City** projects.
- 7.84. **Development** should be oriented to directly address streets or parks, where applicable.
- 7.85. **Development** should provide natural surveillance and adhere to **crime prevention through environmental design** principles.

Public Realm

- 7.86. Public streets will be designed to improve physical and visual access to **adjacent** parks, buildings, **community facilities**, and natural features.
- 7.87. Street level design will be human scaled through articulated massing and varied heights, **compatibility** with the existing context and unique visual identity.
- 7.88. Ground floors of buildings will be activated by orienting main entrances towards streets or public spaces and through transparency and architectural detail.
- 7.89. New trees, lighting, seating, public art, landscaping, and stormwater capture should be incorporated in **development** and **infrastructure** projects.

Landmarks, Views and Vistas

- 7.90. **Landmarks, views, and vistas** will be preserved and enhanced by:
- a. Creating focal points using civic building, towers, or public art as visual **landmarks**.
 - b. Placing **landmarks** strategically to define intersections and terminate **views** for visual impact.
 - c. **Conserving** significant **views** by maintaining sightlines to natural and cultural **landmarks**.
 - d. Using buildings, trees or streetscape elements to direct and frame important **views** and **vistas**.

Amenity Area

- 7.91. The **City** will require the provision of **amenity area** as part of **development** through the implementing by-laws.
- 7.92. **Amenity space** will be provided, both indoors and outdoors, including at-grade outdoor recreational opportunities at the **development** and neighbourhood scale as outlined in the **Urban Design Manual**.
- 7.93. **Amenity space** will be designed to ensure safety and comfort of people of all ages and abilities, and will include seating, lighting, and shade.
- 7.94. **Amenity space** will be functional and equitably distributed across neighbourhoods.
- 7.95. Landscape buffers should be provided where **amenity space** is located **adjacent** to the public right-of-way.

Design Principles for Privately-Owned Public Spaces

- 7.96. To ensure that they meaningfully contribute to Kitchener's overall open space network, the City will establish guidelines for the **development** and maintenance of privately-owned public spaces, open spaces that the public is welcome to enjoy, but that remain privately owned and maintained.
- 7.97. To be authentically accessible by the public, privately-owned public spaces must:
- a. Accommodate people of all ages and abilities;
 - b. Facilitate passive surveillance, avoiding hidden or isolated areas;
 - c. Include seating, shade, landscaping, and weather protection;
 - d. Seamlessly integrate with adjacent buildings and public sidewalks;
 - e. Be durable and easy to maintain; and
 - f. Include a clear plan for ongoing maintenance and repairs by the property owner.

Public Art

The **City** recognizes that the installation of public art, both publicly and privately owned, are integral to the identity and **sense of place**. It creates a **landmark** and celebrates the cultural diversity and creativity of our communities and provides places to connect.

- 7.98. Public art may be required to be incorporated in **development**, particularly within Strategic Growth Areas.
- 7.99. Public art will be placed at visible and publicly accessible locations.
- 7.100. The **City** will incorporate public art, exhibition, and performance facilities in **City** projects and **City**-owned properties.
- 7.101. Regular inspection and maintenance of privately commissioned public art will be the responsibility of the property owner.

Built Form & Site Development

- 7.102. Development will:
- a. Respond to the surrounding context by considering scale, massing, setbacks, building form, orientation, and details. Responding to the surrounding context does not mean that **development** will be the same as the surrounding context;
 - b. Use transition elements, such as step-backs, landscaping, massing, and building placement and orientation to minimize shadowing and overlook issues;
 - c. Avoid blank walls or inactive frontages on street frontages;
 - d. Locate parking at the rear or side of the lot and minimize garages' visual impact;
 - e. Mitigate cumulative shadow, wind, and other microclimate impacts;
 - f. Minimize vehicle access and circulation conflicts with pedestrians by strategically locating vehicle entrances, drive aisles, and loading bays;
 - g. Screen parking and loading areas; **and**
 - h. Accommodate waste, recycling and compost collection.
- 7.103. The **City** will encourage the consolidation of properties to facilitate an appropriate **built form** and site **development**.

- 7.104. The implementing by-laws may require **development** to have taller ground floor heights to accommodate a range of uses.
- 7.105. Façade design should break down building mass into smaller, human-scaled components to reduce visual impact on the **public realm**.
- 7.106. Façades should provide depth, articulation, and projection through architectural features and elements.
- 7.107. **Development** should be designed to provide weather protection to enhance pedestrian comfort.
- 7.108. Where relief is sought from the **Urban Design Manual**, Zoning By-law, or the policies of this plan, justification will be required which:
 - a. Accurately evaluates the impacts of the relief and demonstrates how the intent of the guideline, regulation or policy is still being met.
 - b. Demonstrates how the relief is necessary due to site-specific conditions.
 - c. Demonstrates how compliance with the guideline, regulation, or policy would negatively impact the viability of the **development** proposal's ability to meet the intent of the **City's** policy framework.
- 7.109. **Development** on a corner lot should address both street frontages.
- 7.110. New tall building **development** will consider tall building design principles including physical separation, overlook, relative height, floor plate area, building length, tower placement, orientation, and building proportion, among others. The **City** will provide design criteria for tall buildings through implementing by-laws and the **urban design manual**, where appropriate, to:
 - a. Mitigate environmental impacts caused by tall buildings such as shadows, accelerated winds, access to light and sky and more;
 - b. Create high-quality design relationships between the **built forms** of multiple **adjacent** or nearby towers that account for occupant privacy and quality of life, contribute toward a visually interesting skyline, and ensure good **compatibility** between buildings in dense, urban environments;
 - c. Ensure good **compatibility** with surrounding low and mid-rise contexts; and
 - d. Ensure that the **development** of future, **adjacent**, or nearby tall buildings is not frustrated and can continue to achieve high-quality design principles.

Priority street design

- 7.111. The **City** may identify street segments within the Strategic Growth Area or Commercial First land use designation as **priority streets**.
- 7.112. The following will be considered in identifying **priority streets**:
 - a. proximity to **rapid transit** and high frequency transit corridors;
 - b. proximity to major trip generators; and,
 - c. walking, rolling, and cycling connectivity between **Rapid Transit** station stops, and high frequency transit, key destinations, active uses, **cultural facilities**, and **community facilities**.

- 7.113. **Development** along priority streets will:
- contain a mix of non-residential ground floor uses;
 - create a visually stimulating pedestrian experience;
 - incorporate pedestrian refuge through **built form** elements and building design.
- 7.114. The **City** may implement **priority streets** through by-law provisions including, but not limited to:
- minimum ground floor façade heights;
 - minimum and maximum setback;
 - minimum façade openings;
 - minimum amount of active uses at the street level;
 - location of commercial uses on a site; and/or
 - restrictions on the location of vehicular parking.
- 7.115. **Development** on **priority street** should include enhanced architectural treatment, high-quality materials, and distinctive architectural elements.

PARKS, OPEN SPACE, AND COMMUNITY FACILITIES

Parks, open spaces and community facilities are an essential part of building a community. Parks are places that are freely available to all to come together, to play, to gather, and to connect. Community facilities are places like libraries, schools, community centers, daycares pools and fire halls. They are places where people can connect, cultivate mutual care and belonging and take care of each other.

What's the purpose of this Section?

This Section sets the framework for permitting all kinds of parks and community facilities in all areas of the city and guides their protection, growth and development in a way that aligns with the big ideas and objectives of this Plan. It works together with the Open Space and Institutional land use designation policies to ensure there is enough space dedicated the kinds of uses and we grow.

Objectives:

- Plan for spaces that cultivates mutual care and belonging, and where all are included.
- Enable access to high-quality institutional uses, parks, and open spaces to meet communities needs.
- Protect locations for institutional, parks, and open space uses while being adaptable to changing community needs.
- Create multi-use spaces by co-locating or integrating multiple institutional uses with other **compatible** uses, where possible.
- Maintain and expand publicly accessible land for institutional uses, parks, and open spaces to keep pace with our growing community.

General Parks, Open Space, and Community Facilities Policies

- 7.116. Investment in new parks will prioritize equity considerations as outlined in Places and Spaces.
- 7.117. The **City** will plan for 10m² of Local **Parkland** per person as outlined in Places and Spaces and reflected on **Map # (parks system)**.

- 7.118. **Map # (parks system)** may be amended without the need for an Official Plan Amendment.
- 7.119. The **City** will plan for a full range and mix of **community facilities** to meet the needs of our community.
- 7.120. **Community facilities** may be permitted in a broad range of land use designations.
- 7.121. **Major institutional** uses will generally be designated Institutional and be located near existing or planned transit corridors.
- 7.122. Local Institutional uses will be integrated into Neighbourhoods and Strategic Growth Areas, and may also be permitted in other land use designations.
- 7.123. The **City** may apply an institutional land use designation to existing institutional sites to ensure their continuation as community spaces.
- 7.124. The **City** will permit elementary and secondary schools on any lands where residential uses are a primary permitted use.
- 7.125. New **community facilities** should be located in areas that provide equitable access to the community by all modes of transportation.
- 7.126. Community facilities should be:
- strategically located to support the effective and efficient delivery of services;
 - planned and co-located with other **community facilities**, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and **active transportation**;
- 7.127. The Leisure Facilities Master Plan, the Parks Master Plan, and other relevant Master Plans and similar documents, adopted by Council and as amended from time to time, will guide the planning, provision, and maintenance of existing and new **community recreation facilities** and **parkland**.
- 7.128. The **City** will consider opportunities to optimize existing **community recreation facilities** and for **adaptive re-use**, wherever feasible, before developing new facilities.
- 7.129. The **City** will prioritize collaborate with public and private entities to:
- deliver new **community recreation facilities** that are co-located with other **community facilities**, and along with parks and open spaces, where appropriate; and,
 - facilitate innovative approaches in design and provision of **community facilities**.
- 7.130. **Community recreation facilities** will be used as cooling, heating, and clean air centres during extreme weather events.

Parkland Dedication

- 7.131. The **City** may adopt a bylaw to permit alternative **parkland dedication** in accordance with the Planning Act.
- 7.132. **Parkland dedication** will be provided pursuant to the Planning Act and the Parkland Dedication Policy and Parkland Dedication Bylaw, adopted by Council.
- 7.133. The **City** retains the right not to accept the conveyance of land as **parkland** that is considered unsuitable, including but not limited to:
- hazardous** or flood prone lands;

- b. **wetlands** and woodlots retained for conservation purposes;
 - c. steep or unstable slopes;
 - d. contaminated or suspected contaminated lands;
 - e. any land having unsuitable or unstable soil conditions;
 - f. hydro rights-of-way or easements;
 - g. any land containing an easement, encumbrance, or right-of-use that limits or restricts the use of the land as **parkland**, including but not limited to **utilities infrastructure**;
 - h. any land to be conveyed for stormwater management facilities, for **floodplain** or conservation purposes, for roadways, walkways, or any other non-**parkland** purpose;
 - i. Does not meet **City** criteria and standards for park land as set out in this Section and/or other council approved documents;
 - j. valleylands;
 - k. watercourse corridors;
 - l. environmental constraint lands, setbacks, or conservation buffers;
 - m. transportation corridors, including **heritage corridors** and trails;
 - n. land required to conserve the heritage attributes of cultural heritage resources; and
 - o. privately built, owned, and/or operated recreational areas.
- 7.134. Through the inclusion of, or conversion to, any of the items listed in the policy above, the area of those items will be excluded as a contribution towards **parkland dedication** and local parkland provision.
- 7.135. Lands identified as **parkland** in Map X (local parks overlay will be provided in next draft] will:
- a. prioritize preservation of **parkland** and the active recreational function of the lands; and
 - b. be designed in accordance with the Parks Master Plan or other Council adopted policies.
- 7.136. Dedicated **parkland** will be developed to meet community needs in accordance with **City** standards and guidelines.

8. Mobility: Enabling Safe, Accessible, and Integrated Travel

How we move through our neighbourhoods and city shapes our quality of life. The way we plan and design our **infrastructure** has a direct impact on safety. Building an integrated mobility system for people and goods is essential to creating a connected, healthy, and inclusive city.

Traffic collisions in Kitchener kill and seriously injure people every year. How we design mobility infrastructure directly impacts safety. This Plan sets a framework for an integrated, accessible system for all ages and abilities, year-round.

An integrated mobility system needs to be equitable and provide people across the city with viable, competitive choices for how they get around, depending on what it is that they're doing and where they're going. It is only when people have real options that they can choose to walk, roll, or take transit, rather than drive.

Today, gasoline and diesel dominate transportation, making it the second-largest source of greenhouse gas emissions after building heating. To avoid severe climate impacts, we must eliminate transportation emissions by mid-century.

What's the purpose of this Section?

This Section sets the policy framework to advance our move away from our reliance on private vehicles and towards a safer, more active, equitable, and low carbon mobility network. It provides guidance on how we will adapt to changes in the way people and goods move around the city, and allows us to respond to economic and technological changes. The policies support a **mobility network** that is well connected to and serves development in a way that prioritizes active modes of travel and public transit.

Objectives:

- Develop, support and maintain an equitable and accessible **mobility network** that allows for safe, and convenient movement across the city.
- Make walking, rolling, cycling, and taking transit safe, comfortable, and connected year-round.
- Eliminate death and serious injury due to traffic collisions.
- Ensure the safe and efficient movement of goods to support economic development.
- Build our city such that most trips are taken by active transportation and public transit, and the remaining vehicle trips do not emit greenhouse gases.

General Mobility Policies

- 8.1. The **City** may require the extension or creation of a street or trail corridor to enhance a connected and fine-grained **mobility network** and street connectivity.
- 8.2. The **City** may repurpose streets or rights-of-way to create places for people on a permanent or temporary basis.
- 8.3. The Complete Streets Guidelines provides the framework for the design and development of all **City** street projects. **Infrastructure** projects and **development** will be consistent with the Complete Streets Guidelines.
- 8.4. The Cycling and Trails Master Plan provides the framework for the design, development, and operation of all **City** cycling and trails projects. **Infrastructure** projects and **development** will be consistent with the Cycling and Trails Master Plan.
- 8.5. The **City's** Vision Zero Strategy and Complete Streets Guidelines guides the implementation of traffic calming and other safety measures.
- 8.6. The **City** will design, build, and maintain roads to eliminate serious injury and death.
- 8.7. The **City** will support the **Region's Transportation Demand Management** Plan, policies, and initiatives.
- 8.8. The **City** may require a Transportation Impact Study for **development** to assess potential impacts to the integrated **mobility network** and identify mitigation measures.
- 8.9. The **City** may require mobility measures as part of **development**, including, but not limited to: car sharing; bike sharing facilities; van and carpool spaces; electric vehicle charging stations; shared parking; bicycle parking and micro-mobility; transit waiting areas; **active transportation infrastructure** and facilities.
- 8.10. **Development** will provide the following to support the development and operation of the **mobility network**:
 - a. the granting of easements and the dedication of land to the **City** or **Region**, including those for future **rapid transit** lines, sidewalks, bicycle facilities, **rapid transit** stations, transit terminals, transit stops, public transit rights-of-way, **Regional** roads, roundabouts, rideshare facilities and **utilities**;
 - b. the provision of associated amenities such as transit shelters, pads, energy efficient lighting, and bicycle racks. The provision of such amenities will be the financial responsibility of the owner/applicant, unless funding is available through other sources satisfactory to the **Region**;
 - c. site plan designs that meet the needs of pedestrians, cyclists, and transit users.

WALKING, ROLLING, AND CYCLING

- 8.11. The **City** will ensure that safe and convenient walking, rolling, and cycling **infrastructure** for people of all ages and abilities is incorporated when **City infrastructure** and **community facilities** are being constructed or reconstructed.
- 8.12. The **City** will provide consistent signage and wayfinding to make walking, rolling, and cycling routes easy to identify, navigate, and use.

- 8.13. **Crime Prevention Through Environmental Design** principles will inform the design of walking, rolling, and cycling **infrastructure**.
- 8.14. The **City** will secure dedications for walking, rolling, and cycling routes and **infrastructure** through **development**, including but not limited to those identified on Map 11.
- 8.15. **Development** will provide walking, rolling, and cycling connections to transit stops and stations.
- 8.16. Sidewalks will be provided on both sides of streets, in accordance with Council's sidewalk policies.
- 8.17. The **City** will use the Pedestrian Charter to promote and recognize the benefits of walking as a form of travel, exercise, and recreation.
- 8.18. The **City**, in accordance with the Cycling and Trails Master Plan and **Regional** Transportation Master Plan, will develop and maintain an all ages, abilities, and seasons cycling network.
- 8.19. **Development** should provide secure bicycle parking and will facilitate charging facilities for electric bicycles, scooters, and emerging forms of micro-mobility, shower/change facilities, and other amenities for people walking, rolling, and cycling, and will be implemented through guidelines and by-laws.
- 8.20. The location of existing and future **active transportation** routes throughout the **City** are shown on Map 11.
- 8.21. The **City** may permit changes to the location and/or alignment of existing and future **active transportation** routes as identified on Map 11, based on location-specific needs, without the need for an Official Plan Amendment.
- 8.22. The **City** will support and enhance a city-wide bike share and micro-mobility system as part of the integrated **mobility network**.
- 8.23. Walking, rolling, and cycling **infrastructure** should be designed to provide shade coverage and connect to key **community facilities**.

PUBLIC TRANSIT

- 8.24. **Development** may be required to provide, at no cost to the **City** or **Region**, the dedication of land or easements for transit-related facilities and amenities.
- 8.25. The **City** will ensure that the layout of new arterial and collector streets promote efficient and direct transit routes within and between neighbourhoods.
- 8.26. Public transit stops and stations will be designed to provide safe, efficient, and effective access for all users.
- 8.27. The **City** will support bus priority lanes, access, and traffic control devices that give priority to transit vehicles.
- 8.28. The **City** will work with other orders of government to remove at-grade railway crossings.
- 8.29. The **City** may close streets at at-grade railway crossings to improve safety of the **mobility network**.

GOODS MOVEMENT

- 8.30. The **City** will work with other orders of government to plan for a strategic goods movement network, including movements by road, rail, and air which promote efficiency and direct access, supports economic growth and development, and maximizes safety.
- 8.31. The **City** will, in conjunction with the **Region**, direct goods movement to **Regional** roads and **City** arterial streets, as outlined in relevant transportation plans.
- 8.32. The **City** will encourage goods movement strategies that reduce the environmental and mobility impacts of commercial vehicles, including zero emissions and last-mile delivery zones.
- 8.33. The **City** will encourage the movement of goods by rail where available and accessible,
- 8.34. The **City** will protect for the potential for future rail transportation and related **infrastructure**.

PARKING AND CURBSIDE MANAGEMENT

Cities across North America have long required a minimum number of parking spaces to be provided as part of **development**. As a result, driving has been a very easy and convenient option for how most of us move around. Parking is often free for the person driving but comes at a huge cost to our health, environment, and wallet. The cost of providing parking is significant and is buried in the costs we all pay for housing, goods, and services, whether we drive or not.

Providing parking also takes up a lot of land. It separates the places from each other in the city and makes things further apart. It prevents rainwater from absorbing into the ground and can contribute to flooding, water pollution, and urban heat.

The cost to building parking spaces ranges from approximately \$15,000 per space for surface parking, to \$50,000 per space for above-ground structured parking, to \$100,000 per space for underground parking. Source: [Canadian Parking Association](#)

Rather than requiring a minimum amount of parking, the policies in this Section ensure that any parking provided as part of **development** functions properly and does not negatively impact the **planned function** of the surrounding community. This includes planning for curbsides that can accommodate the pick-ups and drop-offs of goods and people, **active transportation**, and autonomous vehicles.

Objectives:

- Reduce the amount of land in the city used for vehicle parking to advance other objectives of this Plan.
- Reduce the demand for vehicle parking in support of **active transportation**, transit, and shared mobility.
- Balance a variety of curbside demands and competing priorities.

Policies:

- 8.35. All parking areas or facilities, where provided, will be designed, constructed and maintained to be consistent with relevant **City** standards and guidelines and will prioritize

matters such as accessible parking, short-duration stays/visitor parking, pick-up drop-offs, and consideration for car-share parking .

- 8.36. The **City** will develop and update a Long-Term Parking Strategy for the downtown.
- 8.37. The **City** will actively manage curbside space and competing priorities including **active transportation**, vehicle parking including carshare parking, pickup and drop off space, electric vehicle charging, and deliveries.
- 8.38. The **City** may regulate parking standards through implementing by-laws and guidelines that may include regulations for accessible parking, visitor parking, parking and drive aisle dimensions, parking and charging for electric vehicles (including micromobility), carpool/vanpool/car share parking spaces, bicycles and other micro-mobility options, and visitor and short-term parking.

MOBILITY NETWORK

Cities across North America have typically prioritized moving cars and trucks quickly over other street functions and city building objectives. As a result, driving has been a very easy and convenient option for how most of us move around, and other ways to get around have been neglected.

The planned **mobility network** is made up of City streets and off-road trails, **Regional** roads, and Provincial highways. **City** streets will be designed as complete streets that are safe and comfortable for all, regardless of age or ability. In other words, a street is “complete” when it works well for pedestrians, cyclists, transit riders, and motorists. Complete streets also contribute to our shared values and priorities around the environment, health, and community wellbeing, all while providing beautiful streetscapes and places to enjoy.

Objectives:

- Maintain and develop a **mobility network** to move people and goods within and through the city and advances the mobility objectives of this Plan.
- Plan for a **mobility network** with differentiated speeds and users’ capacities.
- Plan for a multi-modal **mobility network** that allows for seamless integration and transition between modes of travel.

Policies:

- 8.39. Map 11 identifies the locations of Proposed Road/Street Corridors. These corridors identify desired **Regional** road or **City** Street connections within the Integrated Transportation System. The general alignment for the proposed road/street corridors are broadly shown on Map 11 and are not considered final until the preferred actual alignment is confirmed through the completion of an **Environmental Assessment**. An Official Plan Amendment will be required to reflect the more detailed alignment of the road/street within a proposed road/street corridor on Map 11. However, **development applications** and the construction of a road/street alignment, in accordance with an approved **Environmental Assessment**, may proceed in advance of the necessary Official Plan Amendment.

- 8.40. The **City** will work with the **Region** and the Province to deliver the **City's** portion of the integrated **mobility network** which includes and identifies six components of the network as shown on Map 11 and outlined below.
- 8.41. Safe pedestrian and cycling crossings will be located such that streets are not a barrier.
- 8.42. The **City** will protect for the planned **mobility network**. Where a proposed **development application** may compromise the planned **mobility network**, the **City** may, in consultation with the **Region** and the Province, deem the proposed **development** to be premature, until relevant studies are complete.

Planned Function of Mobility Networks

The mobility network is made up of different types of highways, roads, streets and offroad trails. This subsection describes the planned function of each element of the mobility network, and policies for their establishment, operation and maintenance where appropriate.

Provincial Highways

Provincial Highways are expressways within the **City** under the jurisdiction of the Province. They provide high volume and high speed inter-provincial and inter-regional motorized travel within and through the city for people and goods.

Regional Roads

Regional roads are primary arterial streets under the jurisdiction of the **Region**. They move people and goods within the region in different ways and distribute large volumes of traffic between other **Regional** roads, City Arterial Streets, and Major Community Collector Streets. **Regional** roads support conventional transit and **rapid transit** service. Active transportation facilities are generally to be provided on both sides of the street.

- 8.43. The **City** may secure Designated Right-of-Way Allowance for each **Regional** road listed in Schedule 'F', as described in the Implementation policies of this Plan.
- 8.44. In addition to requiring widenings to secure the Designated Right-of-Way Allowance shown in Schedule 'f', the **City** may require **Regional** road widenings as a condition of approval of a **development application**, including Site Plan, Consent or Plan of Subdivision, for the following purposes, where shown on an approved plan:
- a. to provide for dedicated pedestrian and/or dedicated cycling **infrastructure**, including sidewalks, multi-use trails, micro-mobility stations, and/or or cycling lanes;
 - b. to provide for transit and **rapid transit infrastructure**, planned or existing, including dedicated transit right-of-way, station/stop **infrastructure** and/or other transit system **infrastructure** requirements;
 - c. to provide suitable access to major traffic generators or attractors; and
 - d. to accommodate cut and fill slopes.
- 8.45. The **City** will consult with the **Region** on **Development applications** on **regional** roads to balance the **planned function** of **regional** roads with the **intensification**, walkability, health and safety, noise, and other objectives of this Plan.

- 8.46. The **City** may require **development applications** to provide transportation impact studies, recommended improvements, land dedication, easements, noise attenuation, fencing, grading, associated transit and **active transportation** amenities, stormwater management, and any required permits from the **Region**.
- 8.47. The **City** will collaborate with the **Region** to regulate the number of access points and adopt standards to regulate **development adjacent** to **Regional** roads.
- 8.48. Access to **Regional** roads will be subject to the requirements of the **Regional Road Access By-law** and associated Implementation Guidelines.

Main Streets

Main streets serve as the social, economic, and cultural centres of neighbourhoods and the city, through an expanded pedestrian realm and active street frontages and street trees. Main streets are people-centered and create a **sense of place** and vibrancy, incorporating public art, street furniture, and street trees. Main Streets will be designed to accommodate temporary closures for uses like markets, street festivals, and pop-up events. Main streets are dynamic corridors that supports multiple modes of travel – walking, rolling, cycling, transit, and driving. They may limit motor vehicles to enhance the pedestrian experience. Services may be provided by laneways or side streets, including deliveries, logistics, drop-offs, and pick-ups.

City Arterial Streets

City Arterial streets provide mobility for people and goods throughout the city. These streets carry high volumes of pedestrians, cyclists, transit, motor vehicles, and freight vehicles. **City** Arterial streets often provide the most direct and convenient access to major destinations in the city, making it essential that all travel modes are balanced effectively. Driveway accesses will be limited and designed to prioritize user safety and convenience and protect the function of **City** Arterial Streets. Dedicated cycling facilities, separated from vehicular traffic, will be provided, in accordance with the Cycling and Trails Master Plan.

Major Community Collector Streets

Major community collector streets facilitate movement from local and minor collector streets to higher order streets. They include a high quality streetscape and urban design and provide access to businesses and homes located along the street. Dedicated cycling facilities will be provided, where appropriate, in accordance with the **City's** Cycling and Trails Master Plan.

Minor Neighbourhood Collector Streets

Minor Neighbourhood Collector streets are designed to serve active neighbourhood life, multi-modal connections, and movement within neighbourhoods. Minor collector streets connect local streets to higher order streets and provide access to businesses and homes along the street.

Local Streets

Local Streets provide access to properties and are not intended to carry high volumes of through motorized traffic. They are the most common form of street in Kitchener, spread throughout every neighbourhood in the city. Local streets prioritize active neighbourhood life, connecting with

neighbours, going for walks, or enabling a neighbourhood street party. Local streets will have pedestrian-scaled streetscapes, walking, children riding their bikes safely on the road and slow-moving vehicular traffic.

Trails

Trails allow for safe and comfortable off-road travel across the city for people walking, rolling, and cycling. They are located in parks, greenways, walkway blocks, and hydro and rail corridors, and connect to other components that make up the integrated **mobility network**.

City-owned mobility network components

- 8.49. The **City** may secure Designated Right-of-Way Allowance for each **City** streets and trails listed in Schedule D, as described in the Implementation policies of this Plan.
- 8.50. All City Streets will be designed as high quality streetscapes with street trees, furniture, shade, and safe active transportation facilities as outlined in the complete streets guidelines.
- 8.51. Main streets will be designed with a high quality streetscape including street trees, street furniture such as benches, pedestrian oriented lighting as outlined in the complete streets guidelines.
- 8.52. **Development** will minimize and design driveway access to prioritize user safety and vulnerable road users and protect the function of **City** Arterial Streets.
- 8.53. The **City** will build and maintain an **active transportation** spine network made up of on-road and off-road **mobility network** components, in accordance with the **City's** Cycling and Trails Master Plan.
- 8.54. Maps contained in this Plan may be revised as follows without the need for an Official Plan Amendment; and :The alignment of Planned Streets may change as more detailed planning and design for the streets occurs. The alignments of Planned Streets are 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.

9. Infrastructure and Servicing: Supporting Growth through Re- investment

We use utilities daily without thinking—turning on taps, flushing toilets, or checking phones. These depend on infrastructure that supports health, safety, connection, and growth, including water, sewage, stormwater, electricity, and telecom systems. It also includes **Green Infrastructure** like rivers and creeks. Reliable infrastructure is essential for complete, healthy communities, ensuring efficient water, waste, energy, and communication services. While the **City** doesn't control all **infrastructure**, it collaborates with others to ensure facilities meet community needs.

Building and maintaining **infrastructure** is very expensive and requires ongoing operation and repair. Our **infrastructure** is vulnerable to climate change with real costs and health and safety implications. To keep costs affordable, we need to make the best use out of our existing **infrastructure** and carefully plan new **development** and **infrastructure** together. Planning for more people and jobs in areas that have existing **infrastructure**, or where existing **infrastructure** can be upgraded, is the most cost effective way to grow over the long term.

What's the purpose of this Section?

To ensure that sufficient, affordable, and resilient **infrastructure** is developed and maintained to serve new and existing development.

Objectives:

- Provide **infrastructure** in a coordinated, efficient, and cost-effective manner to meet the city's current and projected needs.
- Maximize the use of existing municipal **infrastructure** before consideration is given to extending and/or developing new municipal **infrastructure**.
- Ensure coordination and efficient planning and management of private, **City**, **Regional**, **Provincial**, and **Federal infrastructure**.

General Servicing and Utilities Policies

- 9.1. Large scale **infrastructure** uses and **utilities** will be designated **Major Infrastructure and Utilities** according to the land use policies of this Plan.
- 9.2. Municipal **infrastructure** and **utilities** that is required to service the public may be permitted in any land use designation.
- 9.3. Notwithstanding the policy above, where construction of a road on a new right-of-way, widening, or upgrading of an existing roadway; construction or upgrading of a trunk sewer, trunk watermain, gas pipeline, or electrical transmission line; construction of a wastewater treatment facility or waste management facility; or groundwater taking project

is proposed within or on **lands adjacent** to designated Natural Heritage Conservation, the submission of an **Environmental Impact Study**, or other appropriate study, will be required, in accordance with the Implementation policies of this Plan.

- 9.4. Where a study completed in accordance with the preceding policy demonstrates to the satisfaction of the **City** that the construction of the **infrastructure** work will:
- a. result in localized and/or reversible impacts to a Core Natural Heritage Feature or its **ecological functions**, and that other alternatives are less feasible from a technical, environmental, and/or financial perspective, the **City** will, without the need for an Official Plan Amendment:
 - i. require that appropriate mitigation measures be implemented; and,
 - ii. approve the undertaking; or,
 - iii. support the undertaking in comments, submissions, or recommendations;
 - b. result in widespread **adverse environmental impacts** to the Core Natural Heritage Feature or its **ecological functions** or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have fewer **adverse environmental impacts**, the **City** will:
 - i. not approve the undertaking; or,
 - ii. not support the undertaking in comments, submissions, or recommendations; or,
 - c. result in widespread **adverse environmental impacts** to the Core Natural Heritage Feature or its **ecological functions** or result in long-term damage to its significant features and functions, but that there is a clearly demonstrated need for the project and that all other alternatives to the recommended project are substantially less feasible from a technical, environmental, and/or financial perspective, the **City** will, without the need for an Official Plan Amendment:
 - i. require that appropriate mitigation measures be implemented to reduce the impact of the undertaking to greatest extent feasible; and,
 - ii. approve the undertaking; or,
 - iii. support the undertaking in comments, submissions, or recommendations.
- 9.5. **Infrastructure** work will avoid **Natural Heritage Features** wherever feasible. Where it is not feasible to avoid these areas, the construction of the **infrastructure** project will be designed to maintain, enhance and where feasible, **restore ecological functions**.
- 9.6. The location and design of active transportation infrastructure will have regard for the Natural Heritage System and its features. Development may be permitted on lands adjacent to the Natural Heritage System features where an Environmental Impact Study demonstrates that the location and design of the active transportation infrastructure will not result in adverse environmental impacts on the natural heritage feature or ecological functions of the feature.
- 9.7. The **City** will not support changes in the land use designation and zoning of lands which will result in the underutilization of previously planned and/or constructed municipal **infrastructure**.

- 9.8. The **City** will direct and accommodate growth or **development** in a manner that promotes the efficient use and optimization of existing and planned municipal **infrastructure**.
- 9.9. The **City** will coordinate the location, scale, and timing of **development** with the appropriate provision of **infrastructure** and municipal financial responsibilities, as outlined through the growth management policies in the Implementation Section of this Plan.
- 9.10. Longer term forecasts beyond the 2051 planning horizon, may be used for **infrastructure** planning studies undertaken by or for the **City**.
- 9.11. The **City** will ensure that **development** can be accommodated with existing or planned municipal **infrastructure**.
- 9.12. Where **development** cannot be accommodated with existing or planned municipal **infrastructure**, the cost of required **infrastructure** upgrades will be the responsibility of the proponent subject to the applicable **City** and provincial policies and guidelines.
- 9.13. Where adequate **infrastructure** does not exist, the **City** may use Holding provisions or other tools in the implementing by-laws to regulate the timing of **development**.
- 9.14. The **City** will encourage existing **development** on private **infrastructure** to connect to municipal **infrastructure** wherever feasible and possible.
- 9.15. **Infrastructure** planning, engineering, and design work associated with **development** will be conducted and submitted in accordance with relevant specifications and guidelines.
- 9.16. Municipal **infrastructure** should be installed within public lands wherever possible.
- 9.17. Connecting to municipal **infrastructure** through an **adjacent** lot is strongly discouraged.
- 9.18. The **City** will cooperate with the **Region** and all other bodies having jurisdiction on relevant **City** projects in planning for **infrastructure** and services.
- 9.19. The **City**, other municipalities, and/or proponents may enter into cross-border servicing agreements to facilitate **development** outside of the city while protecting the ability to accommodate **development** within the city.
- 9.20. The **City** will prioritize **infrastructure** upgrades to areas most vulnerable to extreme weather impacts, informed by socioeconomic and environmental considerations.
- 9.21. The submission of an **Environmental Impact Study** will be required where construction of **infrastructure** is proposed within or on **lands adjacent** to designated Natural Heritage Conservation in accordance with the Nature in the City policies of this Plan.

WATER, SANITARY AND STORMWATER SERVICES

- 9.22. Unless otherwise provided for in this Plan, all **development**, including lot creation, should be on municipal water services, where available.
- 9.23. **Private Water Wells** will not be permitted on any lands within the city where municipal **infrastructure** is available, with the exception of the following:
 - a. **Private Water Wells** which legally existed prior to October 1, 2003;
 - b. a property used for non-residential purposes which, prior to October 1, 2003, relies upon a legally existing **Private Water Well** for purposes other than human consumption such as irrigation, cooling, **geothermal**, or manufacturing purposes; or

- c. In accordance with the private servicing policies of this Plan.
- 9.24. **Private Water Wells** will be strongly discouraged from providing water to any other lot.
- 9.25. Connections to regional transmission mains for the purpose of providing water service to an individual property is prohibited.
- 9.26. **Development**, including lot creation, will be limited to one water service connection per lot.
- 9.27. All **development**, including lot creation, should be on full municipal sanitary services, where it exists.
- 9.28. Where municipal water and/or sanitary services are unavailable, **development** may be permitted on **private water wells** and/or **private sewage system**, subject to the following:
 - a. it is demonstrated to the satisfaction of the **City** that the extension of servicing from a municipal water and/or wastewater system is not feasible for any appropriate **development** of the land in accordance with the **planned function** of the area;
 - b. the site is not located within Wellhead Sensitivity Area 1, a **High Microbial Risk Management Zone**, or a Surface Water Intake Protection Zone 1 described in the Drinking Water Source Protection policies of this Plan;
 - c. it is demonstrated through a study or studies prepare in accordance with applicable guidelines to the satisfaction of the **City** that the site conditions are suitable for the long-term provision of such services will have no adverse effects; and
 - d. **private water wells** shall be limited to drilled wells with appropriate surface and subsurface casing.
- 9.29. Where a temporary pumping station is proposed by an owner/applicant to service a proposed **development**, all costs associated with the planning, construction, operation, and decommissioning will be the responsibility of the developer.
- 9.30. The **City** will not allow private sanitary forcemains in the municipal right-of-way.
- 9.31. Preliminary sanitary design review should align with the recommendations of any applicable secondary plans, sanitary studies, Integrated Sanitary Master Plan, and cross-border servicing agreements.
- 9.32. Preliminary stormwater management design should align with the recommendations of any applicable **subwatershed studies**, Integrated Stormwater Management Master Plan, Drinking Water Source Protection policies of this Plan, City of Kitchener Stormwater Management Policy, and cross-border servicing agreements, as demonstrated through a **Stormwater Management Plan**.
- 9.33. Stormwater management planning will assess the impacts of extreme weather events and incorporate **green infrastructure** into **development** and **infrastructure** projects.
- 9.34. **Development applications** will grant the **City** permanent easement(s) over all lands containing open-channel creeks and buried stormwater **infrastructure**, including buried pipes, culverts, manholes, catch basins, and other appurtenances. Open-channel creeks include the full top-of-bank width and any **floodplain** limits, and associated buffer zones as defined by the Grand River Conservation Authority.

- 9.35. **Development** should daylight and **naturalize** all existing buried creeks and watercourses on the property where feasible.
- 9.36. The **City** will prioritize the **restoration** of natural waterways by uncovering and rehabilitating buried watercourses to enhance ecological function, reduce flood risk, and improve community access to natural features.
- 9.37. The **City** will remove engineered assets (such as channel linings, concrete structures, and other hard infrastructure) from watercourses, where feasible, to **restore** natural channel function and improve ecological health. Where removal is not feasible due to engineering constraints, physical alterations to engineered assets will be undertaken to reduce flood risk and enhance **ecological function**.

UTILITIES

- 9.38. The **development** review process will ensure that **utility** providers are able to service **development** in a timely manner and determine locations for large **utility** equipment and **utility** cluster sites.
- 9.39. The **City** will coordinate with the **Region** and other agencies to protect and, wherever feasible, acquire abandoned rail corridors for their possible inclusion in future **infrastructure** and **mobility network**.
- 9.40. Where feasible, **utilities** should be located underground or within buildings. Where that is not feasible, **utility** equipment should be appropriately located and screened away from the primary street façade.
- 9.41. The construction of linear **utility infrastructure** for electric power, gas, and other services will be installed and located to minimize their impact on **adjacent** land uses and the environment.
- 9.42. The **City** will promote the shared placement of **utilities** within easements and rights-of-way to minimize land requirements, where feasible.
- 9.43. **Development adjacent** to **utility infrastructure** will ensure that appropriate safety and environmental protection measures are provided to the satisfaction of the **utility** in consultation with relevant authorities.
- 9.44. Shared land uses on electricity transmission and distribution rights-of-way will be allowed provided that the use is associated and **compatible** with surrounding uses and has been approved by the owner. Shared uses may include, but are not limited to, open spaces, parking lots, outside industrial storage, or other uses accessory to **adjacent** land uses.
- 9.45. The **City** will not permit any residential buildings and/or structure encroachments on abutting hydro easements.
- 9.46. The **City** will support clean transportation **infrastructure** including electric vehicle charging stations, hydrogen refueling stations, and other low-carbon fuels.

10. Community Health and Safety: Protecting People & Resources

Water is one of our most precious resources; it is essential to human life as well as the health of our biophysical environment. Clean and plentiful drinking-water is essential not just for maintaining human health, but also for economic prosperity and a high quality of life in Kitchener. It is critical to protect Kitchener's finite drinking-water resources, drawn from both the Grand River and groundwater sources, from contamination and from land uses that could hinder surface and groundwater recharge, and build public awareness about how to conserve and sustain our life-giving supply of water. Kitchener's long term prosperity, human, and environmental health and social well-being depend on reducing the potential for public cost or the risk to Kitchener's residents from natural hazards like flooding, and human-made hazards like contaminated lands. We also need to manage conflicts between land uses such as factories and homes.

What's the purpose of this Section?

This Plan recognizes that there are foundational linkages among land use planning, city building, and human health. The policies in this Section will ensure that land use planning decisions promote and protect the health and well-being of people and provide co-benefits to ecosystems.

It sets out how where **Development** will be directed, and how it will be managed, to avoid and or mitigate, threats to our health and safety

PROTECTING OUR WATER – THE WATER RESOURCE SYSTEM

The **water resource system** is a vital part of Kitchener's natural resources. This interconnected network includes both **surface water features**, such as rivers, streams, and **wetlands**, as well as **groundwater features** and areas as shown on Map S-1.

While all these water resources are part of the **water resource system**, these elements are also specifically identified in this Plan as **natural heritage features** and components of the Kitchener **Natural Heritage System**. The Kitchener **Natural Heritage System** is designated Natural Heritage Conservation on Map 3 which generally prohibits **development**. The **Natural Heritage** and **water resource systems** provide and support crucial habitat for a variety of species and play an important role in supporting Kitchener's ecological health and native biodiversity. They also perform essential **hydrologic functions** that sustain the Grand River **watershed** and provide numerous public health, recreational, and economic benefits, including our drinking water supply.

These two systems are integrated and function together to provide a wide range of benefits to the city and its citizens. This natural **infrastructure** is just as valued and valuable as other municipal

assets such as roads and sewers, critical to a high quality of life, and deserving of careful planning, management, and adequate resourcing.

The **hydrologic functions** of the **water resource system** are delicate and deeply integrated. Contamination or depletion of these water sources as a result of **development** or **site alteration** can have lasting negative impacts on public health, local ecosystems, and the long-term viability of the **Region's** water supply, which will impede **development** in the city. Therefore, maintaining the linkages and **hydrologic functions** of the **water resource system** is essential for the city's long-term prosperity and environmental sustainability as pressures from urban growth and climate change increase.

The **water resource system** includes several **designated vulnerable areas** identified under the Clean Water Act, 2006 as shown on **Map 2-6**. These areas identify specific protection zones where land use activities that could pose a risk to municipal drinking water sources, such as wells or surface water intakes, are managed or restricted. Specific policies for protecting these areas are outlined in the Drinking Water Source Protection Section of this Plan.

The policies of this Section will seek to ensure that **development** which meets the needs of the current generation may proceed without compromising the ability of the future generations to meet their own needs.

Benefits of a Healthy Water Resource System

A healthy and functional **water resource system** provides numerous benefits to the community and the environment, including:

- Safe drinking water for residents.
- Habitat for fish and wildlife, and a resilient, healthy ecosystem.
- Climate change resilience, as well as mitigation of flood and erosion concerns.
- The ability to collect, store, and filter rainwater, which recharges aquifers and feeds downstream tributaries, lakes, and **wetlands**.
- Recreational amenities in nature and support for agriculture, industry, and other resource uses.

Objectives:

- Ensure that all features and areas of the **water resource system** are identified and protected within a comprehensive planning process.
- Provide for the protection, conservation, **restoration**, or enhancement of the **hydrologic** and **ecological functions**, linkages and ecological diversity of the **water resource system**.
- Ensure no decrease in the quality of the **water resource system**.
- Maintain the linkages and **hydrologic functions** of the **water resource system** to protect the **quality and quantity** of water for current and future generations.
- Maintain and, wherever feasible, enhance the natural **hydrologic function** of **Regional Recharge Areas** to support the long-term availability and quality of ground water aquifers, in accordance with **watershed** based planning and integrated water resource management.
- Support the ongoing monitoring and management of Kitchener's **water resource system**.
- Promote informed stewardship and community involvement in water resource conservation and enhancement.

The Water Resource System

- 10.1. The **water resource system** is identified on Maps S-1 through S-6. This system consists of **groundwater features** and areas, **surface water features**, and their associated **natural heritage features and areas**, as well as the underlying **hydrologic functions** that support them.
- 10.2. The City, in collaboration with the **Region** and the Grand River Conservation Authority and other stakeholders, will protect, improve, or **restore** the **quality and quantity** of water resources by:
- a. using the **watershed** as the ecologically meaningful scale for integrated and long-term planning and undertaking **watershed** planning to inform planning for sewage and water services and stormwater management, including **low impact development**, as set out in Watershed Planning policies of this Plan;
 - b. as part of the **development** review process and broader community or secondary planning processes:
 - i. avoiding **negative impacts**, or where avoidance is not possible, minimizing and mitigating potential **negative impacts** on the **water resource system** and its **hydrologic functions**, including maintaining and **restoring** linkages, while also considering cross-jurisdictional and cross-**watershed** impact;
 - ii. implementing any necessary restrictions on **development** and **site alteration** to:
 - a. protect all municipal drinking water supplies and designated vulnerable areas as set in the policies in the Drinking Water Source Protection Section of this Plan;
 - b. protect, improve or **restore** other **vulnerable** surface and ground water, and their **hydrologic functions** not currently designated under the Clean Water Act, 2006, but which may be identified through site-specific technical studies or **subwatershed studies**;
 - c. protect, improve, or **restore sensitive surface water features** and their related **hydrologic functions**, which may require mitigative measures such as setbacks or buffers, or alternative **development** approaches as set out in the salt management policies of this Plan.
 - c. Planning for efficient and sustainable use of water resources, through practices which follow priorities of water use pursuant to O. Reg. 387/04, for water conservation and sustaining water quality as set out in the Water Efficiency and Conservation policies of the Plan.

Regional Recharge Area (Source water Protection)

A crucial component of this system is the **Regional Recharge Area**, which extends beyond the city's municipal boundaries and includes portions of the Waterloo Moraine. This unique geological formation, with its significant deposits of sand and gravel, allows substantial amounts of rain and snowmelt to soak deep into the ground, performing two essential functions. Firstly, from a natural heritage perspective, ground water discharged from shallow aquifers provides a high percentage of

the baseflow to the Grand River and its tributaries. This water sustains a wide range of aquatic habitats critical for the health of the entire **watershed** beyond Kitchener's boundaries. Secondly, the **Regional Recharge Area** replenishes deep aquifers that are a primary source of drinking water for Kitchener and surrounding municipalities. This process recharges municipal wells operated by the **Region**, which are among the richest sources of ground water in the Grand River **watershed**.

Areas identified as **Regional Recharge Areas** on Map S-2 will be treated as an overlay to the land use designations shown on Map 3.

- 10.3. The **City** will restrict **development** and **site alteration** in **Regional Recharge Areas** to ensure these areas and their **hydrologic functions** are protected, improved, or **restored**, in accordance with the following policies:
- a. expansions of the Urban Area boundary will not be permitted onto lands identified as **Regional Recharge Areas**;
 - b. for lands identified as **Regional Recharge Areas** that are already within the Urban Area as of the date of approval of this Plan, all **development applications** comply with the following:
 - i. proposals for a new Category 'A' use listed in Schedule G will not be permitted;
 - ii. proposals for new industrial uses may be permitted, provided that they do not direct the infiltration of stormwater run-off using dry wells, enhanced recharge, including human-engineering artificial recharge measures;
 - iii. proposals requiring a permanent **water taking** of greater than 50,000 litres/day will not be permitted, except for municipal water supply wells, **agricultural uses**, or **mineral aggregate operations**, where permitted under this Plan; and
 - iv. proposals for **major development** may only be permitted if it is demonstrated that the **hydrologic functions**, including the **quality and quantity** of water, will be protected, improved, or **restored** by:
 - a. the incorporation of best management practices and techniques during planning, design, and construction to maintain pre-**development** recharge rates to the fullest extent possible in accordance with **Regional** guidelines;
 - b. meeting other criteria and direction set out in the applicable **watershed** or **subwatershed** plan through further technical study in accordance with study requirements for **development applications** in the Drinking Water Source Protection policies of this Plan; and
 - c. meeting any applicable Provincial or **Regional** standards, guidelines, and procedures.
- 10.4. The policy above does not apply to **major development** that is a new or expanding building or structure for **agricultural uses**, **agriculture-related uses**, or **on-farm diversified uses** where the total impervious surface does not exceed 10 per cent of the lot.

- 10.5. The **City** will consult with the **Region** during the review of all proposals for **major development** in the **Regional Recharge Area** to ensure that they do not compromise the integrity of ground water resources.

DRINKING WATER SOURCE PROTECTION

As a community that primarily relies on ground water for its municipal drinking water supply, the protection of source water is essential to the long-term health and prosperity of the City of Kitchener and neighbouring municipalities. The policies in this Section work in tandem with the broader **water resource system** policies outlined in Water Resource System policies of this Plan, ensuring that land use planning decisions protect existing and future sources of municipal drinking water. These policies build on and support the city's valuable water resources by providing area-specific policies that identify threats and manage activities that could contaminate or deplete drinking water supplies.

This Section aligns with and implements the Grand River Source Protection Plan, which was established under the Clean Water Act, 2006. The Grand River Source Protection Plan provides a framework of science-based policies to identify and manage risks to municipal drinking water sources across the Grand River **watershed**. It mandates specific actions to protect these sources, including identifying potential threats such as contaminants and reductions in recharge, and setting policies to manage or prohibit high-risk activities within **vulnerable** areas.

The Ontario Water Resources Act supports this framework by establishing a hierarchy of water uses prioritizing the protection of water for ecosystem health and human consumption. This Plan is aligned with these objectives, ensuring that land use decisions protect municipal water supplies, support long-term **watershed** health, and maintain the ecological integrity of the **water resource system** for present and future generations.

The Provincial Planning Statement, 2024 directs municipalities to ensure that land use planning decisions protect, improve, and/or **restore** the **quality and quantity** of water, including drinking water sources. Specifically, it directs municipalities to protect all municipal drinking water supplies located within **designated vulnerable areas**.

The policies in this Section integrate these Provincial directives guiding land use planning decisions to ensure that activities with the potential to impact drinking water are carefully managed or restricted. Through these policies, the **City** seeks to manage growth in a sustainable manner that protects drinking water sources, complies with the Grand River Source Protection Plan, and maintains the **Regional Recharge Area** as a vital component of the **water resource system** for generations to come.

This Plan also recognizes the importance of, and promotes close collaboration with, community stakeholders including the **Region** and Grand River Conservation Authority.

The overall goal of the Drinking Water Source Protection policies is to protect, improve, and **restore** existing and future sources of municipal drinking water, in accordance with the Clean Water Act, 2006 and the Grand River Source Protection Plan, to ensure a sustainable supply of clean drinking water for the City of Kitchener.

Objectives:

- Protect **designated vulnerable areas** by restricting land uses and activities that are - incompatible with the long-term protection of the **quality and quantity** of source water.
- Promote water conservation and water use efficiency, including through the appropriate use of **green infrastructure** and **low impact development**, so that land use planning and **infrastructure** decisions reduce demand on municipal drinking water supplies and support the sustainable use of both surface and ground water resources.
- Foster a collaborative and coordinated approach to the stewardship of source water protection areas by working with Indigenous communities, the Province, the **Region**, neighbouring municipalities, the Grand River Conservation Authority, and other partners, consistent with the principles of integrated **watershed** management.

Designated Vulnerable Areas

In accordance with the Grand River Source Protection Plan, this Section identifies four categories of **designated vulnerable areas** that directly supply ground or surface water into the municipal drinking water system operated by the **Region**:

- Wellhead Protection Areas
- Intake Protection Zones
- Highly Vulnerable Aquifers
- Significant Ground Water Recharge Areas

These **designated vulnerable areas** identify where and how municipal drinking water sources are most at risk from contamination or overuse.

Wellhead Protection Areas and Intake Protection Zones are identified to protect the immediate areas around municipal wells and surface water intakes, respectively. The boundaries of these areas are based on how quickly water and pollutants can travel to the well or intake. From a land use planning perspective, these areas are crucial for guiding land use planning decisions, restricting or prohibiting high-risk activities to prevent any **negative impacts** to drinking water sources.

Highly Vulnerable Aquifers and Significant Ground Water Recharge Areas protect the broader landscape where ground water supplies are replenished and are most susceptible to contamination. This also includes **Regional Recharge Areas**, which, while not designated under the Grand River Source Protection Plan, serve a similar function in protecting the long-term sustainability of the water supply described the Regional Recharge Area policies of this Plan.

The policies applicable to each **designated vulnerable area** are outlined in the following Sections.

General Policies on Threats and Vulnerable Areas

10.6. **Designated vulnerable areas** are shown on Maps S-2 through S-6 and include:

- a. Wellhead Protection Areas;
- b. Intake Protection Zones;
- c. Highly **Vulnerable** Aquifers; and
- d. Significant Ground Water Recharge Areas.

- 10.7. Any activity or land use within a **designated vulnerable area** as shown on Maps S-2 through S-6 that is considered a significant drinking water threat, must conform to all applicable policies in both this Plan and the Grand River Source Protection Plan. Such activities or land uses may be prohibited, restricted, or otherwise regulated.
- 10.8. Where a site falls in more than one **designated vulnerable area**, the most restrictive policies will apply.
- 10.9. The **City** may consider the use of alternative protection measures within **designated vulnerable areas**, including but not limited to, the establishment of a land trust for acquiring, holding, and managing Source Water Protection Areas, and/or entering into conservation easements, agreements, and development of stakeholder partnership programs to encourage changes in land use or land management practices.
- 10.10. The **City** will periodically amend this Plan to conform to updates to the Grand River Source Protection Plan.

Development Application and Study Requirements

- 10.11. All studies submitted in support of a **development application** or **site alteration**, as required by this Plan, must be completed in accordance with **Regional** guidelines and to the satisfaction of the **City** and the **Region**. The type and number of studies will depend on the location of a proposed **development application** or **site alteration** relative to the **vulnerability** of the **designated vulnerable area** and its proximity to a municipal drinking water supply well or surface water intake. All submitted studies must demonstrate that the proposed **development application** or **site alteration** will have no **negative impacts** on the **quality and quantity** of drinking water resources.
- 10.12. A Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, 2006 issued by the Risk Management Official, must be included as part of **complete application** requirements or prior to building permit or **site alteration** permit for all sites identified within the Designated Part IV Areas on Map S-7.

Restrictions on Water Taking and Geothermal Wells

- 10.13. Within the Urban Area designation, the establishment of new private wells, the expansion of existing private wells, and **development applications** or **site alterations** that require a permanent water taking of greater than 50,000 litres/day will not be permitted, except for municipal drinking water supply wells, **agricultural uses**, or **mineral aggregate operations**, where permitted under this Plan.

Risk Assessment and Site Contamination

- 10.14. All **Environmental Site Assessments** and/or Records of Site Condition required by this Plan prior to, or as a condition of approval of, a **development application** are subject to potable ground water standards in recognition of the city's reliance on ground water for its municipal drinking water supply.
- 10.15. Where a Risk Assessment process follows a Record of Site Condition required by this Plan, the following policies will apply:

- a. where a Risk Assessment assumes that the ground water beneath the property does not or will not serve as a raw water supply for a municipal drinking water system, written notification must be provided to the Clerk's Office of the **Region** in accordance with O. Reg. 153/04: Records of Site Condition;
- b. it is presumed that the ground water beneath the property undergoing the Risk Assessment contributes to the raw water supply for a municipal drinking water system when the property is located within a Wellhead Protection Area identified on Map S-3;
- c. current and future potential transport pathways to municipal supply well(s) in the Wellhead Protection Areas must be assessed and addressed to prevent, eliminate, or reduce any **adverse impacts** to the raw water supply; and
- d. any assessment of transport pathways to municipal supply well(s) in the Wellhead Protection Area must be prepared by a professional engineer or geoscientist qualified to evaluate ground water conditions beneath the property undergoing the Risk Assessment.

Risk-Based Land Use Categories

The **quality and quantity** of the **City's** drinking water within the **designated vulnerable areas** and the **Regional Recharge Areas** identified in this Plan are at risk from certain land uses. Since not all land uses pose the same level of risk to drinking water, this Plan identifies three categories of land uses based on their associated level of risk.

- 10.16. For the purposes of implementing the policies in this Section, land uses that may pose a risk to the quality and/or quantity of municipal drinking water supplies are divided into the following categories according to their associated level of risk:
 - a. **Category A** (Very High Risk Uses);
 - b. **Category B** (High Risk Uses); and
 - c. **Category C** (Moderate Risk Uses).
- 10.17. Land uses typically associated with each of the land use categories identified in the policy above include, but are not limited to, the uses listed in Schedule G.

Vulnerable Area Risk Assessment Table

Schedule H includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas** identified in this Plan. This table must be read in conjunction with the applicable policies referenced below in this Section to evaluate a **development application's** conformity with the applicable source protection policies of this Plan.

Wellhead Protection Areas A to D

Wellhead Protection Areas A to D are scientifically mapped areas of land around municipal wells. These areas are delineated to identify where land use activities could potentially affect the quality of the ground water that supplies municipal supply wells.

The boundaries of a Wellhead Protection Area are determined by the time of travel it would take for water and potential contaminants to move to a municipal supply well. These areas are assigned a vulnerability score ranging from 2 to 10, with higher scores indicating greater susceptibility to contamination. From a land use planning perspective, the closer a Wellhead Protection Area is to the municipal well and the higher its vulnerability score, the higher the risk to the drinking water source.

- 10.18. Wellhead Protection Areas (WHPAs) A to D are shown on Maps S-3 and S-4 and are described below:
- a. **WHPA – A** delineates the area within a 100-metre radius of a municipal well. This zone is assigned the highest vulnerability score of 10, indicating a significant risk to ground water quality from surface activities.
 - b. **WHPA - B** delineates the area where ground water is estimated to take up to 2 years to reach a municipal well. Vulnerability scores can be 6 (Low), 8 (Medium) or 10 (High), depending on local hydrogeologic conditions and overburden protection.
 - c. **WHPA - C** delineates the area where ground water is estimated to take up to 5 years to reach a municipal well. Vulnerability scores can be 2 or 4 (Low), 6 (Medium) or 8 (High), indicating a moderate to moderately high potential for contamination
 - d. **WHPA - D** delineates the area where ground water is estimated to take up to 25 years to reach a municipal well. Vulnerability scores can be 2 (Low), 4 (Medium) or 6 (High), indicating lower **vulnerability** but still requiring appropriate land use considerations.
- 10.19. **Development applications** located within WHPAs A to D must comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

Wellhead Protection Area E and High Microbial Risk Management Zones

- 10.20. Wellhead Protection Area E (WHPA - E) is shown on Map S-5. This designation identifies areas on the ground surface where surface water can flow to a municipal well within a two-hour travel time, creating a direct hydraulic connection pathway for contaminants to rapidly reach the drinking water source. The purpose of this designation is to manage and mitigate the risk of contamination from surface-level activities in these highly **vulnerable** areas.
- 10.21. **Development applications** located within a WHPA - E will be reviewed for compliance with the Grand River Source Protection Plan.
- 10.22. **High Microbial Risk Management Zones** are shown on Map S-5. This designation applies to the highest **vulnerability** areas, which are WHPA - A and WHPA – B with a vulnerability score of 10, immediately surrounding around a Groundwater Under the Direct Influence of Surface Water Well (GUDI Well). Due to their direct connection to surface water, these wells have a higher risk of contamination from pathogens, such as viruses and bacteria, which can reach the drinking water source quickly. These high-risk areas are specifically addressed and regulated under the Safe Drinking Water Act, 2002, to ensure adequate protection and treatment.

- 10.23. **Development applications** located within **High Microbial Risk Management Zones** must comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

Wellhead Protection Areas – Issue Contributing Area

- 10.24. Wellhead Protection Areas – Issue Contributing Area (WHPA - ICA) are shown on Map S-3. These areas delineate lands surrounding a municipal well where specific activities or conditions (past or present) have contributed to an elevated level of a specific contaminant in the municipal well water. A WHPA - ICA is a crucial part of source water protection, allowing for the identification of a contamination source so that mitigation efforts can be focused there.
- 10.25. **Development applications** located within WHPA - ICA will be required to demonstrate compliance with the Grand River Source Protection Plan to ensure the proposal does not contribute to the identified contamination issue. The Risk Management Official may prohibit or require a Risk Management Plan to manage any significant drinking water threats identified on the subject property.

Wellhead Protection Areas – Water Quantity

This Plan emphasizes the critical importance of protecting water resources, focusing on both water **quality and quantity**. Wellhead Protection Areas – Water Quantity (WHPA - Q) are specific areas where water withdrawals and consumptive uses must be balanced with natural ground water recharge to prevent the depletion of aquifers supplying municipal wells. Within WHPA - Q areas, the primary focus is to maintain the hydrological integrity of aquifers. This will be achieved by protecting their recharge functions and managing land uses that could contribute to the overuse or reduced replenishment of the ground water system. This approach is essential for preventing activities, such as consumptive **water takings** or reductions in recharge from urban **development**, that could lessen the amount of water available for the city's municipal drinking water supply.

- 10.26. Wellhead Protection Areas – Water Quantity (WHPA -Q) are shown on Map S-6. These areas identify lands where water withdrawals and consumptive uses must be balanced with natural ground water recharge to prevent the depletion of aquifers supplying a municipal well. Their identification in this Plan is intended to guide future **development** and **infrastructure** decisions to ensure the long-term sustainability of the municipal drinking water supply.
- 10.27. The **City** will use the following principles to guide **development** and **infrastructure** decisions within WHPA - Q areas to protect, improve, or **restore** ground water recharge, manage water demand, and to support the objectives of Grand River Source Protection Plan:
- a. maintain, and, where feasible, enhance natural recharge areas to maintain the long-term sustainability of ground water resources without causing **negative impacts** to ground water quality;

- b. minimize impervious surfaces and promote **green infrastructure** and appropriate **low impact development** to maintain or improve ground water infiltration and baseflow to aquifers, while ensuring no **negative impacts** to water quality;
- c. ensure that land use planning and **development applications** consider cumulative **water takings** and consumptive demands, in order to prevent overuse of ground water resources; and
- d. ensure that municipal servicing strategies and **infrastructure** planning within WHPA - Q areas support water conservation and efficiency and sustainable ground water use.

Intake Protection Zones 1, 2 and 3

- 10.28. Intake Protection Zones 1, 2 and 3 (IPZ 1, IPZ 2, and IPZ 3) are shown on Map S-2. These zones identify lands and **surface water feature** that directly contribute water to a municipal well intake. The purpose of these zones is to protect the quality of the surface water entering the intake, primarily from hazardous spills. IPZ 1 delineates an area of land within a 200-metre radius upstream of the municipal intake. IPZ 2 delineates the area of land over which a hazardous spill could reach a municipal surface water intake within a two-hour travel time. IPZ 3 represents the upstream contributing area to the surface water intake.
- 10.29. **Development applications** located within an IPZ 1 or IPZ 2 must comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Schedule H.

Highly Vulnerable Aquifers

- 10.30. Highly Vulnerable Areas (HVAs) are shown on Map S-6. These areas delineate underground aquifers where water is being withdrawn for human use. These aquifers are particularly susceptible to contamination because they are located near the ground's surface or the overlying material is highly permeable, allowing contaminants to easily reach the ground water.

Significant Ground Water Recharge Areas

- 10.31. Significant Ground water Recharge Areas (SGRAs) are shown for information and strategic planning purposes on Map S-6. Delineated under the Grand River Source Protection Plan, these areas identify lands where the rate of ground water replenishment from the infiltration of water exceeds a specific threshold. While the Source Protection Plan does not currently include any specific land use policies for these areas, the **City** will consider the importance of these areas for maintaining the long-term water supply of an aquifer when undertaking secondary or community planning exercises.

Salt Management

The use of de-icing salts is an important component of **City, Regional**, and Provincial efforts to keep transportation corridors open and safe during icy and snowy conditions.

However, de-icing salts can pose a significant threat to the quality of municipal drinking water, particularly in **designated vulnerable areas**. Chloride is a persistent contaminant that is difficult to remove with conventional water treatment processes.

This Plan provides policies for salt use through sound management practices and strategic urban design. These methods aim to reduce the overall need for de-icing salt on sidewalks, parking lots, and roads.

- 10.32. As part of community, secondary, and **subwatershed** planning processes, the **City** will require a Chloride Impact Assessment in accordance with **regional** guidelines and be completed to the satisfaction of the **City** and the **Region**. The purpose of this assessment is to consider the cumulative impacts of de-icing salts on municipal drinking water supplies at a **subwatershed** or community-wide scale, rather than on an individual **development application** basis. The assessment will identify potential impacts of de-icing salts on drinking water sources and recommend mitigation strategies for the entire planning area, ensuring a more comprehensive and proactive approach to salt management.
- 10.33. Prior to the approval of any proposed modifications to existing draft approved Plans of Subdivision, or vacant land Condominiums, the **City** may require the applicant to submit a Chloride Impact Assessment in accordance with Policy 7.C.2.7, where the modification would necessitate such an assessment. This assessment must be completed in accordance with **Regional** guidelines to the satisfaction of the **City** and the **Region**. The purpose of the assessment is to identify, address, and recommend ways to minimize any potential impacts of de-icing salts from the proposed **development** on municipal drinking water supply wells.
- 10.34. When a new application for a Draft Plan of Subdivision or vacant land Condominium is submitted for lands that have not been subject to a Chloride Impact Assessment as part of a broader community, secondary, or **subwatershed** plan, the **City** will require the submission of site-specific Chloride Impact Assessment. This assessment must be completed in accordance with **Regional** guidelines to the satisfaction of the **City** and the **Region**. The purpose of the assessment is to identify, address, and recommend ways to minimize any potential impacts of de-icing salts from the proposed **development** on municipal drinking water supply wells.
- 10.35. The **City** will encourage the design of drainage systems and lot grading in new plans of subdivision to include consideration for cold weather stormwater flows and winter maintenance, and will promote and may require the strategic design of new road networks to reduce the need for road salt application.
- 10.36. The **City**, in consultation with the **Region**, may require the applicant to submit **Salt Management Plans** to the satisfaction of the **City** and the **Region** for the following types of **development applications**:
 - a. Plans of Subdivision and Zoning By-laws proposing new industrial uses and multiple unit residential **development**;
 - b. Plans of Condominium for new **development**;

- c. Plans of Condominium in previously constructed buildings; or
- d. Consent to create a lot for a multi-unit residential or employment use.

WATER EFFICIENCY AND CONSERVATION

Water is one of our most precious resources; it is essential to human life and the health of our environment and our community. With continuing urban growth and only a finite supply of clean water, it is important for the **City** to work with residents and partners to build public awareness and provide knowledge about how to conserve and make efficient use of water to ensure a steady supply of water.

Like other area municipalities within Waterloo Region, the City of Kitchener relies primarily on limited ground water for drinking water, making conservation and protection of the water supply critical. Over the past several decades, the **Region** has designed and implemented numerous water conservation programs to reduce per capita water consumption to a reliable level that supports **infrastructure** planning. The **City** will continue to support these **Regional** water efficiency and conservation efforts through its municipal planning and operational activities.

Objectives:

- Support the efficient use of water resources, including practices to protect, improve, or **restore** the **quality and quantity** of water.
- Increase potable and non-potable water conservation and efficiency.
- Encourage and maximize the reuse and recycling of water.
- Promote informed stewardship and awareness on conserving and enhancing water resources.

Policies:

- 10.37. The **City** will encourage the reduction of water consumption levels through the promotion of the efficient use of water and the implementation of water-saving technologies and may specify appropriate water conservation measures within existing and new **development**.
- 10.38. The **City** will encourage the use of alternative water supply and demand management systems such as rainwater harvesting and grey water reuse in all new **development**.
- 10.39. The **City** will encourage property owners to utilize low-water-use landscaping alternatives, such as native plants and drought tolerant species, to minimize water consumption.
- 10.40. The **City** will support water efficiency measures that reduce the demand for energy to pump and treat water resources.
- 10.41. The **City** will discourage land uses that utilize large amounts of water and may prohibit land uses that consume large volumes of water and could compromise the population and job growth forecast and other objectives of this Plan.
- 10.42. In accordance with the Complete Application Requirements policies in the Implementation Section of this Plan, a Water Conservation Plan will be required for a **development** proposing a large use of municipally treated and supplied water. The plan will consider alternatives to the use of water and evaluate mitigation measures to reduce the use of water, where technically feasible.

- 10.43. The **City** will support the implementation of best practices for water conservation, including but not limited to, the use of sub-metering in new multi-unit developments, the auditing of water efficiency in older buildings, and the use of high-performance development standards.
- 10.44. The **City** will work with the **Region** and the Grand River Conservation Authority to promote water conservation measures and public educational initiatives.

NATURAL HAZARDS

Kitchener's long-term prosperity, human, and environmental health and social well-being depend on reducing the potential for public cost or the risk to Kitchener's residents from natural and human-made hazards. **Development** will be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or property damage so as not to create new or aggravate existing hazards.

Objectives:

- Prevent injury or the loss of life, minimize property damage and social disruption, and avoid public and private expenditure for emergency operations, evacuation, and **restoration** due to natural hazards and associated processes, through the restriction of land use activities on lands susceptible to flooding or erosion.
- Prohibit **development**:
- which singularly or cumulatively may restrict riverine channel capacities to pass flood flows, reduce storage capacity in **floodplains** and **wetlands** resulting in increased flood levels, and create potential danger to upstream and downstream landowners.
- within flood and erosion susceptible river or stream valleys which may increase hazard risks, create new hazards, or aggravate existing hazards which could in future years require expensive hazard protection measures.
- Prevent interference with the **hydrologic functions** of **wetlands** and alterations to watercourses which may impact flooding.
- Avoid the degradation and loss of hydraulic and **hydrologic functions** in **hazardous lands**, and promote **restoration** and enhancement, wherever possible
- Reduce potential nuisances associated with **development** activity by limiting the potential for floating objects and debris during flood events.
- To provide for limited and controlled **development** on **hazardous lands** where it is determined that such **development** is appropriate and safe.
- To maintain and enhance riparian buffer zones along waterways to absorb storm surges and reduce erosion caused by extreme weather events.

Policies:

- 10.45. The **City** will consider the potential impacts of climate change that may increase the risk associated with **hazardous lands** when evaluating **development applications** and **infrastructure** projects.
- 10.46. **Hazardous Lands** and regulated lands in accordance with Ontario Regulation 41/24 are generally shown on Map 7. The precise delineation of these areas will be determined in consultation with the Grand River Conservation Authority. An Official Plan Amendment will not be required for minor revisions to the boundaries, where such revisions are

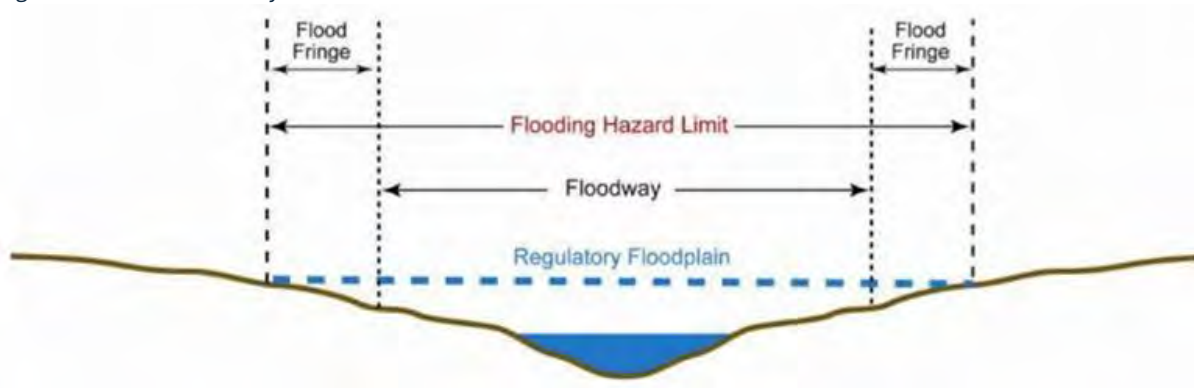
supported through appropriate technical studies and/or assessments, site plans, and/or other plans as required and approved by the Grand River Conservation Authority.

- 10.47. **Development** to straighten, change, divert, or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a **wetland** will not be permitted within a regulated area except in accordance with Grand River Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time.
- 10.48. **Development** activity will not be permitted within Riverine **Flooding** or **Erosion Hazards** or **wetlands** where the use is:
- A land use associated with hospitals, **residential care facility**, assisted living facilities, pre-school, school nurseries, and/or day care or schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young;
 - An **essential emergency service** such as fire, police, and ambulance stations or electrical substations;
 - Land uses associated with the outdoor storage of any materials, either temporary or permanent;
 - Land uses associated with the disposal, manufacture, treatment, or storage of hazardous substances; or
 - Associated with the outdoor storage of any materials, either temporary or permanent.

Riverine Flooding Hazards

- 10.49. A One Zone Policy Area and Two Zone Policy Area is applicable to the city, as per mapping approved by the Grand River Conservation Authority as in effect at any given time, as shown on Map 7.
- 10.50. In a Two Zone Policy Area, the **Floodplain** is divided into two distinct sections, the **Floodway** and the **Flood Fringe** as illustrated in Figure 11,

Figure 111. Two Zone Policy Area



- 10.51. **Development** in the **floodway** will not be permitted except in accordance with Grand River Conservation Authority Policies for the Administration of the Prohibited Activities,

- Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time.
- 10.52. **Development** may be permitted in the **flood fringe** subject to appropriate **floodproofing standards** to the regulatory flood elevation and in accordance with Grand River Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time.
- 10.53. All habitable floor space and electrical, mechanical, and heating services will be located above the elevation of the Regulatory flood elevation.
- 10.54. Safe access for emergency vehicular and pedestrian movement will not be prevented during times of flooding for new buildings and new **dwelling units** in accordance with the Grand River Conservation Authority Policies for the Administration of Ontario Regulation 41/24, as in effect at any given time.
- 10.55. The creation of any uninhabitable floor space below the Regulatory Flood elevation where there is the possibility of conversion to habitable floor space will not be permitted.
- 10.56. Notwithstanding the preceding policy, the creation of uninhabitable floor space below the Regulatory Flood elevation may be permitted if it is associated with an apartment building, commercial, industrial, or other non-residential **development**. Such areas in an apartment building may include foyers, recreation rooms, communal storage areas, or other uninhabitable floor space that is normally associated with this type of **development**. All such floor space in any **development** must be floodproofed to the Regulatory Flood elevation with the maintenance of safe access ensured.
- 10.57. Notwithstanding the preceding policy, **development** activity will not be permitted within the Riverine **Flooding Hazard** (Regulatory **Floodplain**/One Zone and Two Zone **Floodway**), where the use is:
- a. A new campground or the expansion of an existing campground;
 - b. a new parking lot associated with residential uses in the **floodway** of a Two Zone Policy Area or a One Zone Policy Area;
 - c. Underground parking associated with any use in the **floodway** of a Two-Zone Policy Area;
 - d. A driveway or access way to lands outside of Riverine **Flooding Hazard** where safe access is not achievable and no alternative access way providing safe access is available, or
 - e. Flood **protection works** and bank stabilization works to allow for future/proposed **development**.
- 10.58. **Development** excluding non-habitable accessory buildings or structures associated with an existing use, will not be permitted within 15 metres of the top of bank of a watercourse except for works permitted as per the Grand River Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time.

- 10.59. **Private sewage systems** will not be permitted within the **floodway** portion of the **floodplain**.
- 10.60. Where **private sewage systems** are proposed within the **flood fringe**, an assessment of the site will be undertaken to ensure that the system will not be adversely affected by incidental flooding.

Riverine Erosion Hazards

The Riverine Erosion **Hazard** within a river or stream valley is the area of the bank and **lands adjacent** to watercourses where erosion is actively occurring and where **development** could create or experience slope stability issues.

- 10.61. **Development** will not be permitted within the Riverine **Erosion Hazard** and the associated allowance except in accordance with Grand River Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time.
- 10.62. Notwithstanding the preceding policy, **development** within the Riverine Erosion Hazard Allowance may be permitted in accordance with Grand River Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time. In support of a **development application**, a site-specific geotechnical or engineering assessment may be required to establish more precise limits for the Riverine **Flooding Hazard**, Riverine **Erosion Hazard**, valley slope and any associated **development** setbacks.
- 10.63. Notwithstanding the two preceding policies, **development** will not be permitted within the Riverine **Erosion Hazard** where the use is:
- a. a bank stabilization project intended to protect new **development**, with the exception of public **infrastructure**;
 - b. placement or dumping of fill not associated with works approved by the Grand River Conservation Authority;
 - c. a Stormwater Management Facility; or
 - d. excavation works at the toe of a valley slope, except for works which may be permitted under Grand River Conservation Authority Policies for the Administration of Ontario Regulation 41/24.

Riverine Valleylands

- 10.64. **Development** within riverine valleys with stable, gentle sloping walls not subject to the Riverine **Erosion Hazard** may be permitted in accordance with Grand River Conservation Authority Policies for the Administration of the Prohibited Activities, Exemptions and Permits Regulation Ontario Regulation 41/24, as in effect at any given time.
- 10.65. Prior to **development**, the **City** will require detailed hydrogeological and/or geotechnical studies to assess potential risks to persons, buildings, structures, or public **infrastructure** occasioned by groundwater discharge or high water tables. Such studies should demonstrate that engineering solutions designed to protect structures from the

effects of groundwater discharge and high water tables will be effective will not require significant on-going maintenance to remain effective and will not divert or impede natural groundwater flows so as to create hazards or annoyances to **adjacent** lands and buildings.

Implementation

Within the One Zone Policy area, **development** is restricted within the entire **floodplain (Flooding Hazard Limit)**. Within the Two Zone policy area, the **floodplain (Flooding Hazard Limit)** is divided into two sections, 1) the **floodway** where the floods are deepest and fastest flowing, and 2) the **flood fringe** with shallower and slower moving flood waters. Restrictions on **development** within the **flood fringe** portion of the Two Zone policy area are less restrictive to reflect this lower risk.

- 10.66. Lands within the entire One Zone policy area, and **floodway** portion of the Two Zone policy area will be designated Natural Heritage Conservation on Map 6 and Map 3.
- 10.67. Lands within the **flood fringe** portion of the two-zone policy area will receive an urban land use designation on Map 3 consistent with the Places to Grow, in the City Structure policies of this Plan.
- 10.68. Lands within the **Flooding Hazard Limit** and designated Natural Heritage Conservation that were vacant or otherwise undeveloped lands at the time of adoption of this Plan will be zoned as Natural Heritage Conservation.
- 10.69. Lands within the **Flooding Hazard Limit** and designated Natural Heritage Conservation where **development** exists at the time of adoption of this plan will be zoned to recognize the existing use.
- 10.70. To implement a Two-Zone Policy Area, appropriate land use designations and zoning must be put into place.
- 10.71. Zoning applied in accordance with the policy above will recognize legally existing **development** and allow for minor expansions and alterations subject to the issuance of a Permit (Pursuant to Ontario Regulation 41/24) and the implementation of **floodproofing standards, protection works** standards, and access standards as demonstrated by a qualified engineer to the satisfaction of the Grand River Conservation Authority.
- 10.72. A special provision will be applied to the zoning category of all lands identified by this Plan as being within the **flood fringe** of the Two Zone Policy Area to serve as notice that properties so zoned will be constrained beyond the regulations of the Zoning By-law. In this circumstance, new **development**, expansions, or alterations will be subject to **floodproofing standards, protection works** standards, and access standards, as deemed necessary by the Grand River Conservation Authority and the issuance of a Prohibited Activities, Exemptions and Permits Regulation (pursuant to Ontario Regulation 41/24) will be required.
- 10.73. On lands zoned to recognize an **existing** use, a change in use may be permitted through a Zoning By-law Amendment provided:
 - a. that the subsequent use is **compatible** with surrounding land uses;
 - b. no new **dwelling units** are created;

- c. the new use presents less of a risk to life and property in the event of flooding;
 - d. the new use is not specifically prohibited by the policies in this Section;
 - e. approval is received from the Grand River Conservation Authority; and,
 - f. any application for a Zoning By-law Amendment for expansion or alteration will initiate a review of all existing outdoor storage areas.
- 10.74. An existing building within a Mixed Use, Commercial First, or Auto-Oriented Commercial land use designation that is also within a natural **hazardous lands** designation may change to any other permitted use within the same land use designation without a Zoning By-law Amendment, save and except:
- a. residential uses;
 - b. land use associated with hospitals, **residential care facility**, pre-school, school nurseries, day care, or schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young;
 - c. gas stations (including gas bars); and
 - d. sale, rental, service, storage, or repair of motor vehicles, major recreational equipment, and parts and accessories for motor vehicles or major recreational equipment.
- 10.75. For the purpose of determining boundaries within the Zoning By-law, the following guidelines will apply:
- a. Zone lines that are intended to indicate the **floodway** of the Two Zone Policy Area will follow the actual floodline contours and limits of encroachment as provided by the Grand River Conservation Authority; and
 - b. On lands and portions thereof within the **flood fringe** of the Two Zone Policy Area:
 - i. the entire lot will be considered to be within the Regulatory Flood and regulated by the Grand River Conservation Authority.
 - ii. a special regulation provision will be applied in the zoning category where the lot or portion thereof and any part of the potential building envelope is located within the **flood fringe** of the Two Zone Policy Area.

LAND USE COMPATIBILITY, NOISE, VIBRATION, AND OTHER EMISSIONS

In order to protect both the economically vital industrial uses and the quality of life for Kitchener residents, this Plan seeks to avoid land use **compatibility** conflicts between industry and **sensitive land uses** (like homes and daycares) from noise, vibration, odor, dust, and contaminants. The arrangement of land use designations and permitted uses in the Land Use Designation policies of this Plan are the most important first step in avoiding these conflicts, but avoiding conflict is not always possible in built up areas of the city. The policies of this Plan, the implementing Zoning By-laws and **development** approvals process will minimize and mitigate the unavoidable conflicts.

Furthermore, **sensitive land uses** in proximity to the **Airport** and **major goods movement facilities and corridors** can create conflicts that negatively impact the economy and quality of life. Addressing conflicts while enabling more homes and other **sensitive land uses**, in often centrally located complete communities requires careful planning and consideration of trade-offs.

Policies:

- 10.76. The establishment or expansion of **sensitive land uses** generally within 300 meters of Industrial Growth Areas (shown on Map 2) may be permitted only when supported by a land use compatibility study in accordance with Provincial guidelines. Any potential impacts will be minimized and mitigated.
- 10.77. The establishment or expansion of **sensitive land uses** in proximity to **major goods movement facilities and corridors** may be permitted subject to a site specific study prepared according to applicable standards and guidelines, that demonstrates that noise and vibration impacts have been minimized and mitigated.
- 10.78. **Development adjacent** to railways will ensure that appropriate safety measures such as setbacks, berms, and security fencing are approved to the satisfaction of the **City**, in consultation with the appropriate railways.
- 10.79. The use of properties for propane installations or facilities will be regulated through the implementing by-laws and further by the **City's** Risk and Safety Management Plan requirements. This policy is not intended to regulate retail propane cylinder exchanges.
- 10.80. Existing industrial uses located in older neighbourhoods in proximity to existing residential uses, may be recognized as permitted uses and may be permitted to expand.
- 10.81. New residential uses in proximity to existing industrial uses may be established where the long term viability of the industrial use and the suitability of the residential use can be demonstrated.
- 10.82. Proponents of **development applications** for new **sensitive land uses** should proactively engage with nearby industrial stakeholders to address potential land use **compatibility** conflicts and implement measures that enable coexistence.
- 10.83. The **City** encourages lighting practices that eliminate or reduce light pollution and glare and restore unobscured views of the night sky, while maintaining sufficient light levels for a safe built environment.
- 10.84. The **City** may regulate excess or misdirected light through the **development** review process and/or an outdoor lighting by-law.
- 10.85. Any study described in this subsection may be required as part of a complete development **application**, and will be prepared by a qualified person, according to approved terms of reference, and described in the Implementation policies of the Plan.

REGION OF WATERLOO INTERNATIONAL AIRPORT

- 10.86. The **City** supports the long-term operation of the **Airport** and recognizes the positive economic role and service it provides to the public.
- 10.87. The **City**, in planning for land uses in the vicinity of the **Airport**, will:
 - a. Prohibit any land use or structure which could affect the operation of the **Airport**, cause a potential aviation safety hazard, or be non-**compatible** for reasons of public health, safety, or environmental concerns;
 - b. Ensure that **sensitive land uses** are designed, buffered, and/or separated from each other to prevent **adverse effects** from odour, noise, and other contaminants;

- c. Ensure that **development** or expansion of existing **sensitive land uses** within the **Airport's** area of high noise impact (30 Noise Exposure Forecast/Noise Exposure Projection) may only be permitted subject to a site-specific study that identifies how noise impacts can be minimized and mitigated, and demonstrates no negative impact to the **Airport's** long term function.
- d. Require the provision of warning clauses, where appropriate, through the **development** review process, advising owners in the vicinity of the **Airport** of potential lighting and height restrictions and of the potential for noise-related impacts.
- e. Ensure conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations; and,
- f. Use holding provisions in the Zoning By-law to require a land use assessment or aeronautical assessment to determine building and structure heights, including temporary structures, until such time as the **Region** completes their **Airport** growth plan update in progress at the time of preparation of this plan and any necessary updates to the Federal Airport Zoning Regulations have been completed.

CONTAMINATED SITES AND HISTORICAL LANDFILLS

Contaminated lands and historical landfills pose a risk to human health and the environment, but also provide opportunities for potential **intensification**. Prior to permitting **development**, it is important to identify these sites and reduce risks, avoid **adverse effects**, and ensure they are suitable for the proposed land uses.

- 10.88. **Development** on, or **adjacent** to, a known or potentially contaminated site will be assessed, remediated and/or risk assessed, as necessary, to ensure no **adverse effects** according to the Environmental Protection Act, and **City** or **Regional** Contaminated Sites guidelines where applicable. **Development** applications will be accompanied by supporting studies.
- 10.89. The studies may be required
- 10.90. Any roadways and **parkland** to be dedicated to the **City** or **Region** through the **development** approvals process, that are on, or **adjacent** to, a known or potentially contaminated site must be suitable for the proposed use according to applicable **City** or **Regional** Contaminated Sites guidelines.
- 10.91. Prior to **development** or a change in land use within 150 metres of McLennan Park and 30 meters of the perimeter of all other historical landfills identified in Schedule C, the proponent will, according to Provincial guidelines, and to the satisfaction of the **City**, **Region**, and Province as applicable:
 - a. identify any existing or potential **adverse environmental impacts** or risks to health and safety;
 - b. provide studies showing that the proposed **development** can take place; and
 - c. propose and undertake any necessary remediation.

MINERAL AGGREGATES

Mineral aggregates are valuable non-renewable resources that provide significant material used in the construction of buildings and infrastructure. The policies in this Plan are intended to protect **mineral aggregate resource** areas for long term use while ensuring that extraction occurs in a manner that minimizes environmental and social impacts and conflicts with non-**compatible** land uses. The policies in this Plan reflect the Provincial and **Regional** policies regarding aggregate extraction which are subject to the Aggregate Resources Act.

Objectives:

- To identify and protect Mineral Aggregate Resource Areas for current and future needs.
- To prevent any changes in land use that could conflict with existing or future **mineral aggregate operations**.
- To ensure potential impacts of new **mineral aggregate operations** are prevented or minimized through the **development application** review process.
- To ensure the progressive rehabilitation of pits and quarries to an appropriate after use.
- To ensure the availability of **mineral aggregate resources** as close to markets as possible.

Policies:

Identification and Protection of Mineral Aggregate Resource Area

- 10.92. The Mineral Aggregate Resource Areas are designated in this Plan and are shown on Map 10. Boundaries of the Mineral Aggregate Resource Area are approximate and may be refined without an Official Plan Amendment. The identification of this resource in this Plan does not presume that all lands located within this area are suitable for the establishment of new or expanding **mineral aggregate operations**.
- 10.93. This Plan recognizes extraction in Mineral Aggregate Resource Areas as an interim use of land and as such, these lands are designated for their ultimate intended land use on Map 3 in this Plan.
- 10.94. Extraction of **mineral aggregate resources** may be permitted outside the Mineral Aggregate Resource Area where there is a sufficient quantity and quality of resources to warrant extraction as demonstrated to the satisfaction of the Province, the **Region**, and the **City**, subject to policies in this Plan. An Official Plan Amendment will be required for proposed extraction operations outside of the Mineral Aggregate Resource Area.
- 10.95. **Development** that would preclude or hinder the establishment, continuation, and/or expansion of **mineral aggregate operations** or access to the resources will be prohibited within or on lands **adjacent** to any Mineral Aggregate Resource Area, except where:
- a. extraction of the resource would not be feasible;
 - b. the proposed land use or development serves a greater long term public interest; or,
 - c. issues of public health, public safety, and environmental impact are appropriately addressed.
- 10.96. **Development** will be required to minimize the amount of land in order to retain as much of the **mineral aggregate resource** potential as possible. Where feasible, any on-site **mineral aggregate resources** should be extracted prior to **development** occurring or used in the **development** of the area.

Mineral Aggregate Operations

- 10.97. Existing licensed **mineral aggregate operations** will be recognized as a legal use of land and will be permitted to continue without the need for an Official Plan Amendment or a Zoning By-law Amendment. Existing licensed operations will be zoned appropriately in the **City's** Zoning By-law to permit aggregate extraction.
- 10.98. New **mineral aggregate operations**, or expansions that occur outside the current zoning limits, will require a site-specific Zoning By-law Amendment. A complete **development application** will be required to be submitted in accordance with the applicable policies in this Plan and as well as **Regional** and Provincial guidelines.
- 10.99. Where mineral aggregate extraction is permitted by way of site-specific Zoning By-law Amendment, the **City** will also permit accessory uses that are directly associated with the **mineral aggregate operation**, such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, and parking and office facilities.
- 10.100. **Ancillary uses** such as asphalt plants, concrete plants and aggregate depots that blend and stockpile aggregate materials with salt, except where such uses are identified as a prohibited use in accordance with the applicable policies in this Plan, will require a site-specific Zoning By-law Amendment.
- 10.101. Proposed applications for new or expanding **mineral aggregate operations** shall be in accordance with the applicable policies of this Plan, will account for the potential cumulative impacts from all past, present, and future **mineral aggregate operations** in the vicinity of the proposed new operation, and will demonstrate adequate buffering, screening, or other mitigation measures to prevent or minimize any potential **adverse effects** on the natural heritage system or surrounding **sensitive land uses**.
- 10.102. Proposed amendments to the Zoning By-law to permit mineral aggregate extraction will be evaluated based on:
- whether the proposed mineral aggregate extraction will have **adverse effects** on the natural heritage system;
 - anticipated impacts on roads under **City** and/or **Region** jurisdiction;
 - anticipated impacts on the surrounding community;
 - anticipated impact of the noise, odour, dust, and vibration generated by the proposed use on **adjacent** land uses;
 - anticipated impacts to **cultural heritage resources** in the area;
 - potential impacts on natural hazards;
 - how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed; and,
 - other applicable policies contained within this Plan.
- 10.103. Where a situation warrants, the **City** will request the applicant to voluntarily set and meet timelines for the operation, final extraction and rehabilitation of the proposed **mineral aggregate operation** in a timely manner. This may be considered desirable in order to minimize the impact on the surrounding environment depending on such factors as

location of site relative to a **sensitive land use**, scale and type of deposit, desirability of stockpiling and anticipated time of **development** on or near the site.

- 10.104. Where an application to expand an existing licensed **mineral aggregate operation** is circulated to the **City** which does not require a **development application**, the **City** will review and provide comments in the context of all relevant policies in this Plan that would be applicable to a **development application** for a new **mineral aggregate operation**.
- 10.105. Any Zoning By-law Amendments approved for new or expanding **mineral aggregate operations** will apply only to the boundary of the licensed area and will limit the depth of extraction to that which is specified on the proposed site plan.
- 10.106. New or expanding **mineral aggregate operations** proposed within a Source Water Protection Area as shown on Map S2, S4, and S5 shall be permitted, except where such uses are prohibited in accordance with policies of this Section or the Drinking Water Source Protection policies of this Plan.
- 10.107. New or expanding **mineral aggregate operations** proposed within or on **land adjacent** to Core Environmental Natural Heritage Features will not be permitted, except in accordance with the following:
- a. Within **habitat of endangered and/or threatened species**, where authorized in accordance with Provincial and Federal requirements;
 - b. Within **Significant Woodlands, Significant Valleys**, and/or **Significant Areas of Natural and Scientific Interest**, new **mineral aggregate operations** may be permitted where the features consists of habitats that can be effectively replaced or restored within a reasonable period of time, such as:
 - i. Areas of crop or pasture;
 - ii. Plantation;
 - iii. Early successional habitat;
 - iv. Areas of high disturbance;
 - v. Areas of low ecological diversity with high percentage of non-native species;
 - vi. Small areas of non-provincially significant marsh or thicket **wetland**;
 - vii. Old field meadow;
 - viii. Hedgerows;
 - ix. Minor areas on the perimeter of the features; or
 - x. Drainage swales; and
 - c. The owner/application must demonstrate to the satisfaction of the **City** that:
 - a. The portion of the Core Natural Heritage Feature affected by the **mineral aggregate operation** will be replaced or **restored** within a reasonable period of time with habitat of greater extent and/or ecological value as part of the rehabilitation plans to promote, where possible, a net ecological gain, or in the case of **habitat of threatened and/or endangered species**, complies with Provincial and Federal requirements have been achieved;

- b. There will be no **adverse environmental impacts** of the **natural heritage features** or **ecological functions** and connectivity of the residual areas of the Core Natural Heritage Feature;
 - c. The **quality and quantity** and direction of local surface water and groundwater will be maintained or enhanced; and
 - d. The extraction of **mineral aggregate resources** will be completed, and the area will be **rehabilitated**, as early as possible in the life of the operation.
- 10.108. New **mineral aggregate operations** proposed **adjacent** to Core Natural Heritage Features may be permitted provided that there will be no **adverse environmental impacts** to their features or **ecological functions** and connectivity/linkages.
- 10.109. The **City** will include site-specific regulations with the implementing by-laws to restrict extraction below the water table where **subwatershed**-scale hydrogeological studies have not demonstrated the **City's** satisfaction the acceptability of such extraction from a surface water and groundwater perspective.
- 10.110. New **mineral aggregate operations**, or **wayside pits and quarries**, may be permitted within **Environmentally Sensitive Landscapes** where it can be demonstrated to the satisfaction of the **City**, in consultation with the Province, **Region**, and the Grand River Conservation Authority, that:
 - a. Where extraction is proposed **adjacent** to a Core Natural Heritage Feature, there will be no significant **adverse environmental impacts** to their features or landscape level **ecological functions** and connectivity;
 - b. where extraction is proposed within or **adjacent** to the following features, which are not included within a Core Natural Heritage Feature:
 - i. rivers, stream valleys, **floodplains**, or associated **hazardous lands** or **hazardous sites**;
 - ii. fish habitat;
 - iii. meromictic and kettle lakes;
 - iv. significant wildlife habitat; or
 - v. savannas, tallgrass prairies, rare **woodland** types, cliffs, alvars, sand barrens, marl seeps, bogs and fens;

there will be no significant **adverse environmental impacts** to their features or **ecological functions** and connectivity, although extraction may be considered in habitats which can be effectively replaced or restored in a short to medium time scale such as areas of crop or pasture land, young plantation, early successional **woodland**, small areas of non- Provincially significant marsh or thicket wetland, old field meadow, hedgerows and drainage swales; and
 - c. the **quantity and quality** of local surface water and groundwater regimes can be maintained or enhanced.

- 10.111. Where a new **mineral aggregate operation** is proposed on lands designated as an **Environmentally Sensitive Landscape** as shown on **Map X**, the **City** will recommend to the Province that the Natural Environment Report required under the Aggregate Resources Act also address the following objectives:
- natural habitat that would be lost from the site will be replaced with equivalent habitat on the property or on **adjacent lands**, and no less than 35 per cent of the licensed area remaining above the water table after extraction will be **rehabilitated** to sustainable natural **woodland** habitat representative of the landscape in which it is located;
 - the **quantity and quality** of surface water and groundwater regimes and aquatic ecosystems remaining after, or created by, extraction will be **rehabilitated** to sustainable natural aquatic ecosystems representative of the landscape in which they are located;
 - the health, diversity, size, **ecological function**, and connectivity of major natural features remaining within the proposed licensed area will be maintained and, where possible, enhanced before, during, and after the extraction of aggregate resources;
 - the **rehabilitated** area will be maximized and the disturbed area minimized on an ongoing basis during the life cycle of the pit operation; and
 - rehabilitation** of any area once occupied by natural features or identified as potential enhancement/**restoration** and/or corridor/linkage areas is completed as early as possible in the life of the extraction operation.
- 10.112. **Development applications** that would establish an **ancillary use** to a **mineral aggregate operation** will only be permitted where applicable studies demonstrate to the satisfaction of the **City** that the proposed use will mitigate any potential adverse effects.
- 10.113. The **City** will collaborate with the Province to ensure that all appropriate requirements resulting from the review of an application for a **mineral aggregate operation** are imposed and enforced as:
- conditions on the license or notes on the site plan required under the Aggregate Resources Act, including but not limited to spill protection measures to prevent discharges to surface water and groundwater resources from on-site fuel storage, vehicle or equipment repair and equipment operation, spills from salt storage, use, and transfer, and other best management practices; and
 - regulations in implementing by-laws, development agreements, and conservation easements as may be applicable.

Extraction Below the Water Table

- 10.114. In addition to all other applicable policies in this Plan, including the requirement for an amendment to this Plan, mineral aggregate extraction below the water table will only be permitted where:

- a. on lands identified as Prime Agricultural lands, it is demonstrated to the satisfaction of the **City** and **Region** that there is a substantial quantity of **mineral aggregate resources** below the water table warranting extraction;
 - b. the completion of a hydrogeological cumulative impacts assessment demonstrates that the removal of the resource and the subsequent **rehabilitation** of the lands will not negatively impact the **quantity and quality** of surface or groundwater resources and relevant **natural heritage features**. Such studies shall be completed to satisfaction of the **City, Region, Province, and the Grand River Conservation Authority**;
 - c. if necessary and feasible to protect groundwater quality, post-extractive drainage is directed away from the resulting pond, the slopes of the pond are stabilized with appropriate native species, and a pond planting plan is prepared and implemented to the satisfaction of the **City**;
 - d. on lands identified as Prime Agricultural lands, other alternatives have been considered by the owner/applicant and found unsuitable, and agricultural **rehabilitation** in remaining areas will be maximized. The consideration of other alternatives will include investigation as to the availability of alternative resources on lands identified as Canada Land Inventory Class 4 to 7 soils, resources on lands committed to future urban uses, and resources on Prime Agricultural lands where **rehabilitation** to agriculture is feasible; and
 - e. it is demonstrated to the satisfaction of the **City** and **Region** that the site will be **rehabilitated** in accordance with this Plan.
- 10.115. Where the results of an individual or **subwatershed** scale hydrogeological study indicate that mineral aggregate extraction below the water table may have a negative impact on the **quantity or quality** of groundwater in an area, the **City** will restrict extraction below the water table by means of a site-specific regulation in the implementing by-law in accordance with this Plan. The purpose of this restriction is to maintain the depth of residual over burden necessary to protect the **quality and quantity** of groundwater.
- 10.116. Where the extraction of a proven significant quantity of **mineral aggregate resources** located below the water table is not permitted in accordance this Plan, this resource will continue to be protected from land uses that are non-**compatible** with its future extraction.

Wayside Pits and Quarries, Portable Asphalt and Concrete Plants

- 10.117. **Wayside pits and quarries, portable asphalt plants and portable concrete plants** used for public road authority contracts will be permitted on a temporary basis in all land use designations, without the need for an Official Plan Amendment or Zoning By-law Amendment, except where:
- a. the use would be located within or **adjacent** to an existing Built-Up Area that would be non-**compatible** with aggregate extraction and associated activities;

- b. the use would be located within lands designated Natural Heritage Conservation as shown on Map 3; and,
 - c. the use is identified as a prohibited use elsewhere in this Plan and/or by **Regional** and Provincial guidelines.
- 10.118. **Portable asphalt plants** and **portable concrete plants** will be discouraged on lands containing active agricultural operations. If asphalt or concrete for a public road project cannot be obtained from an existing asphalt or concrete plant, attempts should be made to locate the portable plant in **wayside pits and quarries**, vacant industrial sites, or on inactive or less productive agricultural lands.
- 10.119. **Portable asphalt plants** and **portable concrete plants** will obtain appropriate approvals pursuant to the Environmental Protection Act and will include provisions to prevent spills of petroleum chemicals to surface and groundwater resources.

Rehabilitation of Mineral Aggregate Operations

- 10.120. All proposals for new or expanding **mineral aggregate operations**, including **wayside pits and quarries**, will include a rehabilitation plan to the satisfaction of the **City** and the **Region** in accordance with this Plan. Where new or expanding **mineral aggregate operations** are located in close proximity to other **mineral aggregate operations**, a comprehensive rehabilitation plan which includes all applicable **mineral aggregate operations** should be provided.

Conservation of Mineral Aggregate Resources

- 10.121. The **City** will ensure that **mineral aggregate resource conservation** will be undertaken, including through the use of aggregate recycling facilities within operations, wherever feasible.

11. Land Use Designations

What is the purpose of this Section?

The land use designation policies set out in this section expand on the Building Blocks provided in the previous chapters to advance the objectives of the Plan. This section provides direction for the use of land and provides the basis for implementing tools and guiding **development applications**. It sets out the desired land use pattern and establish the land use designations. Each land use designation outline the type and standards for development and range of permitted uses. Land use designations are mapped on Map 3.

POLICIES APPLYING TO ALL LAND USES

- 11.1. Permitted uses within all land use designation may include the following:
- a. Public service facilities and systems owned and operated by, on behalf of, or in partnership with the Provincial or Federal governments, the Region, the Grand River Conservation Authority, or the **City** may be permitted in any land use designation, unless otherwise limited by the policies of this Plan.
 - b. Temporary markets that support the sale of local produce, community gardens, other **compatible** forms of agricultural crop production, and parks and active or passive recreational uses may be permitted in any land use designation, unless otherwise limited by this Plan.
- 11.2. **Development** will be designed to address the following mobility and design considerations:
- a. Ensure **compatibility** with the exterior areas of **adjacent** properties in accordance with the Placemaking policies of this Plan;
 - b. Minimize energy consumption and leverage low carbon energy sources in accordance with the Thriving through the Energy Transition policies of this Plan;
 - c. Prioritize pedestrian comfort, safety, accessibility, and convenience over private vehicular access, parking, movement, and functionality, in accordance with the Mobility policies of this Plan;
 - d. Provide a pedestrian connection(s) from the principal entrance(s) to the municipal sidewalk or to the traveled lane, where no municipal sidewalk exists;
 - e. Limit the number and size of vehicular accesses, in accordance with the Mobility and Placemaking policies of this Plan; and
 - f. Provide sufficient and suitable climate-resilient landscaping for amenity space, stormwater management, and vegetation, in accordance with Open Space and Servicing and Utilities policies of this Plan.
- 11.3. **Development** will be regulated through **built form** regulations, rather than density, in most cases. **Built form** regulations may include, but are not limited to, building setbacks, height, physical separation, maximum building length, or maximum floor plate area. Request for relief from **built form** regulations may require an amendment to this Plan where it compromises the objectives of this Plan.

- 11.4. The implementing by-laws may regulate matters related to **built form** including, but not limited to, building length, floor plate area, on-site separation between buildings, and off-site separation between buildings.
- 11.5. Site-specific **development applications** which seek relief from the implementing zoning through a Minor Variance(s) or amendment to the Zoning By-law, and/or seek to amend this Plan will consider the following factors:
- a. **Compatibility** with the **planned function** of the subject lands and **adjacent** lands;
 - b. Suitability of the lot for the proposed use and/or **built form**;
 - c. That there is sufficient lot area to allow a **development** that complies with the **built form** policies and objectives of this Plan and implementing by-laws.
 - d. Compliance with the **City's Urban Design Manual** and **built form** policies of this Plan; and
 - e. Technical considerations and other contextual or site-specific factors.
- 11.6. In a **Heritage Conservation District**, where there is a conflict between the policies in this land use designation and the **Heritage Conservation District Plan**, the **Heritage Conservation District Plan** will prevail.
- 11.7. Where new parking spaces are proposed to be developed in combination with **development**, the **City** will:
- a. require owners/applicants to utilize **Transportation Demand Management** measures;
 - b. encourage parking structures that are integrated with other uses as the desired form of parking; and
 - c. encourage required off-street parking to be located away from and/or screened from the view of the **public realm**;
- 11.8. Wherever residential uses are permitted, accessory offices and program spaces that provide on-site health, social, and support services will be permitted as an accessory use to support residents' well-being and community integration.

POLICIES APPLYING TO MIXED USE AND COMMERCIAL FIRST

- 11.9. To ensure a commercial component of complete communities within lands designated Mixed Use outside of Protected Major Transit Station Areas as shown on Map 4 and lands designated Commercial First, the **City** will:
- a. Require that the amount of non-residential gross floor area on a site be maintained or increased through **development**; and
 - b. Identify and establish **priority streets** in accordance with the Placemaking policies of this Plan.
- 11.10. To ensure a commercial component of complete communities within lands designated Mixed Use outside of Protected Major Transit Station Areas and Commercial First, the **City** may:
- a. Require a minimum amount of non-residential uses, for example through minimum non-residential **Floor Space Ratio** requirements;

- b. Require commercial uses on the ground floor;
 - c. Establish minimum targets for the amount and type of non-residential floor area at a neighbourhood scale; and
 - d. Regulate the location of commercial uses on a site through implementing by-laws.
- 11.11. The geographic application of the policy above will consider:
- a. the abundance and variety of existing and planned non-residential uses that are within walking distance;
 - b. whether the retail operation services primarily a neighbourhood, city-wide, or regional commercial function;
 - c. lot size and fabric; and
 - d. the presence or need for **food stores** as the highest priority retail use.
- 11.12. Deviation from the above may be permitted by way of amendment to the implement by-law(s) subject to a retail impact study.
- 11.13. **Food stores** may be protected and/or incentivized through:
- a. a Community Improvement Plan;
 - b. securing them as community benefits through a Community Planning Permit System;
 - c. requiring them to be retained through the redevelopment process or by providing an interim space as part of comprehensive commercial plaza redevelopment;
 - d. providing **City** project management or concierge support through the development approvals process; and
 - e. **City** investments that incentivize **food stores** will prioritize equity consideration
- 11.14. This **City** may pilot the preparation of urban design concept plans to help guide future **development application** for commercial sites, which may include Urban Centres, other Strategic Growth Areas, and Commercial First lands.
- 11.15. **Development applications** for new **drive-through facilities** on Mixed Use lands outside of Protected Major Transit Station Areas, or on lands designated Commercial First, may require supporting studies and reports as set out in the Implementation policies of the Plan to enable the **City** to fully evaluate the appropriateness of the proposed **drive-through facility**. Detailed requirements and regulations will be determined through **urban design guidelines, urban design briefs**, implementing Zoning By-laws, and/or Site Plan approval. Applications will only be considered for approval in circumstances where the following are satisfied:
- a. the drive-through facility must be located within a mixed-use building or multi-unit building;
 - b. the **drive-through facility** does not conflict with the **planned function** of the area by accommodating the operational and functional requirements of the **drive-through facility**;
 - c. does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site in a **mixed-use development**;
 - d. in a **mixed-use development**, which includes residential uses and/or office uses, the proposed **drive-through facility** does not compromise the use and enjoyment of

- outdoor **amenity areas**, impact other uses on the site as a result of noise and odour effects, and does not affect the functional support systems for the other uses on the site, including loading, garbage pick-up, on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress;
- e. access and egress to **drive-through facilities** should not be located in close proximity to intersections and transit stops;
 - f. the **drive-through facility** must safely accommodate pedestrian access into and through the site and minimize pedestrian and vehicular conflict;
 - g. drive-through aisles and stacking lanes should not be located between the building's primary façade and a roadway that is an existing or planned transit route, important pedestrian linkage, and/or destination; and,
 - h. the **drive-through facility** must provide space for vehicle stacking so as to not impede on or off-site traffic flow.

Urban Design

- 11.16. A high quality of urban design will be expected of the buildings, building elevations, building massing, storefronts, store signs, patios, streetscapes, and public spaces to enhance street life and create local pride and interest as well as tourism interest and placemaking. The **City** will encourage innovation and architectural excellence in urban **development**.
- 11.17. The **City** will prepare and maintain **Urban Design Guidelines** for lands designated Mixed Use that will provide directions and standards for new buildings, new storefronts, storefront modifications, new outdoor patios, and will also address such elements as the streetscape, massing of buildings, architecture, **cultural heritage resource conservation**, public art, signage, and the landscaping of private property abutting green areas.
- 11.18. Where a specific **development** may benefit from one or more financial incentive programs offered by the **City** such as reduced Development Charges, rates, or programs contained in Community Improvement Plans, the **City** may require the strictest adherence to any and all of its Urban Design policies contained in this Plan and all applicable **urban design guidelines** contained in the **City's Urban Design Manual**. This could include adherence to **urban design briefs** and/or **urban design reports** specifically developed for projects eligible to benefit from any financial incentive program.
- 11.19. Any **development** or activity incented under a downtown Community Improvement Plan program will adhere to the Placemaking policies of this Plan and any relevant guidelines.
- 11.20. The scale and massing of **development** at the edge of a Mixed Use land use designation will consider **compatibility** with, and transition to, the **adjacent** land use designation.

NATURAL HERITAGE CONSERVATION

What is the purpose of the Natural Heritage Conservation land use designation?

The Natural Heritage Conservation land use designation is intended to protect and/or conserve our **natural heritage features** and their **ecological functions**. These areas may allow legally existing uses as of the date when this Plan was approved unless there is a significant threat to health and safety.

Where does this land use apply?

The Natural Heritage Conservation land use designation applies to sites in Green Areas shown on Map 2.

Objectives:

- To implement the policies Natural Heritage System policies of this Plan.

Policies:

11.21. The Natural Heritage Conservation land use designation will include:

- a. **Provincially Significant Wetlands;**
- b. **Locally Significant Wetlands;**
- c. Grand River **Significant Valley;**
- d. **Environmentally Significant Valley Features;**
- e. **Locally Significant Valleylands;**
- f. Environmentally Sensitive Policy Areas;
- g. **Significant Woodlands;**
- h. **Locally Significant Woodlands;**
- i. Habitat of Endangered and/or Threatened Species;
- j. Fish Habitat; and
- k. natural **hazardous lands** including, but not limited to lands, considered to be in the **floodway** and subject to **flooding hazard**.

11.22. The Natural Heritage Conservation land use designation may only permit those uses which fulfill at least one of the following objectives:

- a. conservation activities;
- b. forest, fish, and wildlife management;
- c. small scale, passive recreational uses and accessory uses such as trails, boardwalks, footbridges, and picnic facilities which will have no significant negative impact on **natural heritage features** or **ecological functions** of the **Natural Heritage System;**
- d. conservation and flood or erosion control projects where it has been demonstrated that they are necessary in the public interest and other alternatives are not available;
- e. **infrastructure** projects in accordance with Servicing and Utilities policies of this Plan; and
- f. new **mineral aggregate operations** in accordance with Aggregate policies of this Plan.

- 11.23. The above uses may be further limited through the specific policies for each **natural heritage feature**, the zoning of specific lands, or other applicable legislation.
- 11.24. **Development**, alteration to a watercourse, or interference with a **wetland** (as defined under the Conservation Authorities Act) associated with a permitted use will not be permitted without the prior issuance of a permit from the Grand River Conservation Authority in accordance with the applicable regulation approved under the Conservation Authorities Act.
- 11.25. New **development** and/or **site alteration** may only be permitted in accordance with the uses permitted in this land use designation and in accordance with the Community Health and Safety Policies in this Plan.

Existing Uses

- 11.26. Legally **existing** uses as of the date of approval of this Plan may be permitted and zoned accordingly unless there is a significant threat to health and safety.
- 11.27. A minor expansion of a legally **existing** building, structure, use or conversion to a less intense use may be permitted within lands designated as Natural Heritage Conservation without an Official Plan Amendment provided that it can be demonstrated, to the satisfaction of the **City** and the Grand River Conservation Authority, where applicable, through an **Environmental Impact Study** or other appropriate study that the objectives of the land use designation can be met and that the proposed minor expansion or conversion will not have a negative impact on the natural hazard, **natural heritage features**, or **ecological functions** for which the area is identified.

PRIME AGRICULTURE

What is the purpose of the Prime Agriculture land use designation?

The Prime Agriculture land use designation is about accommodating a wide range of **agriculture** and **agriculture-related uses** and encouraging their preservation and efficient use. These lands will be predominantly used for agriculture to ensure maximum flexibility for farm operators to engage in differing types and sizes of farm operations. This Plan protects **agricultural uses** as large continuous areas free from conflicting and non-**compatible** land uses.

Where does this land use apply?

The Prime Agriculture land use designation applies to sites outside of the Urban Area and within the Protected Countryside shown on map 2.

Objectives:

- Protect land in close proximity to the Urban Area for agriculture and **agriculture-related uses**.
- Encourage and support agriculture and **agriculture-related uses** to help strengthen the viability of the local farm economy and food system.
- Support the use of agricultural lands for mineral aggregate resources and the subsequent **rehabilitation** of the affected lands.
- Protect and enhance the topography, rural landscapes, groundwater recharge areas, **natural heritage features**, and **cultural heritage resources** of the city's agricultural areas.

Policies:

- 11.28. All types, sizes, and intensities of **agricultural uses, agriculture-related uses, on-farm diversified uses**, and normal farm practices will be promoted and protected in accordance with Provincial standards.
- 11.29. New land uses, including the creation of separate lots, expansions of existing uses and existing lots, and the **development** of new or expanding livestock facilities will comply with the **Minimum Distance Separation Formulae**.
- 11.30. The placing of fill, removal of topsoil, or extraction of peat will generally be discouraged within the Prime Agriculture land use designation. Such activities will be regulated through **site alteration** by-laws passed under the provisions of the Municipal Act or Topsoil Preservation Act and the rehabilitation of the lands from which peat or topsoil has been removed, will be required.

Land Use Designation

- 11.31. Permitted uses within the Prime Agriculture land use designation may include the following:
- agricultural uses** (including vertical farming);
 - existing** residential uses; and
 - Mineral aggregate operations as an interim use in accordance with the Mineral Aggregate policies of this Plan.
- 11.32. **Agriculture-related uses** may be permitted subject to the following:
- the use minimizes the amount of land removed from agricultural production and is suitable for the site in comparison to other reasonable alternatives available in the city, including sites with poorer agricultural soils or where fragmented or smaller lots and/or a mix of farm lots may already exist;
 - the use mitigates any potential land use conflicts with **adjacent** farms and other land uses; and,
 - the use can be appropriately serviced by a **private water system** and **private sewage system**.
- 11.33. **On-farm diversified uses** may be permitted subject to the following:
- the uses will be clearly accessory to principal **agricultural use** of the property;
 - the uses will be small in scale and **compatible** with and not hinder surrounding agricultural operations;
 - for uses located on a farm, any buildings, structures, or facilities associated with the secondary use, except roadside produce stands, will be integrated with the main farm building and can be constructed in a manner that will allow for ease of conversion to an **agricultural use** should the **on-farm diversified uses** cease to exist. Minor retailing of products will be permitted directly from the farm provided that sales are limited to those goods produced or manufactured primarily on the farm; and,

- d. lot creation to facilitate **on-farm diversified uses** created in accordance with the preceding Policy will not be permitted.
- 11.34. Where a residential dwelling is permitted on a lot in a Prime Agricultural area, up to two additional residential units may be permitted in accordance with Provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
- a. comply with the minimum distance separation formulae;
 - b. are compatible with, and would not hinder, surrounding agricultural operations;
 - c. have appropriate sewage and water services;
 - d. address any public health and safety concerns;
 - e. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster;
 - f. minimize land taken out of agricultural production; and
 - g. Shall not be severed except in accordance with the Provincial Planning Statement.
- 11.35. Additional or temporary farm-related residential units may be permitted on a farm in the Prime Agriculture designation without severance to accommodate farm employees, including members of the farm household directly involved in the farm operation, provided that
- a. the size, nature, and productive capability of the farm operation warrant additional farm employment for extended periods of time such that additional on-site accommodation is considered necessary;
 - b. any new permanent dwellings will be limited to bunkhouses or the conversion and/or expansion of **existing** farm-related residential units;
 - c. any new temporary dwellings will be located near existing farm buildings and will be removed when they are no longer required to accommodate farm employees; and,
 - d. the site can be appropriately serviced by a **private water system** and a **private sewage system**.
- 11.36. Any forested areas and **woodlands** within the Prime Agriculture designation will be subject to the Natural Environment policies in this Plan.

Severance Policies For Lot Creation/Lot Adjustment

- 11.37. Unless otherwise specified by the policies in this Plan, severances for the purposes of lot creation or lot adjustment in the Prime Agriculture designation are discouraged and may only be permitted in accordance with the Provincial Planning Statement.

OPEN SPACE

What is the purpose of the Open Space land use designation?

The Open Space designation ensures there is open space in the city alongside all the planned growth and development. Open spaces are crucial as places to connect, belong, play, and thrive. These lands are protected from being developed with private buildings.

Where does this land use apply?

The Open Space land use designation is applied where lands are intended to be open in the long term. It is applied in all City Structure elements on Map 2 except for the Protected Countryside.

Objectives:

- Provide for a comprehensive and connected open space system to foster connection with other people and the outdoors.

Policies:

11.38. Permitted uses within the Open Space land use designation may include the following:

- a. active and/or passive outdoor recreational uses;
- b. cemeteries;
- c. conservation uses;
- d. cultural heritage resource uses;
- e. golf courses;
- f. outdoor recreation;
- g. parks;
- h. trails; and
- i. shared uses on hydro rights-of-way including, open space links, parking lots, outside industrial storage, or other uses accessory to **adjacent** land uses in accordance with the Servicing and Utilities policies of this Plan.

11.39. Open Space linkages may include utility corridors, closed road rights-of-way, former railway lines, wildlife passages, **parkland**, stormwater management areas, or any other landforms which enables a continuous parks and open space system.

11.40. Parks, trails, and cemeteries which are conveyed to or acquired by the **City** may be designated Open Space by revising Map 3 without the need for an Official Plan Amendment.

MIXED USE

What is the purpose of the Mixed Use land use designations?

The Mixed Use land use designations will accommodate a significant portion of Kitchener's growth. These areas will provide opportunities for all housing types and a range of commercial, employment, and institutional uses, and will prioritize housing and employment growth, **active transportation** and public transit, and high-quality urban design.

Where does this land use apply?

The Mixed Use land use designations apply to sites in Strategic Growth Areas show on Map 2, that include lands that are within Protected Major Transit Station Areas and other Strategic Growth Areas that are well served by transit and other services and amenities. The Mixed Use C land use designation only applies within Protected Major Transit Station Areas.

Objectives:

- To create and maintain vibrancy, connection, and belonging in Strategic Growth Areas.
- To encourage non-residential uses that support complete communities.

- To increase all forms of residential **development** in Strategic Growth Areas.
- To inspire and promote creative, high quality design through the encouragement and support of architectural excellence.
- To **conserve** our **cultural heritage resources** and ensure **development** is sensitive to, enhances, and reflects our past.
- To facilitate and encourage a mix of uses that will contribute to a vibrancy and safety.
- To promote the effective use of existing **infrastructure** by attracting and encouraging more residents and jobs to Strategic Growth Areas.
- To create and maintain walkable, cyclable, and rollable Strategic Growth Areas.

Policies:

- 11.41. The Mixed Use A and Mixed Use B land use designations will only apply to lands identified on Map 2 as Strategic Growth Areas. In addition, the Mixed Use C land use designation will only be applied to Strategic Growth Areas which are Protected Major Transit Station Areas on Map 2.
- 11.42. The City will discourage a reduction in the lot area for lands designated Strategic Growth Area if the reduction in lot area has the potential to compromise **intensification**.
- 11.43. The City will encourage lot consolidation to achieve better site configuration, the provision of amenities and land use, and design efficiency. Lot consolidation may be used as rationale for **development applications** that seek relief from relevant policies and implementing by-laws.

General Uses

- 11.44. The **City** will direct new **major office** and **major institutional developments** to locate within Protected Major Transit Station Areas.
- 11.45. The **City** will encourage the **development** and retention of **food stores** within the Mixed Use land use designation.
- 11.46. The **City** will discourage the **development** or retention of some uses within or in close proximity to Strategic Growth Areas which would conflict with their **planned function**.
- 11.47. The **City** will encourage the **development** and retention of institutional uses and **cultural facilities** within the Mixed Use land use designation.
- 11.48. New predominately auto-exclusive uses such as car washes, **drive-through facilities**, gas stations, the sale and/or repair of motor vehicles, and commercial parking facilities will only be permitted within Protected Major Transit Station Areas on the basis of a site-specific amendment to this Plan. In considering applications for site-specific Official Plan Amendments, such applications will need to demonstrate the following:
- a. The use can maintain consistency with the objectives of this Plan, and in particular the objectives and **planned function** of the Mixed Use land use designation;
 - b. That priority is given to the comfort, safety, and efficient movement of pedestrians and cyclists;
 - c. the use conforms to the Placemaking policies of this Plan and to the **Urban Design Manual**; and

- d. in the case of drive-through facilities:
 - i. must be located within a **mixed-use** building or **multi-unit building**;
 - ii. does not conflict with the planned urban design and architectural characteristics of the predominant uses on the site; and
 - iii. ensures that if co-located in a **mixed-use development**, which includes residential uses and/or office uses, the proposed **drive-through facility** does not compromise the use and enjoyment of outdoor **amenity areas**, impact other uses on the site as a result of noise and odour effects, and does not affect the functional support systems for the other uses on the site, including loading, refuse pick-up, and on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress.
- 11.49. The **City** will limit the height of buildings along King Street West between Water Street and Queen Street to **conserve** a historical mid-rise main street condition intended to serve a **public realm** where frequent large scale events and celebrations are held.

Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas (Growing Together East)

- 11.50. Notwithstanding the Strategic Growth Area A, Strategic Growth Area B, or Strategic Growth Area C land use designations and policies which apply on lands within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas:

Transportation and Noise

- a. **Development** within the Fairway and Sportsworld Protected Major Transit Station Areas will support access management and improve pedestrian and cyclist safety by consolidating the number of vehicle access points and aligning driveways opposing on either side of the street, where feasible. New private driveways on Fairway Road and King Street East will be discouraged and only permitted if no alternative means of access is available.
- b. **Development** within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas will protect for existing and planned transit system **infrastructure** and transit vehicle movement and routing in consultation with the **Region**.
- c. **Development applications** within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas will be required to demonstrate to the satisfaction of the **City**, through the completion of a **Transportation Demand Management** Strategy, that the proposal incorporates:
 - i. A range of **infrastructure** improvements, strategies, and programs to increase **active transportation** and transit use and reduce single occupancy vehicle use;
 - ii. Quantitative multi-modal transportation assessments and site-related traffic mitigation measures to demonstrate sufficient and safe transportation **infrastructure** to service the proposed **development**;

- iii. A range of parking management strategies that minimize the need for auto parking supply in conjunction with new **developments** and that prioritize facilities and programs for car-share, carpool, bike-share, on-street bicycle parking, shared parking, and low-emissions vehicles; and
- iv. Phasing of Transportation Demand Management measures to support development through all phases of development.
- d. **Development** within the Fairway and Sportsworld Protected Major Transit Station Areas will be designed to facilitate pedestrian and cyclist access and connectivity to public transit and the **active transportation** network through publicly accessible streets and mid-block connections, typically every 150 metres or less.
- e. Non-residential uses and parking structures within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas will be located **adjacent** to railways, where feasible, to address land use **compatibility** between sensitive and non-**sensitive land uses**.

Non-Residential Uses

- f. Non-residential uses, including **community facilities**, within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas may be permitted within the upper stories of a freestanding commercial or **mixed-use** building.
- g. Where **development** within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas is proposed to proceed in phases or to address coordination between landowners, a phasing plan will be required as part of a **complete application** which demonstrates how the **development** will prioritize:
 - i. The provision of non-residential uses in the first phase of **development** or retention of **existing** commercial uses on the site until such time as new non-residential uses are built;
 - ii. **Development** on surface parking lots and portions of the lot abutting **priority streets** as part of the first phase of **development**; and
 - iii. Connections to the **active transportation** and transit networks throughout all phases of **development**.
- h. The City may establish a Community Improvement Plan in accordance with the Implementation Section of this Plan within the Block Line, Fairway, and Sportsworld Protected Major Transit Station Areas to support the following objectives which include but are not limited to:
 - i. Providing affordable commercial and retail spaces which support local entrepreneurialism;
 - ii. Retaining jobs during redevelopment;
 - iii. Improving substandard building conditions;
 - iv. Supporting small businesses on the ground floor of buildings; and
 - v. Retrofitting existing commercial spaces and buildings to prevent the loss of commercial floor area.

Mixed Use A

The Mixed Use A land use designation is generally intended to accommodate **intensification** within existing predominantly low-rise residential neighbourhoods, lands further away from **Rapid Transit** or high frequency transit stops, and/or lands where existing lots are generally too small to support high rise buildings. It is anticipated that the majority of **development** will occur through **intensification** including missing middle housing and **compatible** non-residential uses.

- 11.51. The Mixed Use A land use designation will accommodate a range of low and medium density residential housing types including those permitted in the Neighbourhoods land use designation.
- 11.52. Where **compatible**, permitted non-residential uses within the Mixed Use A land use designation may include the following:
 - a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, and light repair operations;
 - b. Personal services;
 - c. Offices;
 - d. Health-related uses such as health offices and health clinics;
 - e. Institutional uses such as daycare facilities, religious institutions, **community facilities**, and schools;
 - f. Social service establishment; and,
 - g. Studio and artisan-related uses.
- 11.53. To ensure **compatibility**, the implementing zoning may limit the full range and scale of permitted uses listed above.
- 11.54. No building will exceed 8 storeys in height. The implementing zoning may permit maximum building heights of less than 8 storeys.
- 11.55. On these lands where the implementing by-law does not allow for 8 storey **development**, a Zoning By-law Amendment will be required for a building more than 4 storeys in height.
- 11.56. A minimum **Floor Space Ratio** of 0.6 will apply to all **development**. The implementing zoning may exempt single detached dwellings, additional dwelling units, semi-detached dwellings, street townhouse dwellings, and low-rise multiple dwellings from the minimum **Floor Space Ratio**.

Mixed Use B

The Mixed Use B land use designation is intended to accommodate significant **intensification** at building heights between those in the Mixed Use A land use designation and those in the Mixed Use C land use designation. Lands designated Mixed Use B are also intended to serve as a transition between low rise buildings on lands within the Mixed Use A designation, and medium and high-rise buildings within the Mixed Use C designation. Some areas within the Mixed Use B land use designation contain smaller lots and/or existing low rise homes. While significant **intensification** is planned for these lands, the implementing zoning may restrict building heights as an interim measure to ensure orderly **development** through a **development application**.

- 11.57. The Mixed Use B land use designation will accommodate a range of tall and medium-rise buildings.
- 11.58. Permitted non-residential uses within the Mixed Use B land use designation may include the following:
- a. **Compatible** commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;
 - b. Personal services;
 - c. Office;
 - d. Exhibition and/or conference facilities;
 - e. Health-related uses such as health offices and health clinics;
 - f. Institutional uses such as hospitals, daycare facilities, religious institutions, **community facilities**, and schools;
 - g. Social service establishment; and,
 - h. Studio and artisan-related uses.
- 11.59. In addition to the uses above, **major offices** may be permitted within the Mixed Use B land use designation when located in PMTSAs.
- 11.60. No building will exceed 28 storeys in height. The implementing zoning may permit maximum building heights of less than 28 storeys.
- 11.61. Where the implementing zoning does not permit the maximum building height outlined immediately above, the **City** may consider site specific increases to the permitted building height in accordance with the policies applying to all land use designations. On these lands, a Zoning By-law Amendment will be required for a building more than 10 storeys in height.
- 11.62. A minimum **Floor Space Ratio** of 1.0 will apply to all **development**. The implementing zoning may contain transition regulations to facilitate and permit lands to ultimately meet the minimum **Floor Space Ratio** requirements.

Mixed Use C

The Mixed Use C land use designation is intended to accommodate significant **intensification** with high density within Protected Major Transit Station Areas. Lands designated Mixed Use C are generally centrally located within intensification areas and/or represent redevelopment opportunities at higher densities. It is anticipated that some areas within the Mixed Use C land use designation will require the assembly of lands for **development**. Further, some lands designated Mixed Use C are **adjacent** to lands planned for medium density uses or which contain existing low-rise homes. As such, the implementing zoning may restrict building height as an interim measure to ensure orderly development through a **development application** demonstrating that the policies of this Plan are met.

- 11.63. Permitted uses may include those permitted in the Mixed Use B land use designation.

- 11.64. Where the implementing zoning has a maximum building height, the **City** may consider site specific increases to the permitted building height in accordance with the criteria identified in the General Policies Applying to All Land Use Designations.
- 11.65. A minimum **Floor Space Ratio** of 2.0 will apply to all **development**. The implementing zoning may contain transition regulations to facilitate and permit lands to ultimately meet the minimum **Floor Space Ratio** requirements.

COMMERCIAL FIRST

What is the purpose of the Commercial First land use designation?

The Commercial First land use designation is about accommodating a wide range and mix of shops, services, and other commercial uses that serve the neighbourhoods, city, and region. This land use has many of our existing **food stores** that are important parts of our neighbourhoods. As the name suggests, commercial uses are the priority in this designation, but homes and institutional uses are welcome addition. Commercial places provide spaces for social connection and belonging for people across the city.

Where does this land use apply?

The Commercial First land use applies to sites in Neighbourhood Growth Areas shown on Map 2 that are currently, or are planned to be, commercial sites in the future.

Objectives:

- Provide for a wide range of commercial uses that support complete communities and places for people to connect.
- Enable a wide range of shops, services of all sizes, and job opportunities across the city.
- Create the conditions for commercial businesses to be established, thrive, and grow over the long term.
- Promote a high quality, **compatible built form** that allows for walkable access to neighbourhood shops and services, access and visibility for people coming from other neighborhoods, and the delivery economy.
- Maintain existing commercial space that serves a valuable commercial function within neighbourhoods, and secure new commercial space in new neighbourhoods.
- Secure **food stores** as the highest priority commercial component of complete communities.

Policies:

- 11.66. The Commercial First land use designation will accommodate a wide range and mix of commercial uses that serve the neighborhood, city, and region, as well as complimentary residential and institutional uses.
- 11.67. Permitted non-residential uses within the Commercial First land use designation may include the following:
- a. Commercial uses such as, but not limited to, retail, commercial entertainment, restaurants, financial establishments, hotels, and light repair operations;
 - b. Personal services;
 - c. Office, not including **major office**;

- d. Exhibition and/or conference facilities;
 - e. Health-related uses such as health offices and health clinics;
 - f. Social service establishment;
 - g. Small scale Institutional uses including facilities;
 - h. Community facilities;
 - i. Funeral homes; and,
 - j. Studio and artisan-related uses.
- 11.68. No **development** will exceed 12 storeys in height. The implementing by-laws may permit maximum building heights of fewer than 12 storeys.
- 11.69. Where the implementing zoning does not permit the maximum building height outlined in the preceding policy, the **City** may consider site specific increases to the permitted building height using the criteria outlined in the Policies Applying all Land Use Designations.
- 11.70. A minimum **Floor Space Ratio** of 1.0 will apply to all **development**. The implementing by-laws may contain transition regulations to facilitate and permit lands to ultimately meet the minimum **Floor Space Ratio** requirements.
- 11.71. Retail uses that require extensive display sites or storage and some auto oriented uses are generally non-**compatible** with residential uses and compact, walkable, and urban places and will be discouraged from locating in the Commercial First land use designation.
- 11.72. Residential uses may be permitted only in conjunction with commercial uses, provided they do not compromise the primary commercial function of the lands and will be implemented through policies applying to the Commercial First and Mixed Use land use designations, that requires commercial uses as part of complete community.
- 11.73. Proposal to add uses not listed in the policy above may be considered by way of an amendment to the implementing Zoning By-law where it is demonstrated to the satisfaction of the **City** that the proposed use would not:
- a. negatively affect the **planned function** and/or density of the Commercial First Designation or City Structure;
 - b. compromise the functionality of the site;
 - c. negatively impact transportation, noise, safety, or other policies of this Plan.
- 11.74. Proposals to exceed the maximum heights will generally be expected to deliver additional non-residential space, above and beyond the requirements in plan, with the specifics informed by neighbourhood context.
- 11.75. New purpose built institutional uses such as schools and places of worship may be permitted, provided they are secondary to the primary commercial function of the site.
- 11.76. Commercial buildings and sites will address garbage storage and pickup up and loading facilities, ensure primary facades include a functional customer entrance and transparent glazing, and address all other Placemaking policies of this Plan.
- 11.77. The zoning of individual sites designated Commercial First may not allow the full range and scale of uses at every location. Permitted uses and scale of uses will be dependent on

compatibility with surrounding areas, technical considerations, and other contextual or site-specific factors.

AUTO-ORIENTED COMMERCIAL

What is the purpose of the Auto-Oriented Commercial land use designation?

The Auto-Oriented Commercial land use designation is about providing a place for uses that are a poor fit for walkable, pedestrian oriented, and **mixed-use** places. This could be because of very large display and storage, track traffic, or noise and vibration impacts. Uses that may be a poor fit for compact, walkable places are crucial to the economic success of Kitchener. Finding new lands to meet these needs is very challenging in a mostly built-out city. Commercial uses that work with compact, walkable places such as retail and restaurant are directed to the Mixed Use, Commercial First, and Neighborhood land use designations.

Where does this land use apply?

The Auto-Oriented Commercial land use designation applies to sites in Neighbourhood Growth Areas in locations that are separated from homes and are not intended to transition to walkable compact places by 2051.

Objectives:

- Support and maintain space-extensive and auto-oriented economic activity in the city.
- Provide for a range of commercial uses with potentially significant land use **compatibility** issues.
- Protect for the long-term viability, growth, and evolution of commercial uses that are best suited to this land use designation.

Policies:

11.78. Permitted uses within the Auto-Oriented Commercial land use designation may include the following:

- a. motor vehicle sales,
- b. retail and service of space extensive and bulky goods;
- c. repair operations;
- d. car washes;
- e. gas stations;
- f. garden centres and landscape supply;
- g. contractors yards;
- h. pet related businesses with an outdoor component;
- i. commercial entertainment with an outdoor component;
- j. towing compounds; and
- k. consumer oriented self-storage.

11.79. Residential uses are not permitted.

11.80. The **City** may establish context-sensitive and land use appropriate design expectations on lands designated Auto-Oriented Commercial.

11.81. **Development applications** to establish uses not identified in the permitted uses above must demonstrate:

- a. that the proposed use(s) would not negatively impact the intended function of the Auto-Oriented Commercial area;
- b. that there are sufficient lands available to meet the City's need for auto-oriented uses; and
- c. the Land Use Compatibility policies of this Plan.

NEIGHBOURHOODS

What is the purpose of the Neighbourhoods land use designation?

The Neighbourhoods land use designation is about allowing a range and mix of housing options and **compatible** non-residential uses across the city. All different kinds of homes will be available in each neighbourhood to meet people's needs. **Development** in Neighbourhoods will be appropriate to the context of what's here there today, and the objectives for the future. The design of buildings, lots, and public spaces will be people focused and centered on creating great experiences.

Where does this land use apply?

The Neighbourhoods land use designation applies to sites in Neighbourhood Growth Areas as shown on Map 2 that are either existing or planned predominantly residential neighbourhoods.

Objectives

- Allow housing choices in all neighbourhoods to meet the needs of existing and future residents.
- Create strong neighbourhoods and foster human connection.
- Plan for more people in neighbourhoods to support mobility choice and more shops and services closer to homes.
- Permit small-scale and **compatible** commercial and service uses in all neighbourhoods
- Promote a high quality, contextually appropriate **built form** that supports good design principles.

Policies

- 11.82. The Neighbourhoods land use designation will permit a range and mix of housing options and **compatible** non-residential uses.
- 11.83. Permitted non-residential uses within the Neighbourhoods land use designation may include:
 - a. Commercial uses such as, but not limited to, retail, restaurants, and light repair operations;
 - b. Personal services;
 - c. Offices;
 - d. Health-related uses such as health offices and health clinics;
 - e. Institutional uses which may include daycare facilities, **community facilities**, and schools;
 - f. Social service establishments; and
 - g. Studio and artisan-related uses.

- 11.84. **Compatible** non-residential uses, whether accessory to a residential use or a standalone use, will be permitted anywhere residential uses are permitted, including within the primary structure on a property and within an accessory structure on a property.
- 11.85. To ensure **compatibility** with the intended residential and non-residential function of the Neighbourhoods land use designation, the implementing by-laws will limit the amount and orientation of private vehicle parking.
- 11.86. No **development** will exceed 6 storeys in height. The implementing by-laws may permit maximum building heights of fewer than 6 storeys.

INNOVATION EMPLOYMENT

What is the purpose of the Innovation Employment land use designation?

Kitchener experienced a century of industrial growth that set its economic foundations. Older industrial buildings and areas play an important role for business of all sizes today and in the future. This land use designation sets aside lands for business and **community facilities**, some of these uses have challenges locating near homes because of modest **compatibility** concerns. It ensures there are lands for business and community uses throughout the city. Because it's challenging to establish new jobs-focused areas in a largely built-out community, it's important that these continue to be used for a variety of job-generating uses, and that they evolve and adapt to a changing economy.

Where does this land use apply?

The Innovation Employment land use designation applies to sites within Neighbourhood Growth Areas and in Strategic Growth Areas shown on Map 2. They are often older industrial areas in the city that are not within Industrial Growth Areas.

Objectives:

- Support and maintain economic activity in the city.
- Provide for a range of employment and other non-residential uses including those with modest land use **compatibility** issues.
- Plan for complete communities by ensuring employment uses are able to establish and continue within Neighbourhood Growth Areas.

Policies:

- 11.87. Permitted uses within the Innovation Employment designation may include the following non-**noxious** uses:
- a. Light manufacturing;
 - b. Small-scale warehousing;
 - c. Offices, not including **major office**;
 - d. Repair operations;
 - e. **cultural facilities**, including associated studio, performing arts, and artisan-related uses;
 - f. Printing and publishing operations;
 - g. Food Incubators, food processing, co-packing, and ghost kitchens;
 - h. Daycare centres;

- i. Places of worship;
 - j. Specialized athletic facilities requiring high ceilings; and
 - k. Commercial Schools.
- 11.88. **Development Applications** to permit residential uses must demonstrate:
- a. that the surrounding area includes a full range of non-residential land uses contribute to a complete community that is well-served by the uses listed above, or, if not, that the site could not feasibly be used for any of the uses permitted in these;
 - b. **adjacency** to an existing residential area;
 - c. that the proposed residential uses would not negatively impact the **planned function** of the Innovation Employment area;
 - d. continued opportunities for jobs on site above and beyond any work from home jobs; and
 - e. the Land Use Compatibility policies of this Plan.
- 11.89. **Development** will be in accordance with the Land Use Compatibility policies of this Plan.

INSTITUTIONAL

What is the purpose of the Institutional land use designation?

The Institutional land use designation is about accommodating a wide range of community serving uses provided by the government, non-profits, faith groups, and the private sector. It's important to ensure there is sufficient lands to ensure we have places for us to connect, to take care of each other, find belonging, and thrive. Institutional lands can also provide for residential care homes and affordable housing, with Institutional uses being the priority.

Where does this land use apply?

The Institutional land use designation will be applied to within Strategic Growth Areas and Neighbourhood Growth Areas shown on Map 2 on sites that are currently or planned to be uses for institutional purposes.

Objectives:

- Protect existing institutional lands for institutional uses and facilitate their evolution to meet the needs of the community.
- Plan for sufficient lands to accommodate **community facilities, cultural facilities**, and other institutional uses.
- Create strong neighbourhoods and foster human connection by integrating institutional uses that are accessible to where people live.

Policies:

- 11.90. Permitted uses within the Institutional land use designation may include the following:
- a. **community recreation facilities**, including community centres, arenas, sports fields, and pools;
 - b. **cultural facilities**, including associated studio, and artisan-related uses;
 - c. day care facilities;
 - d. schools, including elementary and secondary schools, and post-secondary institutions;

- e. hospitals, health clinics, medical laboratories, and other associated uses;
 - f. Indigenous cultural facilities;
 - g. libraries;
 - h. religious institutions, including places of worship, and accessory cemeteries;
 - i. long term care facilities; and
 - j. social service establishments.
- 11.91. **Ancillary uses**, such as convenience retail, office, health office/clinic, restaurant, financial establishment, and personal services will be permitted to locate internal to an institutional use provided they are designed and located so as not to attract or serve a broader public than the primary institutional use.
- 11.92. Residential uses on lands designated institutional, other than long term care facilities, will be limited to **residential care facilities** and **affordable housing**, and permitted only on the same property as another permitted institutional use which is the principal use on the lands.
- 11.93. Where an institutional operation on a site closes, it is the intent of this Plan that the site evolves to accommodate a new permitted use. The **City** may consider the redesignation of the site to an appropriate alternative land use designation only after examination of the following options for part or all of the site:
- a. the use of the site for another permitted use; and,
 - b. acquisition of the site, or a portion of it, by the **City** for institutional, **parkland**, or open space uses.

INDUSTRIAL

What is the purpose of the Industrial land use designations?

The Industrial land use designations are about making sure there is space available in the city to meet the growing needs of manufacturers and logistics businesses, and some limited supporting businesses. These lands are reserved for uses that need to be located away from homes and other **sensitive land uses** because of noise, odor, or other nuisances. There are two industrial land use designations: General Industrial and Heavy Industrial.

Where does this land use apply?

The Industrial land use designation applies to sites in Industrial Growth Areas shown on Map 2 that are currently, or are planned to be, used for manufacturing, logistics, and limited supporting business in the future. They will be separated from land use designations that permit homes and other **sensitive land uses**.

Objectives:

- Support and maintain economic activity in the city.
- Provide for a range of manufacturing, warehousing, and logistics uses.
- Locate industrial land uses to minimize land use **compatibility** issues.
- Protect for the long-term viability, growth, and evolution of the industrial sector.

Policies:

- 11.94. While the uses contemplated in the Heavy Industrial and General Industrial land use designations are generally not conducive to compact places, the **City** and **Region** will plan for workers to get to their jobs safely and comfortably using transit, walking, cycling, and driving. Building and Site design should reflect this planned **built form**.
- 11.95. **Development** will be transit-supportive and incorporate **Transportation Demand Management** measures as outlined in the Mobility policies of this Plan.
- 11.96. The Heavy Industrial and General Industrial land use designations will not permit residential, institutional, and standalone commercial uses, including retail and office uses.
- 11.97. **Development applications** to establish uses not permitted in the Heavy Industrial and General Industrial land use designation will be considered removals from Industrial Growth Areas and subject to the Industrial Conversion policies of this Plan.
- 11.98. Existing uses on parcels of land designated Heavy Industrial and General Industrial on Map 3 are authorized to continue so long as the use is lawfully established on the parcel of land on or before June 7, 2023.
- 11.99. **Development** will be in accordance with the Land Use Compatibility policies of this Plan.

HEAVY INDUSTRIAL

- 11.100. Permitted uses within the Heavy Industrial land use designation may include the following:
- a. manufacturing uses including those characterized by large volumes of materials and products, and **noxious** uses that may result in vibration, noise, emissions, or odour;
 - b. warehousing excluding consumer-oriented self-storage;
 - c. renewable energy systems and battery energy storage systems;
 - d. uses that are accessory to a principal use, including research and development in association with manufacturing, factory sales, and offices; and
 - e. transportation terminals and depots.
- 11.101. Uses that support the permitted uses of this land use designation, such as heavy repair operations, major equipment supply and service, propane facilities, salvage or scrap yards, and indoor and outdoor recycling operations.

GENERAL INDUSTRIAL

- 11.102. Permitted uses within the General Industrial land use designation may include the following:
- a. manufacturing uses, provided they are not **noxious**;
 - b. warehousing uses, excluding consumer-oriented self-storage, and warehousing of hazardous, toxic, or contaminated materials;
 - c. renewable energy systems and battery energy storage systems;
 - d. uses that are accessory to a principal use, including research and development in association with manufacturing, factory sales, and offices.
 - e. transportation terminals and depots.

- 11.103. Uses that support the permitted uses of this land use designation, such as heavy repair operations, major equipment supply and service, propane facilities, salvage or scrap yards, commercial driver and training facilities, commercial vehicle wash facilities, building material and decorating supply establishment, and indoor recycling operations.

MAJOR INFRASTRUCTURE AND UTILITIES

What is the purpose of the Major Infrastructure and Utilities land use designation?

The Major Infrastructure and Utilities land use designation is about accommodating large scale **infrastructure** uses and **utilities** which are operated by the **City**, the **Region**, the Province, **utility**, or other public agency. It is intended to identify large public **infrastructure** uses which may not be **compatible** with surrounding land uses and which may affect surrounding areas due to their size, operation, appearance, noise, traffic, and hours of operation.

Where does this land use apply?

The Major Infrastructure and Utilities land use applies on sites across the city that currently or are planned to accommodate major **infrastructure** and **utility** uses. They can be located in Neighbourhood Growth Areas, Strategic Growth areas, or Industrial Growth Areas shown on Map 2.

Objectives:

- Ensure that **infrastructure** uses, including **utilities**, are located in a manner that maximizes their performance while limiting any land use **compatibility** issues.
- Ensure there is a sufficient amount of land designated to accommodate larger scale **infrastructure** uses and **utilities**.

Policies:

11.104. Permitted uses within the Major Infrastructure and Utilities land use designation may include the following:

- a. electrical transformer stations and associated facilities;
- b. facilities for waste reuse, recycling, reclamation, recovery, composting, or anaerobic digestion;
- c. municipal works yards;
- d. major transit and transportation facilities;
- e. transfer stations; and,
- f. water and wastewater treatment facilities.

SPECIAL POLICY AREAS

Notwithstanding the requirements of the land use designations and the policies in this Plan, certain sites or areas within the city are subject to more detailed and specific policies. These specific policies are intended to recognize sites or areas within the city where special conditions, other than those specified in the land use designations, will also apply. The following are sites and areas where specific policies apply. Site Specific Policy Areas are used to apply site specific planning policies to defined properties. Area Specific Policy Areas are used to apply policies to larger areas, containing multiple properties.

11.105. Hidden Valley One

- a. Notwithstanding the Neighbourhood land use designation on the subject lands:
 - i. a minimum Floor Space Ratio of 2.0 and maximum Floor Space Ratio of 4.0 will apply; and,
 - ii. Policies applicable to Special Policy Area 3 are applicable to Special Policy Area 1.

11.106. Hidden Valley Two

- a. Notwithstanding the Neighbourhood land use designation on the subject lands:
 - i. a minimum **Floor Space Ratio** of 0.6 and maximum **Floor Space Ratio** of 2.0 will apply; and,
 - ii. no building will exceed 8 storeys or 25 metres in height, whichever is the lesser, at the highest grade elevation. Relief from the building height may be considered for properties with unusual grade conditions and for buildings and/or structures with increased floor to ceiling heights and architectural features provided the increased building height is **compatible** with the **built form** and physical character of the neighbourhood.
- b. Policies applicable to Special Policy Area 3 are applicable to Special Policy Area 2.

11.107. Hidden Valley Three

- a. Notwithstanding the Neighbourhoods land use designation on lands within Hidden Valley, it is recognized that portions of the community have limited access to municipal sanitary services. Accordingly, the following will apply:
 - i. where individual septic systems are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare; and,
 - ii. all lots fronting onto Hidden Valley Road will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The **City** will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system.
 - iii. Notwithstanding the immediately preceding policy, on lands municipally addressed as 1054 and 1070 Hidden Valley Road, described as Part of Lots 3 and 4, RCP 1519, and subject to Draft Plan of Subdivision 30T-11204, all lots fronting onto Hidden Valley Road and having a connection to a municipally-provided wastewater collection system, will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.
 - iv. Notwithstanding the immediately preceding policy, on lands municipally addressed as 980 and 1018 Hidden Valley Road and subject to Draft Plan of Condominium 30CDM-23024, having a connection to a municipally provided wastewater collection system, these lands will have a minimum lot width of approximately 24 metres and a minimum lot area of approximately 929 square metres.

Natural Heritage Conservation

- b. Notwithstanding the Natural Environment policies of this Plan, **Significant Wildlife Habitat** in Hidden Valley as identified on Map 6 comprises both candidate and confirmed **significant wildlife habitat** and forms part of the **Natural Heritage System**.
- c. Notwithstanding the Natural Environment policies of this Plan, to protect federally, provincially, regionally, and locally significant species, a special zoning regulation provision will be applied, where appropriate, to lands identified as:
 - i. **Significant Habitat of Endangered and/or Threatened Species** where **development** or **site alteration** shall not be permitted in such habitat, except in accordance with Provincial and Federal requirements; and
 - ii. **Significant Wildlife Habitat**, confirmed and candidate, where an **Environmental Impact Study** shall be completed and approved demonstrating that there will be no negative impact on such identified habitat.
- d. Notwithstanding the Implementation policies of this Plan, the following minimum buffer criteria will apply to the Natural Heritage System, as shown on Map 6:
 - i. 30 metres for **wetlands** and watercourses;
 - ii. 10 metres for all other **natural heritage features** if physical barriers are installed; and,
 - iii. 20 metres for all other **natural heritage features** if no physical barriers are installed.

Natural Heritage & Environmental Management

- e. Notwithstanding the Nature in the City and Implementation policies of this Plan, where an **Environmental Impact Study** or **Stormwater Management Plan** is prepared for lands in and **adjacent** to the **natural heritage system**, direct, indirect, and cumulative impacts including but not limited to chloride, water balance, enhancements, buffer widths, corridor/linkage design, and mitigation measures to achieve a net benefit are to be considered.
- f. Notwithstanding the Nature in the City and Implementation policies of this Plan, where an **Environmental Impact Study** or **Stormwater Management Plan** is prepared for lands in and **adjacent** to the **natural heritage system** a monitoring program is to be prepared that will include three phases: "pre-construction" that will document current conditions, and be used as baseline information, "during-construction" that will ensure matters such as stormwater management, vegetation protection measures, and sedimentation and siltation control measures and mitigation measures are maintained and function as approved and "post-construction" that will ensure systems/facilities continue to satisfy the design criteria and to identify any specific additional monitoring and maintenance requirements that may be necessary.

- g. Notwithstanding the Implementation policies of this Plan, the specific location, width, and optimal habitat characteristics of linkages will be determined through the completion of an **Environmental Impact Study** in accordance with the Comprehensive Environmental Impact Study prepared by LGL Environmental Research Associates (November 2024) at the time of development or site alteration. The identification of linkage corridors will not require an amendment to this Plan.

Source Water Protection

- h. Notwithstanding the Nature in the City policies of this Plan, as part of a **complete application** or prior to issuance of a building permit or site alteration permit, a salt management Plan, prepared in accordance with the **Regional Salt Management Planning Implementation Guideline**, will be submitted with the objective of minimizing the environmental impact of winter maintenance activities involving the use of de-icing salt on surface and groundwater resources. In addition, the **City** through consultation with the **Region** and the Grand River Conservation Authority may consider allowing the use of winter stormwater bypass, so long as it is demonstrated in technical studies submitted with **development applications** that groundwater infiltration targets can continue to be achieved and a satisfactory fluvial geomorphologic study determines that there will be no significant impact to the fluvial regime or **natural heritage system**.
- i. Notwithstanding the Nature in the City policies of this Plan, development is encouraged to minimize the amount of lot area dedicated to roadways and surface parking lots which require the application of de-icing salts.
- j. Notwithstanding the Nature in the City policies of this Plan, to minimize chloride loading in runoff to protect water quality and ecosystem health, the use of salt will be reduced through the implementation of operational measures described in the Hidden Valley Source Water Protection Assessment Study (2024).
- k. Notwithstanding the Nature in the City policies of this Plan, since snow can be contaminated with salt, oil, grease, and heavy metals from vehicles, litter, and airborne pollutants, it must be handled and stored in ways that protect both the **natural heritage system** and Wellhead Protection Sensitivity Areas. In order to reduce chloride loading, snow storage will not be permitted on site and must be transported to an appropriate location where it is either melted or stockpiled and allowed to melt.
- l. Notwithstanding the Nature in the City policies of this Plan, a Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, issued by the Risk Management Official, will be required as part of **complete application** requirements or prior to issuance of a building permit or **site alteration** permit.

Stormwater Management

- m. Notwithstanding the Nature in the City policies of this Plan, a Stormwater Management Report, with a focus on maintaining **quality and quantity** characteristics for both the surface water and groundwater receiving systems in Hidden Valley in accordance with the Stormwater Management Strategy prepared by Matrix Solutions (December 2024) will be required at the time of **development** or **site alteration** to support future **development applications**.
- n. Notwithstanding the Nature in the City policies of this Plan, the design of drainage systems and lot grading will include consideration for cold weather stormwater flows and winter maintenance. **Development applications** will promote and may require the strategic design of new road networks. to reduce the need for road salt application.

Transportation

- o. Any development located within the Ministry of Transportation's permit control area will be subject to Ministry of Transportation review and approval prior to the issuance of a building permit or site alteration permit.
- 11.108. 4169, 4189 and 4195 King Street East
- a. Notwithstanding the Mixed Use C land use designation of the lands municipally known as 4169, 4189, and 4195 King Street East, vehicular access will not be permitted to and from Grand Hill Drive.
- 11.109. Steckle Heritage Homestead
- a. Notwithstanding the Institutional land use designation of the lands legally known as Part of Lot 12 and Lot 13, Registrar's Compiled Plan 1471, an agricultural heritage exhibition will be a permitted use to recognize the historical, cultural, and architectural value of the Steckle Heritage Homestead. In keeping with the heritage designation and purpose of preservation of the Steckle Heritage Homestead, those uses which support the agricultural heritage exhibition will also be permitted. They include:
 - i. agriculture;
 - ii. horticulture;
 - iii. market gardening;
 - iv. craftsman shop and studio;
 - v. exhibition and display facilities;
 - vi. two single detached dwellings; and,
 - vii. an accessory parking lot.
- 11.110. Upper Doon
- a. Notwithstanding the Neighbourhoods land use designation on lands within the Upper Doon Community, the intent is to maintain the long term **conservation** of the existing rural and historic character of the Upper Doon planning area. Accordingly, the following will apply:

- i. Permitted uses will be restricted to single detached dwellings and accessory uses, home businesses, small **residential care facilities**, public parks and recreation facilities, and municipal services and **utilities**.
- ii. Row house dwellings, multiple dwellings, religious institutions, and schools which existed as of January 1, 1988, will be recognized as a permitted use.
- iii. All new lots will be planned to a maximum net residential density of 5 units per hectare.
- iv. New lots may be created by Consent where such lots have existing frontage on a public road or by a Plan of Subdivision in accordance with the policies and regulations of the Upper Doon Community Plan and the Upper Doon **Heritage Conservation District Plan**, to the satisfaction of the appropriate approval authorities.

Institutional

- b. Notwithstanding the Institutional land use designation on lands within the Upper Doon Community, permitted uses will be restricted to religious institutions and small **residential care facilities**.

11.111. 1077 Queens Boulevard

- a. Notwithstanding the Neighbourhoods land use designation on lands municipally known as 1077 Queens Boulevard, a commercial parking lot will also be a permitted use.

11.112. 301 Victoria Street South

- a. Notwithstanding the Major Infrastructure and Utilities land use designation which applies to the lands located on the block generally bounded by Patricia Avenue, Victoria Street South, the Grand River Railway, West Avenue, and the Henry Sturm Greenway, the executive and administrative offices of Enova Power Corporation located at 301 Victoria Street South, and the associated warehousing and outdoor storage uses shall be permitted uses.

11.113. Ira Needles Boulevard/The Boardwalk

- a. Notwithstanding the Commercial First land use designation on lands described as Part of Lot 39, German Company Tract, Ira Needles Boulevard, and The Boardwalk, the **City** and the City of Waterloo work together to review and approve site **development** based on the Council adopted "Ira Needles Commercial Centre Urban Design Guidelines" dated May 2009, as adopted by Council on June 29, 2009. The "Ira Needles Commercial Centre Urban Design Guidelines" will form the primary basis for any Site Plan **development** and approval, including transit routing and the provision of transit facilities.

11.114. St. Leger Street (1 Adam Street)

- a. Notwithstanding the Neighbourhoods land use designation on lands located at the northwesterly corner of St. Leger Street and Louisa Street, minimum and maximum building heights may be varied across the properties to which this specific policy applies.

- i. Multiple dwellings will be permitted to be developed having a maximum building height of 36 metres; save and except for:
 - a. the portion of the overall site generally within 116 metres of the properties fronting on Blucher Street, where multiple dwellings will be permitted to be developed having a maximum building height of 12.6 metres; and,
 - b. the portion of the overall site generally within 84 metres of Louisa Street, where multiple dwellings will be permitted to be developed having a maximum building height of 12.6 metres.

11.115. Huron Road

- a. Notwithstanding the Commercial First and Neighbourhoods land use designations and policies on the lands legally described as Part of Lot 1, Registered Plan 1382, Huron Road:
 - i. **dwelling units** will not be permitted on lands designated Commercial First, notwithstanding these lands may be used for parking and access to uses permitted on the Neighbourhoods designated portion of the site; and,
 - ii. for the lands designated Commercial First, the full range of retail and commercial uses will be permitted, with the exception of retail commercial centres and **major office**.

11.116. Bingemans Centre Drive

- a. Notwithstanding the General Industrial land use designation on the lands legally known as legally known as Part of Lot 122 and Part of Lot 123, German Company Tract, more specifically described as Part 1 on 58R-2761, Part of Part 1 on 58R-4230, Parts 14-20 inclusive on 58R-13438 and Part 1 on Plan 58R-4606; the following uses will also be permitted:
 - i. agriculture;
 - ii. campground;
 - iii. commercial recreation entertainment uses;
 - iv. conference, convention, or exhibition facilities;
 - v. office;
 - vi. retail sales permitted accessory to any of the above listed uses, provided they are located on the same lot and are to be clearly subordinate to and support the main use to which they are accessory to.

11.117. Block Line Road and Courtland Avenue East

- a. Notwithstanding the Mixed Use land use designation and policies, on lands legally described as Plan 1206 Pt Blk F Plan 1221 Pt Blk F RP 58R-12301 PART 1, the subject lands will be designated as a Class 4 Noise Area pursuant to the Ministry of the Environment, Conservation and Parks Publication NPC-300 Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning. For the purpose of Stationary Noise Assessment (Steady and Impulsive), the following uses shall include receptor-based mitigation measures, where required: Day Care Facility; Duplex Dwelling; Dwelling Unit; Educational Establishment; Health Clinic; Health

Office; Hospice; Hotel; Lodging House having 9 residents or more; Medical Laboratory; Multiple Dwelling; Religious Institution; **Residential Care Facility**; Single Detached Dwelling; Street Townhouse Dwelling; Tourist Home.

- b. Notwithstanding the Class 4 Area classification, any daycare use shall satisfy the Environmental Noise Guideline NPC-300 Class 1 area acoustical environment noise level objectives.
- c. A holding provision shall be applied to the subject lands in the site-specific zoning with regards to the use of geothermal energy systems.
- d. Prior to passing of a by-law to remove the holding (H) symbol, the owner of the lands shall submit any required technical study(ies), to the satisfaction of the **City** and **Region**, to evaluate the use of **geothermal** energy systems in accordance with the Drinking Water Source Protection policies of this Plan.
- e. A holding provision shall be applied to the subject lands in the site-specific zoning with regards to **sensitive land uses**, as defined in this Plan.
- f. Prior to passing of a by-law to remove the holding (H) symbol, the owner of the lands shall submit any required technical study(ies), plans, reports, and/or drawings, to address land use **compatibility** and railway safety with the **adjacent** railway and rail yard use, prior to final Site Plan approval, to the satisfaction of the **City** and **Region**.

11.118. 1215 and 1225 Courtland Avenue East

- a. Notwithstanding the Natural Heritage Conservation land use designation and policies applied to a portion of the lands municipally known as 1215 and 1225 Courtland Avenue East, the automotive sales use existing as of the date of approval of this Plan will be permitted along with redevelopment opportunities associated with the existing automotive sales use subject to the development approval process, the completion and acceptance of any necessary **Environmental Impact Study**, and any required permits.

11.119. 491, 525 and 563 Highland Road West

- a. Notwithstanding the Mixed Use A land use designation:
 - i. of the lands legally described as Part of Lots 20 and 21, Registered Plan 1004, more particularly described as Parts 1 to 6 on Reference Plan 58R-5638, municipally known as 491, 525 and 563 Highland Road West, drive-throughs existing as of the date of approval of this Plan will be permitted in any form of building; and
 - ii. of the lands legally described as Registered Plan 1004, Part Lot 21, more particularly described as Parts 5 and 6 on Reference Plan 58R-5638, municipally known as 563 Highland Road West, despite the policies applying to Mixed Use and Commercial First Lands use designations, the requirement for a **drive-through facility** to be located within a **mixed-use** building or **multi-unit building** will not apply.

11.120. 528-550 Lancaster Street West

- a. Notwithstanding the Commercial First land use designation and associated policies of the lands located at 528-550 Lancaster Street West, the maximum number of storeys will be 34.
- 11.121. 1593 & 1603 Highland Road West
- a. Notwithstanding the Auto Oriented Commercial land use designation and policies, on the lands municipally known as 1593 and 1603 Highland Road West, a maximum of 403 dwelling units located above the ground floor within a building that contains a permitted commercial use shall be permitted to a maximum building height of 55 metres.
- 11.122. 859-867 Frederick Street and 39 Avon Road
- a. Notwithstanding the Neighbourhoods land use designation and policies, on the lands municipally known as 39 Avon Road and 859 and 867 Frederick Street, a maximum building height of 10 storeys and 33.75 metres will be permitted.
 - b. That prior to final Site Plan approval, the owner pay to the **City** \$25,000 for improvement to Rosemount Park.
 - c. That prior to final Site Plan approval, the owner pay to the **City** \$25,000 to be allocated for affordable housing.
- 11.123. Southeasterly and southwesterly corners of Huron Road and Strasburg Road
- a. Notwithstanding the Commercial First and Neighbourhoods land use designations and policies on the lands located at the southeasterly and southwesterly corners of Huron Road and Strasburg Road, **dwelling units** will not be permitted on the lands designated Commercial First at the southwesterly corner of Huron Road and Strasburg Road, notwithstanding these lands may be used for parking and access to uses permitted on the Neighbourhoods designated portion of the site.
- 11.124. Doon South
- a. Notwithstanding the Neighbourhoods land use designation on lands located on the east side of Pinnacle Drive within the Doon South Community, it is recognized that portions of these lands have limited access to municipal sanitary services and contain estate residential lots. Accordingly, the following will apply:
 - i. all lots will have a minimum lot width of approximately 30 metres and comprise approximately 0.4 hectares of land above the Regulatory Floodline. The **City** will review and approve whether lots can utilize individual septic systems or whether they must connect to a municipal wastewater system.
 - ii. where **private sewage systems** are the only feasible servicing option, only single detached dwellings will be permitted to a maximum net residential density of 2.5 units per hectare

Auto Oriented Commercial Area

- b. Notwithstanding the Auto Oriented Commercial land use designation on lands south of New Dundee Road, recreational uses and facilities which are private may be permitted, including commercial riding stables or academies and equine boarding services, provided that they are **compatible** with residential development both north

and south of New Dundee Road as determined by an approved Community Plan for all lands south of New Dundee Road.

- c. Recreational uses including snowmobiling, trail biking, go-carts, amusement arcades, miniature golf, water slides, wave machines, amusement parks, and other such uses will not be permitted.
- d. **Development** of these lands will be permitted only after an **Environmental Impact Study** has demonstrated that the intended development of these lands will not have a serious impact on the natural ecosystem of the area. All **development** will be subject to Subdivision approval or a Site Plan. Circulation and consultation with property owners within 500 metres will occur on any recreational **development** proposal prior to approval by Council.

Institutional

- e. Notwithstanding the Institutional land use designation and policies on the lands legally described as Block 1, Stage 8, in Draft Plan of Subdivision 30T-08203, residential uses in accordance with the Neighbourhoods policies of this Plan will also be permitted.

11.125. 16 Centennial Road

- a. Notwithstanding the General Industrial land use designation and policies, on the lands legally described as Part of Lot 123, German Company Tract, more specifically described as Part 1 on Reference Plan 58R-5888, municipally known as 16 Centennial Road, outdoor recycling of non-hazardous materials including wood, concrete, mixed aggregate, cardboard, and metals will also be permitted.

11.126. 15 Pearson Street

- a. Notwithstanding the Innovation Employment land use designation and policies on the lands legally described as Part of Lot 31, Registered Plan 1489, more particularly described as Block 6, Draft Approved Plan of Subdivision 30T-13202, municipally known as 1011 Homer Watson Boulevard, only the following uses will be permitted:
 - i. office with a maximum size of 10,000 square metres of gross floor area for any one building;
 - ii. retail with a maximize size of 1,000 square metres of gross floor area for any one retail store on the ground floor of a building that is 3 or more storeys in height; and
 - iii. day care facility.

11.127. 1011 and 1111 Homer Watson Boulevard

- a. Notwithstanding the General Industrial land use designation and policies on the lands legally described as Part of Lot 31, Registered Plan 1489, more particularly described as Block 5, Draft Approved Plan of Subdivision 30T-13202, municipally known as 1011 Homer Watson Boulevard, the following uses are not permitted:
 - i. residential uses;
 - ii. vehicle service;

- iii. automobile service stations; and
 - iv. hotels, motels, and conference/convention facilities with overnight accommodation.
- 11.128. 4396 King Street East & 25 Sportsworld Drive
- a. Notwithstanding the Mixed Use C land use designation and the policies of the lands located at 4396 King Street East and 25 Sportsworld Drive, the maximum number of storeys will be 30.
- 11.129. 79 Joseph Street
- a. Notwithstanding the Open Space land use designation and policies on the lands municipally known as 79 Joseph Street, office uses will also be permitted.
- 11.130. Lands Designated Low Rise Residential in the Trussler Road Subdivision
- a. Notwithstanding the Neighbourhoods land use designation and policies on the lands legally described as Block 1, Stage 3 in Draft Plan of Subdivision 30T-08204, an educational establishment will also be permitted.
- 11.131. 607-641 King Street West
- a. Notwithstanding the Mixed Use C land use designation and policies, prior to **development** and/or redevelopment of the lands municipally addressed as 607-641 King Street West, a Master Plan will be required to be completed and approved by the **City**. The Master Plan will be required to be updated and approved by the **City** through the **City's** Site Plan Approval Process prior to and in conjunction with each stage of **development** and/or redevelopment. Substantial deviation from the approved Master Plan will require Council approval.
- 11.132. 22 Weber Street West
- a. Notwithstanding the Mixed Use A land use designation and policies of this Plan, the maximum building height will be 19 storeys and 59 metres.
- 11.133. Block Line, Fairway, Sportsworld Protected Major Transit Station Areas
- a. Notwithstanding the Mixed Use policies of this Plan, automotive repair, auto service stations (which may include car washes, gas stations, and/or gas bars), propane retail outlets, and **drive-through facilities** may be permitted as accessory to the principal use.
- 11.134. 2219 Ottawa Street South and 808 Trussler Road
- a. Notwithstanding the land use designation and policies on lands municipally known as 2219 Ottawa Street South and 808 Trussler Road subject to Draft Plan of Subdivision Application 30T-22201, the following will also apply:
 - i. Notwithstanding the Institutional land use designation and policies on land subject to Draft Plan of Subdivision 30T-22201, at the southeast corner of Trussler Road and Ottawa Street South, the following additional land uses will be permitted within the existing heritage building: Office, Temporary Sales Centre, Single Detached Dwelling, Additional Dwelling Unit (Attached), and Home Occupation.
- 11.135. 507 Frederick Street and 40 and 44 Becker Street

- a. Notwithstanding the Commercial First land use designation and policies on the lands municipally known as 507 Frederick Street and 40 and 44 Becker Street, and a triangular-shaped parcel of land west of Becker Street and north of Fife Avenue, one crematorium/cremator unit will be permitted as an accessory use to a funeral home.
- 11.136. 298 Lawrence Avenue
- a. Notwithstanding the General Industrial land use designation on lands municipally known as 298 Lawrence Avenue, large **Residential Care Facility** will be a permitted use.
- 11.137. Bridgeport North
- a. Notwithstanding the Neighbourhoods land use designation on lands above the **floodplain** of the Grand River, buildings and uses accessory to outdoor recreation use of adjoining **floodplain** lands will not be permitted as such buildings would be inappropriate development within the **floodplain**. Such buildings and uses may be developed on privately owned land or on **City** owned land, being that portion of Kiwanis Park which is above the floodline of the Grand River is designated as Neighbourhoods and has long term **development** potential for residential and related uses.
 - i. in order to minimize **adverse impacts** on the residential community, the traffic access route will be designed to encourage a direct flow of traffic between the outdoor recreation use and the intersection of Woolwich Street and Kiwanis Park Drive, and **development** will be designed in harmony with adjoining residential lands.
 - ii. that in the area south of Melitzer Creek, land severances which prejudice the potential for orderly infill **development** will not be supported and applications for draft Plan of Subdivision will not be accepted until a block plan for the area is prepared and approved by Council.
- 11.138. RBJ Schlegel Park
- a. Despite the City Structure policies of this Plan and the Protected Countryside designation applying to lands as shown on Map 2, the subject lands may be used for the **development** of a municipal park (active or passive), athletic/community centre, and associated facilities. The **City** will determine the extent of the municipal park use through the preparation of a master plan for the lands.
- 11.139. 220 Ira Needles Boulevard and 1460, 1442, 1388, 1378, 1358 Highland Road West
- a. Despite the Neighbourhoods land use designation applying to the lands shown on Map 3, the maximum permitted height is in accordance with the Site Plan approved for the subject property on date of passing of this Plan, or if there is no Site Plan approved, the maximum **Floor Space Ratio** is 4.0.

12. Implementation:

Administering the Plan

The Implementation Section of this Plan outlines how this Plan should be interpreted and read and provides a description of a number of tools that the **City** can use to administer and implement this Plan. These tools will be used by the **City** to achieve its vision, goals, and objectives of a complete and healthy community and implement the policies of this Plan.

PLAN CONFORMITY

Interpretation

- 12.1. This Plan is a statement of policy. It sets out the **City's** land use policy direction; however, some flexibility in interpretation may be permitted provided that the intent is maintained.
- 12.2. **Bolded** terms within the preamble, objectives, and policies in this Plan are defined in Schedule A - Glossary. Defined terms are intended to capture both the singular and plural, adjectives and nouns, and past, current, and future tense of forms of these terms. For non-bolded terms, the normal meaning of the word applies. Terms may be bolded only in specific policies; for these terms, the defined meaning applies where they are bolded, and the normal meaning applies where they are not bolded.
- 12.3. Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the **City** after hearing all interested parties. Where such interpretation is not accepted by an interested party, the party may apply to the Courts or other Body having jurisdiction over such matters.
- 12.4. The Plan is to be read in its entirety, and the relevant policies are to be applied to each situation. When more than one policy is relevant, all of the relevant policies should be considered to understand how they work together. The language of each policy will assist in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read the Plan as a whole.
- 12.5. Changes or variations from the policies and land use designations of this Plan other than those specifically permitted by the policies of this subsection will require an Official Plan Amendment.
- 12.6. Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.
- 12.7. Where any guideline, manual, or portion thereof, is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline or manual that may amend or replace the referenced document.

DESIGNATIONS, BOUNDARIES, AND MAPPING

- 12.8. Permitted uses identified in the policies of this Plan are intended to illustrate the range of activities in each respective land use designation and do not denote a complete list of permitted uses. A list of specific uses will be defined in the **City's** Zoning By-law.
- 12.9. The boundaries between the various land uses are approximate and should not be considered as exact except where they coincide with major roads, rivers, and other clearly defined physical features.
- 12.10. Some elements on a map may be conceptual and identified by a symbol; accordingly, their extent and location may be interpreted flexibly in accordance with the other policies and general intent of the Plan. Secondary Plans may be established to delineate the exact boundaries of such elements.
- 12.11. The identification and proposed location of roads, parks, and other services, will not be interpreted as being a commitment by the **City** to provide such services at the indicated location by a certain point in time, but rather provides information on the general location of such services, and is subject to further detailed analysis, design, and capital budget approvals.

CONFLICTING POLICIES

- 12.12. In the case of a conflict between a general policy and an area-specific policy, the area specific policy will prevail.
- 12.13. In the case of a discrepancy between the policies and the related Map, the policies will prevail.
- 12.14. Where a parcel of land is subject to one or more designations, overlays, and/or features shown on a Map in this Plan, **development applications** will be reviewed in accordance with all the policies of the applicable designations and the Plan. Where conflict exists between such policies, the more restrictive policies will prevail to the extent of the conflict except where application of the more restrictive policy would result in an outcome not consistent with the goals and objectives of this Plan.

TERMINOLOGY

- 12.15. The words “may” and “will” are used throughout this Plan in the following context:
 - a. “may” implies that the policy is permissive and not mandatory or obligatory; and,
 - b. “will” implies that the policy is mandatory and requires full compliance.
- 12.16. The terms “consistent with” or “according to” when used in this Plan will mean to be in agreement with or not in conflict with a policy or requirement of this Plan.
- 12.17. The implementation of this Plan will take place over the long term and the use of the words “will” and “must” are not to be interpreted as Council’s requirement to undertake the action immediately or as a commitment on the part of Council to take action within a specified timeframe.
- 12.18. Interpretation of the intent of this Plan, or any part thereof, will be made by the **City**. Where terms such as “appropriate”, “acceptable”, “adequate”, “wherever possible”,

“where feasible”, “sufficient”, or “relevant” are used, the determination of compliance will be made by the **City**.

OFFICIAL PLAN UPDATES, REVIEW, AND MONITORING

Reviewing

- 12.19. The **City** will review and monitor this Plan, as described in the vision and framework, and elsewhere, and will amend or modify the goals, objectives, and policies of the Plan as necessary.
- 12.20. The **City** may review and update the studies that form the background to this Plan from time-to-time or as part of Planning Act mandatory reviews.
- 12.21. References to any legislation, authority, or agency which ceases to exist subsequent to the preparation of this Plan, and to whom responsibilities relating to this Plan or its implementation are changed, will be transferred to any subsequent legislation, authority, or agency which assumes responsibility without requiring an Official Plan Amendment.

Monitoring

Monitoring and measuring the performance of this Plan is critical to determine: how the city is performing against the Tracking What’s Important policies of this plan; if the assumptions of this Plan remain valid; if the implementation of the policies fulfill the overall vision, goals, and objectives of this Plan; targets priorities and metrics; and, the priorities identified in this Plan remain constant or require change.

- 12.22. Monitoring of specific policies of the Plan may also be prescribed within the policies and will be undertaken in accordance with those policies.
- 12.23. Monitoring and measuring performance will be conducted through both available qualitative and quantitative measures. Where appropriate, targets have been included in this Plan:
 - a. through the implementation of plans such as the City of Kitchener Strategic Plan;
 - b. the Growth Management program;
 - c. Required Provincial reporting; and,
 - d. the preparation of performance indicators and report cards supporting **infrastructure** plans and implementation strategies for this Plan and/or referred to in this Plan.
- 12.24. The **City** will regularly review Council and/or Committee reports on Official Plan Amendments, Zoning By-law Amendments, Committee of Adjustment Applications, and other **development applications** to understand how the policies in this Plan have needed to be changed or have been applied to recommend refusal or approval of a **development application**.

PLANNING STUDIES

- 12.25. The **City** may undertake planning studies, from time-to-time, in order to monitor progress of planning initiatives, understand new trends, ensure an appropriate response is provided for issues which may arise, or for any other purpose deemed suitable by the **City**.
- 12.26. The **City** will dedicate sufficient resources, or seek partnership funding, for planning studies so that the work can be undertaken with appropriate professional diligence.
- 12.27. The **City** may implement the findings of a planning study with an Official Plan Amendment, a Secondary Plan, a Zoning By-law Amendment, a By-law, or any mechanism deemed appropriate.

AMENDMENTS

- 12.28. The **City** will consider applications for site-specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan. The owner/applicant of an Official Plan Amendment may be required to submit satisfactory reports, studies, and/or plans, as detailed in Schedule B to demonstrate the rationale for the amendment and to evaluate and address such matters, including but not limited to the:
- a. conformity with policies and plans of government or agencies having jurisdiction;
 - b. conformity to the vision, goals, objectives, **planned function**, and policies of this Plan;
 - c. conformity with any specific criteria or tests set out in the policies of this Plan;
 - d. need for the proposed use;
 - e. a demonstration that the existing or currently permitted uses are not needed;
 - f. suitability of the lands for the proposed use;
 - g. land use **compatibility** with the existing and future uses of surrounding lands;
 - h. adequacy of **infrastructure** and **community facilities** to support the proposed use; and,
 - i. precedents which may be established by the approval of the amendment.
- 12.29. Where an amendment is being sought to this Plan that changes a property's land use designation, site-specific Plan provisions are discouraged.
- 12.30. Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:
- a. changing the numbering, cross-referencing, and arrangement of the text, tables, Schedules, and Maps;
 - b. altering punctuation or language for consistency;
 - c. correcting grammatical, dimensional and boundary, mathematical, or typographical errors;
 - d. adding, deleting, or changing images or call-out boxes that do not form an operative part of the Plan; and,
 - e. adding technical information to Maps or Schedules.

CRITERIA FOR CITY STRUCTURE CHANGES

Urban Boundary Expansion

This Plan provides sufficient land to accommodate projected growth through **intensification** and greenfield growth to meet forecasted land need to 2051 while protecting the countryside. The **City** will evaluate if additional land is needed when the Plan is reviewed every 5-10 years. The **City** is best positioned to evaluate the need for and potential location of any urban boundary expansions comprehensively. By comparison, owner-initiated proposals to expand the urban boundary are, by their nature, less able to consider alternative locations for expansion that may better serve the public interest. Nevertheless, the **City** is required to consider owner-initiated applications to expand the urban boundary.

12.31. Any proposal to expand the urban boundary will demonstrate:

- a. that there is insufficient land within the Urban Area to meet the city's 2051 population and employment forecast;
- b. the proposed expansion will not make lands available that would exceed land needs to 2051;
- c. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- d. that the land needs assumptions and analysis that informed this Plan are obsolete and that the errors necessitate materially more land for urban **development**;
- e. the proposed expansion and the phasing of **development** will not adversely affect the achievement of the minimum **intensification** target, minimum density targets, or other objectives of this Plan;
- f. sufficient capacity in existing or planned **infrastructure** and **community facilities**;
- g. that municipal, **infrastructure**, and **community facilities**' lifecycle cost would be offset by new revenue as demonstrated through a Municipal Financial Impact Assessment. The terms of reference of such an Assessment will be jointly determined by the **City**, **Region**, and the proponent at the time of the request. The **City** may require the study to be peer reviewed at the proponent's expense;
- h. that drinking water sources would be protected according to the Drinking Water Source Protection policies of this Plan;
- i. no **negative impact** to the water resources systems and ecosystems as demonstrated through a **subwatershed** plan and **Environmental Impact Study** as outlined in the Natural Environment policies of this Plan;
- j. the new or expanded settlement area provides for the phased progression of urban **development**;
- k. an evaluation of alternative locations which avoid lands designated Prime Agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands designated Prime Agricultural;
- l. compliance with minimum distance separation formulae;

- m. that impacts on the agricultural system would be minimized and mitigated, to the extent feasible, as determined through an agricultural impact assessment or equivalent analysis, based on Provincial guidance; and
- n. how the expansion advances the neighbourhoods, economy, and climate goals and objectives of this Plan.

Expansion of Strategic Growth Areas

- 12.32. Any **development application** proposing to expand Strategic Growth Areas will demonstrate:
- a. immediate **adjacency** to an existing Strategic Growth Area;
 - b. consolidation of properties that enables the proposed **development**;
 - c. compliance with Strategic Growth Area land use policies and implementing by-laws, as required;
 - d. 800m from an ION station or 400m to the existing or proposed Grand River Transit Frequent Transit Network;
 - e. 400m proximity to a minimum of three of the following:
 - i. Spine Network as identified in the **City's** Cycling and Trails Master Plan;
 - ii. Existing or proposed **food store**;
 - iii. Urban Centre; and
 - iv. Existing or proposed community recreation facility.
 - f. compliance with all other policies of this Plan, and other applicable regulations and guidelines; and
 - g. how the expansion advances the Big Ideas and objectives of this Plan.

Industrial Conversion

- 12.33. Proposals to remove lands from Industrial Growth Areas, may only be permitted where:
- a. there is an identified need for the removal or additional use;
 - b. the lands are not required for Industrial Growth Area uses in the long term;
 - c. the proposed uses will not negatively impact the overall viability of the Industrial Growth Area by:
 - i. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned Industrial Growth Area uses in accordance with **planned function** of the Industrial Growth Areas and the Land Use Compatibility Policies of this Plan;
 - ii. maintaining access to major goods movement facilities and corridors;
 - d. existing or planned **infrastructure** and **community facilities** are available to accommodate the proposed uses; and
 - e. sufficient lands are available for Industrial Growth Area uses to accommodate projected employment growth to 2051.

- 12.34. A proposal to permit a use that is not permitted in the General Industrial or Heavy Industrial land use designation policies of this Plan will be considered a removal for the purpose of the policy above.

PUBLIC CONSULTATION AND PUBLIC NOTIFICATION

The **City** recognizes that public consultation is a key component of many planning processes. The policies of this Plan seek to support opportunities for community participation, while balancing the need to process **development applications** within the timelines prescribed by the Planning Act.

The **City's** goal in the public consultation process is to collaborate with individuals, groups, and agencies to achieve, whenever possible, mutually satisfactory solutions to planning matters.

- 12.35. The **City** will follow the public notification procedures and regulations regarding planning matters that are contained in the Planning Act. Notwithstanding, Council has passed a policy that exceeds these requirements as deemed appropriate, and may provide alternative measures for informing and obtaining the views of the public, in accordance with the Planning Act. Any public consultation, notification, and/or engagement above and beyond the Planning Act shall be in accordance with this Council policy, or successor, or best practices.
- 12.36. Notification of a public meeting for the adoption of an Official Plan, Official Plan Amendments, Zoning By-law Amendments, Plan of Subdivision, and Vacant Land Condominiums, as required by the Planning Act, will be given to the public, and prescribed persons and public bodies at least 10 days prior to the date of the meeting and the notice will be given in accordance with the applicable requirements of the Planning Act. Notice and information regarding who is entitled to appeal will be given to the public by posting on the **City's** website, and electronic notice will be given to prescribed persons and public bodies, a minimum of 10 days prior to a decision being made.
- 12.37. Public meetings under the Planning Act will not be required for minor amendments to the Zoning By-law.

MUNICIPAL FINANCE

With limited financial resources, the implementation of this Plan must be financially viable. This Plan will be managed to ensure that the required capital expenditure to provide the services for **development** and improvement are paid in an appropriate manner. The **City** will strive to maintain financial sustainability by managing its financial resources and by undertaking **development** in a fiscally responsible manner.

- 12.38. Municipal capital expenditures implementing any aspect of this Plan will be guided by a 10-Year Capital Budget & Forecast, which will be reviewed annually. This will be integrated with growth management considerations, while balancing the overall fiscal capacity of the **City**.

- 12.39. The **City** may exempt some or all of the Development Charge, or exempt certain **development** from the Development Charge as a means to promote specific **development** or revitalization.
- 12.40. The private provision of **infrastructure** in advance of the Capital Budget forecast is discouraged. Exceptions may only be considered through the Credit Refund Policy process with consideration to all affected matters.

GROWTH MANAGEMENT

Kitchener has a long tradition of growth management from the 1960s staging of development reports to the 2003 Regional Growth Management Strategy and 2009 Kitchener Growth Management Strategy. The **City** will continue to manage growth to plan for and integrate **development**, use of existing **infrastructure**, new growth-related **infrastructure**, **community facilities**, transportation, current and future financial considerations, and complete communities. It will help guide and assist in determining the timing and relative priority of **development** and growth-related **infrastructure**.

- 12.41. In managing growth, the **City** will:
- a. promote the realization of the goals, objectives, and policies of this Plan;
 - b. provide a process which integrates the **City's** financial planning of growth-related capital costs with land use planning and timing of **development** for growth areas;
 - c. ensure an effective and efficient growth pattern in the city;
 - d. ensure complete communities and coordination of initiatives;
 - e. ensure the coordinated and orderly provision of municipal services and **infrastructure** and **community facilities** in conjunction with growth;
 - f. help prioritize areas for **development** and projects within the city; and,
 - g. confirm the relative rate, timing and location of **development** in the city to ensure that an adequate supply of housing and employment are maintained.
- 12.42. Growth management will include collaboration with external agencies such as, but not limited to, the **Region**, the Grand River Conservation Authority, and school boards.
- 12.43. The **City's** growth management approaches will be informed by the monitoring approaches described in the Tracking What's important policies of the Plan.

SECONDARY PLANS

Secondary Plans are used to provide more detailed direction pertaining to growth and **development** in specific areas of the city, indicating the manner in which the goals, objectives, policies, and land use designations of this Plan will be implemented within respective areas. Once approved, these Secondary Plans are incorporated into this Plan by amendment. Depending on degree of divergence between the area-specific and city-wide policies, either a Secondary Plan as a standalone Section of this Plan, or more tightly scoped area specific policies can be used to implement directions.

- 12.44. Secondary Plans and supporting studies will be prepared for specific areas of the city where it is considered necessary to provide more detailed planning objectives and

policies to direct and guide **development**. Areas which may warrant a Secondary Plan include, but are not limited to:

- a. part or all of a district within the greenfield area;
 - b. areas which are in transition or experiencing land use **compatibility** issues; and/or,
 - c. areas which are experiencing pressure for land use conversion or **intensification**.
- 12.45. Secondary Plans may contain a more detailed classification of land use than that of this Plan and will be prepared in accordance with the objectives of this Plan and the **Urban Design Manual** and will also incorporate any appropriate matters with regard to neighbourhood design and any other applicable community planning matters.
- 12.46. In the event of a conflict between the policies in this Plan and those contained in Secondary Plans, the Secondary Plan policies will prevail to the extent of the conflict within the geographic area covered by the Secondary Plan.

RIGHT OF WAY WIDENINGS

- 12.47. The **City** has established a Designated Right-of-Way Allowance for each **City** and **Regional** street and trail corridor listed in Schedule D and F.
- 12.48. Intersections that require widenings greater than the Designated Right-of-Way Allowance are listed in Schedule E.
- 12.49. For the purposes of the Planning Act, each Right-of-Way listed in Schedule D and F and/or each intersection listed in Schedule E is a “highway to be widened” and the designated Right-of-Way allowance plus any additional widening specified indicates the “extent of the proposed widening”.
- 12.50. The **City** will obtain road and intersection widenings to meet the designated Right-of-Way Allowances listed in Schedule D, E, and F through the **development** approval process by land dedication or purchase in accordance with the Planning Act.
- 12.51. The **City** may take additional Right-of-Way widenings at intersections or from major traffic generators for traffic, transit, and/or **active transportation infrastructure**, landscaping, street furniture, and/or other intersection improvements. The closing of a road section listed in Schedule D, F, or any other street in the city will not require an Official Plan Amendment. Streets may be closed by by-law in accordance with the Municipal Act and subject to an approved class **Environmental Assessment**.
- 12.52. The **City** may allow, without amendment to this Plan, a reduction in the road widening requirements for a specific **development** where special circumstances warrant such a reduction in accordance with the provisions of the relevant guidelines.

COMMUNITY IMPROVEMENT PLANS

- 12.53. All lands within the city are considered eligible for community improvement initiatives, and eligible to be designated as a Community Improvement Project Area, pursuant to the provisions of the Planning Act.

- 12.54. Community Improvement Project Areas may be established by Council and designated by by-law, in accordance with the provisions of the Planning Act, as long as the area satisfies one or more of the following criteria:
- a. there may be conflicting or non-**compatible** land uses in the area;
 - b. there are old residential, industrial, and commercial buildings and properties that are in need of upgrading, rehabilitation, or replacement;
 - c. the area contains an inappropriate range of housing types and densities, including insufficient **affordable housing**, or under-utilized sites;
 - d. there are deficient local parks, recreational, and/or **community facilities**;
 - e. there are deficient **infrastructure**;
 - f. there is inadequate protection against potential risks to public health and safety for existing and future **development**;
 - g. there is a need for environmental sustainability objectives;
 - h. there is a need to enhance and/or **conserve cultural heritage resources**;
 - i. there are a number of screening, buffering, or landscaping deficiencies in the area;
 - or,
 - j. the area is in need of environmental, social, or community economic development.
- 12.55. Community Improvement Plans and community development projects may be undertaken in conjunction with other orders of government funding assistance programs and will be subject to the eligibility and implementation regulations of such programs and the priorities and availability of municipal funding.
- 12.56. In accordance with the Planning Act, for furthering the community improvement goals and objectives and under such terms as Council considers appropriate, the **City** may provide grants or loans to the **Region** for carrying out a **Regional** Community Improvement Plan that has come into effect or the **City** may be in receipt of grants or loans from the **Region** for carrying out a **City** Community Improvement Plan.
- 12.57. Where the **City** is satisfied that a Community Improvement Plan has been carried out, it may, by by-law, dissolve the Community Improvement Project Area and Community Improvement Plan.

COMPLETE APPLICATION REQUIREMENTS

To facilitate an efficient approvals process, the **City** may require a Pre-Submission Consultation process for some **development applications** to identify information and materials that are required to support a **complete application** to enable well informed and timely decision making within legislated timeframes

- 12.58. The **City** will not accept a **development application** unless it is considered to be a **complete application** in accordance with the Planning Act. To be deemed complete an application must satisfy the following:
- a. include all applicable statutory requirements, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans and/or drawings;

- b. be submitted with the prescribed fee; and
 - c. include any other information and materials that are necessary to support the application that have been identified by either the **City** or in the **Record of Pre-Submission Consultation** or waiver;
- 12.59. An owner/applicant is requested to participate in a Pre-Submission Consultation Meeting prior to the submission of a **development application** to streamline **development** review. The Pre-Submission Consultation Meeting will identify any other information and materials, as listed in Schedule B: Other Information and Materials, as a submission requirement which may be necessary and required to review a **development application**. Where other information and materials have been identified to be submitted with the **development application** the other information and materials will be:
- a. in keeping with the scope and complexity of the application(s);
 - b. prepared by a qualified professional, as defined in applicable legislation or alternatively to the satisfaction of the **City**, retained by and at the expense of the owner/applicant; and,
 - c. prepared in accordance with any applicable Federal, Provincial and **Regional** Guidelines and Policies and any **City** guidelines or policies that have been endorsed by Council and in accordance with any standard or customized Terms of Reference(s);
- 12.60. Where a Pre-Submission Consultation Meeting is not held prior to the submission of a **development application**, the **City** may issue a Pre-Submission Consultation waiver outlining required other information and materials to support a complete **development application**.
- 12.61. The **City** may conduct a peer review of any part of the submission or other information and materials submitted where necessary to determine whether the quality of the submission is satisfactory or where external expertise is required. Such peer review will be completed by an appropriate agency or professional consultant retained by the **City** at the owner/applicant's expense.
- 12.62. The **City** may require owners/applicants who amend **development applications** or where the **Record of Pre-Submission Consultation** or waiver is dated more than two years from the date of the original Pre-Submission Consultation Meeting or waiver date to participate in an additional Pre-Submission Consultation Meeting or obtain a new waiver.

WATERSHED / SUBWATERSHED STUDIES

- 12.63. The **City** will work co-operatively with the Province, the **Region**, and the Grand River Conservation Authority to prepare and implement **Watershed/Subwatershed Plans**. The primary focus will be to develop detailed targets and objectives for resource management, environmental protection, and how these relate to **development**. **Watershed/Subwatershed Plans** will also determine the type, level, and intensity of **development** which may occur in the **watershed/subwatershed**.

- 12.64. The priorities and process for undertaking and updating a **Watershed/Subwatershed Plan** will be jointly determined by the Province, the **Region**, the **City**, and the Grand River Conservation Authority.
- 12.65. The **City**, the Province, the **Region**, the Grand River Conservation Authority, and where applicable, other affected municipalities, in consultation with affected landowners and the general public, will jointly determine the terms of reference for **watershed/subwatershed studies**. At a minimum, the terms of reference for **watershed/subwatershed studies** will include:
- a. identification, maintenance, **restoration**, and, wherever feasible, enhancement of **natural heritage features, groundwater features, surface water features, and ecological functions** which are necessary for the ecological and hydrological integrity of the **watershed/subwatershed**;
 - b. identification, maintenance, restoration, and, wherever feasible, enhancement of Natural Linkages and Corridors among natural heritage features and ecological functions, groundwater features, and surface water features;
 - c. identification of issues with respect to **development** impacts on the **Natural Heritage System** and the identification of the requirements to be fulfilled by the completion of an **Environmental Impact Study** for **development on adjacent lands**;
 - d. determination of areas where **development** and/or **site alteration** will be prohibited to:
 - i. protect actual and potential municipal drinking-water supplies and identified **vulnerable** areas; and,
 - ii. maintain, enhance, or, wherever feasible, **restore sensitive** and **vulnerable** surface water and **groundwater features**, and their **hydrologic functions**, and **floodplains**;
 - e. protection of the quality, quantity, distribution, and direction of flow of existing surface and groundwater processes and other mitigative measures;
 - f. identification of stormwater management practices that maintain or enhance the quality, quantity, and distribution of stormwater including flood risk and **floodplain** management, preservation of erosion and sedimentation, infiltration measures, and minimize stormwater volumes and contaminant loads;
 - g. identification of areas where site-specific **Environmental Impact Studies** may be required for the review of **development** and/or **site alteration** proposals. Wherever feasible, **watershed/subwatershed** studies should partially fulfill the **Environmental Assessment** requirements for major **infrastructure** works to be located within that **watershed**, and/or a Comprehensive **Environmental Impact Study** for all or part of the **watershed/subwatershed** and including **wetlands**; and,
 - h. develop a monitoring plan and define roles and responsibilities for pre-, during-, and post-construction monitoring to determine and address the impact of **development** on the **Natural Heritage System** and surface and **groundwater features**.

ENVIRONMENTAL IMPACT STUDIES

An **Environmental Impact Study** is intended to ensure that all municipal planning and **development** approvals are reviewed, evaluated, and, if necessary, revised to ensure the conservation of **natural heritage features** and functions and the protection of **groundwater features**. The purpose of an **Environmental Impact Study** is to provide a clear and reasonable mechanism for assessing the impact of **development** or **site alteration** on **natural heritage features**, their **adjacent lands**, and **ecological functions**. An **Environmental Impact Study** will address how proposed **development** or **site alteration** will protect, maintain, or **restore** the **natural heritage features** and **ecological functions** of the **Natural Heritage System** and their **adjacent lands**.

- 12.66. An **Environmental Impact Study** may be required, in accordance with the policies of this Plan, to:
- a. identify and evaluate the potential effects of a proposed **development** or **site alteration** on elements of the **Natural Heritage System**;
 - b. recommend means of preventing, minimizing, or mitigating impacts as well as opportunities for enhancing or **restoring** the quality and connectivity of the elements comprising the **Natural Heritage System**;
 - c. identify and evaluate the presence and significance of elements of the **Natural Heritage System**, where insufficient information exists; and/or,
 - d. interpret the boundaries of the elements, where appropriate.
- 12.67. The completion of an **Environmental Impact Study** or alternative environmental study does not guarantee that the proposed **development** or **site alteration** will be approved. Proposed **development** or **site alteration** will not be approved where it is in conflict with the other policies of this Plan.
- 12.68. Any required **Environmental Impact Study** will be prepared by a qualified professional and submitted together with the **development application** as part of the Complete Application Requirements in accordance with the policies in Implementation Section.
- 12.69. The **City**, in consultation with the **Region**, Province, Federal government, and Grand River Conservation Authority, may prepare Environmental Impact Study Guidelines or a Terms of Reference to assist owners/applicants in identifying the scope of any required **Environmental Impact Study**.
- 12.70. The need for, scope, and acceptability of an **Environmental Impact Study** will be determined in collaboration with the **Region**, the Province, Federal government, and Grand River Conservation Authority. If the **natural heritage feature** extends beyond the boundaries of the city, the **adjacent** municipality will be offered the opportunity to participate in this determination.
- 12.71. Where an **Environmental Impact Study** is required to evaluate the potential effects of a proposed **development** or **site alteration** on more than one element of the **Natural Heritage System**, the **City**, the **Region**, Province, Federal government, and Grand River Conservation Authority will, wherever feasible, coordinate the requirements such that one **Environmental Impact Study** may be prepared to the satisfaction of all agencies.

- 12.72. The **City**, in consultation with the Federal government, Province, **Region**, and Grand River Conservation Authority, may require the completion of a Comprehensive **Environmental Impact Study** where:
- a. the proposed **development** may affect a variety of elements of the **Natural Heritage System** and consultation with the appropriate agencies indicates that a broader consideration of environmental impacts may be necessary;
 - b. multiple contiguous properties containing elements of the **Natural Heritage System** are proposed for **development**;
 - c. a comprehensive Community Planning process is being undertaken; and/or
 - d. environmental studies are required to support the expansion of the Urban Area boundary;
 - e. previously completed **Subwatershed** Master Plans or Master Drainage Plans have not adequately addressed the identification of elements of the **Natural Heritage System**; and/or
 - f. New **Subwatershed** Plans will satisfy the requirements of a Comprehensive **Environmental Impact Study** and will scope issues with respect to the impacts of a proposed **development** or **site alteration** on elements of the **Natural Heritage System**.
- 12.73. The **City** may reduce the scope and/or content of an **Environmental Impact Study**, where applicable, where the impacts of the proposed **development** or **site alteration** are expected to be limited in area and/or scope, or where other environmental studies fulfilling the requirements of an **Environmental Impact Study** have previously been prepared.
- 12.74. The **City** and/or other appropriate agency may waive the requirement for an **Environmental Impact Study** where consultation with other agencies or site investigation indicates that there are not likely to be **adverse environmental impacts** upon the **Natural Heritage System**.
- 12.75. The submission of an **Environmental Impact Study** will not be required where an **Environmental Assessment** is required, or alternative environmental reviews are being undertaken as part of a comprehensive planning process required under Provincial or Federal legislation, provided the **Environmental Assessment** or alternative environmental review fulfills the requirements of an **Environmental Impact Study**.
- 12.76. An **Environmental Impact Study** submitted in accordance with the in Natural Environment policies of this plan will establish specific mitigative measures and specify an appropriate buffer width, if needed pursuant to other City, Grand River Conservation Authority and **Regional** policies, to fully protect the **Natural Heritage System** feature. The location, width, composition, and use of buffers will be in accordance with the approved **Environmental Impact Study**, with buffers being measured from the outside boundary of the **natural heritage feature**.

- 12.77. Where **infrastructure** is permitted on **adjacent** lands, as demonstrated by an **Environmental Impact Study**, and has competing demands for space, additional buffers and setbacks may not be required.
- 12.78. All buffers as determined by an **Environmental Impact Study** will be dedicated to the City or other public authority without cost and not be eligible as part of the required **parkland dedication**.

ZONING BY-LAW

A Zoning By-law is a regulatory tool that implements the objectives and policies of this Plan. A Zoning By-law contains provisions that regulate the use, size, height, density, and location of buildings on lands within the city along with other matters such as parking.

- 12.79. Zoning By-laws may be used to regulate the use of land and the location and use of buildings and structures in accordance with the provisions of the Planning Act in order to ensure the orderly development of the city.
- 12.80. Zoning By-laws may be more restrictive than the policies of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the Zoning By-law in all locations.
- 12.81. The City will consider all applications to amend the Zoning By-law and will provide notice of such applications and public meetings in accordance with the provisions and regulations of the Planning Act and alternative notice procedures contained in the Implementation policies of this Plan.
- 12.82. The policies in the Implementation Section of this Plan for reviewing an application for Minor Variance will also apply to an application to amend the Zoning By-law.
- 12.83. Council may, by By-law, delegate to the Director of Planning the authority to approve minor amendments to the Zoning By-law including but not limited to:
- a. a by-law to remove a holding symbol; and
 - b. updates to assist with clarity and interpretation where the effect of the regulation is not substantively changed.

COMMUNITY PLANNING PERMIT SYSTEM

The Community Planning Permit System is an additional implementation tool that may be used by the **City** to ensure the goals, objectives, and policies of this Plan are realized. The Community Planning Permit System is intended to be a flexible planning tool which combines zoning, Site Plan Control, and Minor Variance processes into a single process.

- 12.84. The **City** may investigate the creation and implementation of a Community Planning Permit System for use in all or part of the city in accordance with the Planning Act. A Community Planning Permit system may be used to:
- a. Streamline **development** approvals;
 - b. Secure community benefits such as **affordable housing** or **community facilities**; and/or;

- c. Provide new framework of strategic public and private investment in Strategic Growth Areas.
- 12.85. If it has been determined that a Community Planning Permit System is appropriate, an Official Plan Amendment will be required to establish policies guiding the Community Planning Permit System according to the Planning Act requirements.

HOLDING PROVISIONS

- 12.86. The **City** may use a holding provision anywhere within the city in accordance with the Planning Act.
- 12.87. Holding provisions will be applied in those situations where it is necessary or desirable to zone lands for **development** in advance of the fulfillment of specific requirements and conditions, and where the details of the **development** have not yet been fully resolved. A holding provision may be used in order to implement this Plan for purposes such as, but not limited to:
- a. to ensure that certain conditions, studies, or requirements related to a proposed Zoning By-law Amendment are met, such as, but not limited to, the completion of an Aeronautical Assessment;
 - b. to achieve orderly phasing or staging of **development**, in accordance with **City**, **Regional**, and Provincial policies;
 - c. to ensure that adequate transportation and servicing **infrastructure**, community services, and **community facilities** are, or will be, available in accordance with municipal standards;
 - d. to adopt measures to mitigate negative impacts or safety concerns resulting from the proximity of lands to transportation and **utility** corridors, non-**compatible** land uses, or any other source of nuisance or hazard to public health and welfare;
 - e. to satisfy the policies of this Plan related to cultural heritage **conservation**, Placemaking, Site Plan Control, potentially contaminated sites, protection of the natural environment and the **Natural Heritage System**, community improvement, and any other planning matters determined to be relevant to the development of the lands;
 - f. to ensure that prior to the installation of a **geothermal** system, that appropriate hydrogeological studies are completed and arrangements are made to protect water resources in accordance with the Drinking Water Source Protection policies of this Plan;
 - g. to ensure the payment of monies for services and/or local improvements; and/or
 - h. to ensure the execution of legal agreements, approval of Plans of Subdivision, and approval of necessary studies by the appropriate authority in order to satisfy any of the criteria set out above.
- 12.88. The **City** may permit some uses and/or limited **development** while a holding provision is in place, provided they do not adversely affect the future **development** potential of the lands.

- 12.89. The Zoning By-law will specify what conditions or requirements must be met before a holding provision can be removed.
- 12.90. The **City** will enact a by-law to remove the holding symbol when all the conditions set out in the holding provision have been satisfied, permitting **development** in accordance with the zoning category assigned.

COMMITTEE OF ADJUSTMENT

- 12.91. Council may appoint a Committee of Adjustment to consider Consents, Minor Variances from Zoning By-laws, changes to legal non-conforming uses and legal non-complying uses, and interpretations to generalized by-laws in accordance with Planning Act regulations.

Consents

- 12.92. **Development applications** for Consent to create new lots will only be granted where the following criteria are satisfied in addition to Planning Act requirements:
- a. the lot(s) complies with the policies of this Plan and that the lots are in conformity with the Zoning By-law, or a Minor Variance has been granted to correct any deficiencies;
 - b. the lot(s), its size, and configuration can function appropriately for its intended use, including the provision of, but not limited to, **amenity area**, walkways, any required parking, and having regard for Tree Management and Protection, **Natural Heritage Features**, and Cultural Heritage considerations.
 - c. the lot(s) will have frontage on a public street, as defined by the Zoning By-law;
 - d. municipal water and sanitary services are available at the lot line, or can reasonably be provided, except in accordance with the Servicing and Utilities policies of this Plan;
 - e. a Plan of Subdivision or Condominium has been deemed not to be necessary for proper and orderly **development**; and,
 - f. the lot(s) will not negatively impact the **planned function** or limit **development** potential of the area.

Minor Variance

- 12.93. Where more than one Minor Variance is proposed in an application, the overall impact of every individual and collective variance will be reviewed.
- 12.94. Minor Variance(s) will be reviewed to ensure that approval of one Minor Variance does not require the approval of another variance.
- 12.95. Minimum landscaping requirements shall not be varied to accommodate private vehicular parking, access, movement, and/or functionality.
- 12.96. Minor Variance(s) to permit reduced setbacks, lot area, and/or lot width as well as variance(s) to facilitate conversions of buildings will be reviewed to ensure they are

context responsive with **adjacent** properties and that appropriate screening and/or buffering is provided to mitigate any **adverse impacts**.

- 12.97. Minor Variance(s) to increase the maximum permitted lot coverage and/or impermeable surfaces shall not be permitted unless it is demonstrated that there will be no negative impacts to stormwater management.
- 12.98. **Development applications** for Minor Variance(s) shall prioritize wherever possible the retention of **natural heritage features** and **ecological functions** including, but not limited to, public and private trees as outlined in the Nature in the City policies in this Plan.

Extension or Enlargement of a Legal Non-Conforming Use

- 12.99. In special circumstances, it may be appropriate to consider the extension or enlargement of non-conforming uses. It is the intention of this Plan that any such extension or enlargement will be processed as either a site-specific Zoning By-law Amendment, or as an application to the Committee of Adjustment pursuant to the provisions of the Planning Act.
- 12.100. The Committee of Adjustment may consider an enlargement or an extension of a legal non-conforming use subject to the following criteria:
- a. whether the enlargement or extension is in the public interest;
 - b. whether the enlargement or extension represents good planning;
 - c. whether the enlargement or extension creates unacceptable **adverse impacts** upon abutting properties;
 - d. whether the proposed use of the lands with the enlargement or extension is similar in purpose to the existing use; and,
 - e. whether the enlargement or extension will perpetuate the legal non-conforming use.

Change in Use

- 12.101. Pursuant to the provisions of the Planning Act, the Committee of Adjustment may permit a use of the property that is similar to the purpose for which it was used, or a use that is more **compatible** with the uses permitted by the Zoning By-law. The proposed use will:
- a. be an improvement over the existing use in terms of appearance and function in relation to the surrounding area, and more closely approach the intent of the policies of this Plan and provisions of the Zoning By-law;
 - b. be viewed as an interim use and should be considered in relation to the economic life of the use and structure; and,
 - c. not create or cause an increase of nuisance factors such as noise, vibration, fumes, smoke, dust, odours, lighting, or traffic so as to result in the non-**compatibility** of the use with its surrounding area.

NON-CONFORMING AND NON-COMPLYING USES

With the adoption of the Plan there may be some uses which do not conform with the objectives, applicable land use designation, and other policies in this Plan. In some situations, it may be desirable to allow the non-conforming use to continue during periods of transition or where the non-conforming use is tolerable and/or **compatible** with surrounding lands. In other cases, there may be other uses which do not conform with the goals, objectives, or policies of this Plan, nor with surrounding lands, in which case it will be desirable for these uses to cease to exist.

Non-Conforming Uses

- 12.102. The **City** may recognize uses which exist at the time of the approval of this Plan and which do not have a negative impact on the environment and do not pose a significant threat to health and safety. This will be done by means of appropriate site-specific zoning. Such zoning will not be considered to be in contravention of the policies of this Plan and will:
- a. only be accomplished by the adoption of a site-specific Zoning By-law or other implementing by-laws which will incorporate specific and appropriate regulations relative to the existing specific use and site; and,
 - b. be limited to the limits of the land owned at the time of the approval of this Plan.
- 12.103. It is the intention and expectation that legal non-conforming uses, buildings, and/or structures will eventually cease and be replaced by uses, buildings, and/or structures that conform with the intent of this Plan and comply with the Zoning By-law.

Non-Complying Uses

- 12.104. The **City** may consider the use of Zoning By-law provisions or regulations to allow similar uses and/or uses within the same zone category, to occupy existing legal non-complying lands, buildings, and/or structures unless there is a significant threat to health and safety, without the need for a Zoning By-law Amendment or Minor Variance application.
- 12.105. Applications for the expansion, alteration, or an addition to a non-complying building and/or structure will be considered by way of Zoning By-law Amendment or Minor Variance application, depending on the nature of the proposal, in accordance with the policies of this Plan.

SITE PLAN CONTROL

Site Plan Control is a tool used to achieve high quality **developments** that implement this Plan. It is used to achieve appropriate siting and massing of a **development** on a site and to ensure safety, accessibility, attractiveness, and **compatibility** of a **development** with the site context and overall urban landscape. To a large extent, Site Plan Control is one of the key tools for implementing the **City's** policies for Urban Design and the **Urban Design Manual**.

- 12.106. The **City** will establish a Site Plan Control Area which will encompass all of the lands within the boundaries of the city and will be applicable to all development in accordance with Section 41 of the Planning Act

- 12.107. Site Plan Control will be used in accordance with the Planning Act as a means of achieving high quality, functional, accessible, safe, sustainable **built form**, and public space.
- 12.108. The **City** will ensure that streetscape design elements, site development works, and site design will be consistent with any applicable policies or guidelines within this Plan.

PLANS OF SUBDIVISION, CONDOMINIUM, AND PART-LOT CONTROL

- 12.109. Council may pass by-laws to exempt properties from part lot control, subject to the provisions of the Planning Act.
- 12.110. The division of land will occur by registered Plan of Subdivision where:
- a new road or an extension to an existing road is required; or
 - it is deemed in the public interest for the proper and orderly **development** of land.
- 12.111. Plans of Subdivision or Plans of Condominium will be appropriately phased to ensure orderly and staged **development**.
- 12.112. The **City**, when considering applications for Plans of Subdivision, will have regard to the provisions of the Planning Act and related Provincial policies and plans, along with **City** and Grand River Conservation Authority policies and procedures. In addition, Council will approve only those Plans of Subdivision that meet the following criteria:
- the plan conforms to the policies of this Plan;
 - the plan is supported by Kitchener's growth management program;
 - the Plan of Subdivision can be supplied with adequate services and **community facilities**;
 - the plan will not adversely impact upon the transportation system and will support public transit, cycling, and walkability;
 - the plan will not adversely impact the natural environment;
 - the plan will not adversely impact municipal finances including operational budgeting;
 - the plan will be integrated with surrounding lands, subdivisions, and streets; and,
 - the plan is designed in accordance with the Urban Design policies of this Plan and the **Urban Design Manual**.
- 12.113. The **City** will, as a condition of approval pursuant to the Planning Act, require the owner of lands subject to a Plan of Subdivision or Plan of Condominium to enter into one or more agreements which may be registered against the title of the subject lands.
- 12.114. **Parkland dedication** will be provided pursuant to the Planning Act and this Plan. Lands to be dedicated for park purposes must be acceptable to the **City**. Under no circumstances will the **City** be obligated to accept **parklands** being offered in a proposed Plan of Subdivision.
- 12.115. In approving a draft Plan of Subdivision or draft Plan of Condominium, the **City** may require that the approval lapses at the expiration of a specified time period, being not less than three years. The **City** may extend the approval time period, prior to its expiration.

- 12.116. If a Plan of Subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the **City** may use its authority under the Planning Act to deem it not to be a registered Plan of Subdivision.
- 12.117. If the approval of a draft Plan of Subdivision lapses, opportunities for achieving the growth management objectives of this Plan may be considered as part of the **development** review process.

PROPERTY STANDARDS

Property Standards By-laws are a useful tool for ensuring the preservation and maintenance of existing buildings. The **City** will employ Property Standards By-laws to establish minimum standards of property maintenance and occupancy in order to set a basic standard of appearance and quality for all properties within the city.

- 12.118. The **City** may enact a Property Standards By-law in accordance with the Building Code Act, regarding minimum standards for the following:
- a. the physical condition of buildings and structures;
 - b. the physical condition of lands;
 - c. the adequacy of sanitation; and,
 - d. the health of buildings and structures for occupancy.
- 12.119. In accordance with the Building Code Act, the **City** may, at the expense of the owners or occupants of private lands, elect to demolish or repair buildings, structures, or lands that are not compliant with the Property Standards By-law without compensation to the owners or occupants.
- 12.120. Any required demolition of residential buildings will be done in accordance with the Planning Act and with any other applicable policies in this Plan.
- 12.121. The **City** may establish specific requirements in the Property Standards By-law to address the maintenance and property standards of **cultural heritage resources**.

DEMOLITION CONTROL

- 12.122. The **City** may prepare, enact, and enforce a Demolition Control By-law in accordance with the provisions of the Planning Act, to prevent the premature demolition of residential buildings within designated areas of the **City**.
- 12.123. The Demolition Control By-law may be used as a tool to:
- a. protect cultural heritage resources;
 - b. preserve other buildings, structures, or features within the city as deemed appropriate by Council; and,
 - c. protect existing rental housing stock in accordance with the Municipal Act.
- 12.124. The **City** will consider the following when reviewing demolition control applications:
- a. the condition of the dwelling and/or residential building in terms of damage due to fire, water, wind, or other damaging cause of event, life, and health safety and structural stability;

- b. whether the property is a cultural heritage resource or has cultural heritage value or interest;
 - c. the impact of the demolition on abutting properties and the streetscape;
 - d. the timeframe of redevelopment, where applicable, and, whether construction of a new structure is permitted pursuant to applicable legislation;
 - e. where a rental replacement permit is required under the Municipal Act; and,
 - f. any other site-specific issues.
- 12.125. Applications to demolish designated **cultural heritage resources** will be considered in accordance with the provisions of the Ontario Heritage Act and the other applicable policies of this Plan.

INCLUSIONARY ZONING

Inclusionary Zoning is a tool that allows the **City** to require **affordable housing** to be provided in new **developments** within Protected Major Transit Station Areas. Policies for Inclusionary Zoning are intended to support the **development** of mixed income communities and equitable access to higher order transit by increasing the supply of **affordable housing** for low and moderate income households within these areas.

- 12.126. Inclusionary Zoning policies will be informed by ongoing monitoring and periodic assessment reports in accordance with Provincial requirements, or more frequently as necessary, to create and increase the supply of **affordable housing** without negatively impacting new market housing supply.
- 12.127. The **City** will work collaboratively with the **Region**, neighbouring municipalities, and private and non-profit developers and housing providers to leverage expertise to achieve **affordable housing** objectives.
- 12.128. Inclusionary zoning will be implemented through the Zoning By-law and guided by Inclusionary Zoning Implementation Guidelines.
- 12.129. **Affordable** rental housing will be included in **developments** containing **dwelling units** located within a Protected Major Transit Station Area as shown on Map 4.
- 12.130. Inclusionary Zoning will not apply to:
- a. **development** containing fewer than 50 new **dwelling units**;
 - b. the portions of a **development** containing residential care homes, retirement homes, group homes, nursing homes, or post-secondary student residences;
 - c. the **development** proposed by a **non-profit housing provider** or is proposed by a partnership in which:
 - i. a **non-profit housing provider** has an interest that is greater than 51 per cent; and
 - ii. a minimum of 51 per cent of the **dwelling units** are intended as **affordable housing**, excluding any offsite **dwelling units** that would be located in the **development**;
 - d. **developments** that are otherwise exempt under the Planning Act;

12.131. **Development** subject to Inclusionary Zoning shall provide a minimum percentage of new gross leasable residential floor area as **affordable dwelling units** in accordance with the following Table.

Table 1. Inclusionary Zoning Set-Aside Requirements

Market Area	Protected Major Transit Station Area	Minimum Percentage of Gross Leasable Residential Floor Area to be provided as affordable dwelling units by date of building permit issuance			
		2026	2027-2028	2029-2030+	2031+
Prime	<ul style="list-style-type: none"> Central Victoria Park and Kitchener City Hall Queen and Frederick 	2%	2-3%	2-4%	5%
Established	<ul style="list-style-type: none"> Grand River Hospital Kitchener Market Borden Mill 	1%	1-2%	1-3%	5%
Emerging	<ul style="list-style-type: none"> Block Line Fairway Sportsworld 	0%	0-1%	0-2%	5%

12.132. Notwithstanding the Set-aside requirements in the preceding table, any lands within a Protected Major Transit Station Area that were designated for employment or industrial purposes in accordance with a Secondary Plan or Official Plan in effect on March 17, 2024, must provide **affordable dwelling units** in accordance with the Prime Market Area in the preceding table.

12.133. The **City**, in consultation with the **Region** and the Cities of Waterloo and Cambridge will establish maximum rents for the required **affordable dwelling units** on an annual basis as described in the definition of **affordable housing/affordability** in the glossary.

12.134. **Affordable dwelling units** required by these Inclusionary Zoning policies will be:

- occupied by low or moderate income renter households as described in the definition of **affordable housing/affordability** in Schedule A, with a maximum income at the time of their initial tenancy of 3.5 times the **dwelling unit's** rent;
- rented in accordance with policies of this Plan for a period of at least 25 years from the date of first residential occupancy of the **affordable dwelling unit**;
- similar to the market-rate portion of the **development** giving rise to the requirement for **affordable dwelling units** in terms of **dwelling unit** mix and size, as appropriate, to achieve a balanced mix of **dwelling unit** types and sizes and support the creation of **affordable** units suitable for a range of household sizes; and,

- d. first occupied prior to or coincident and proportional to the first occupancy of the market **dwelling units** in the **development** giving rise to the **affordable dwelling units**.
- 12.135. The **City**, in consultation with the **Region**, will support **developments** in meeting their Inclusionary Zoning requirements by exempting **developments** that contain the required **affordable dwelling units**, on a prorated basis, from park dedication requirements, development charges, and community benefit charges in accordance with Provincial legislation.
- 12.136. **Affordable dwelling units** will be provided within the building giving rise to the Inclusionary Zoning requirements, or offsite in a building located within a Protected Major Transit Station Area as shown on Map 4, and on lands subject to the Inclusionary Zoning provisions of the Zoning By-law.
- 12.137. The timing of first occupancy of offsite **affordable dwelling units** will be prior to or coincident and proportional to the occupancy of market units on the site giving rise to the requirement for the **affordable dwelling units**.
- 12.138. The **City**, with support from the **Region**, will ensure ongoing **affordable** rents of the **dwelling units**, and their occupancy by eligible households, by establishing and maintaining a list of eligible tenants, outlining reporting requirements, and securing these requirements through agreements as outlined in Inclusionary Zoning policies of this Plan.
- 12.139. The **City** shall prepare an assessment report a minimum of every 5 years, in accordance with the **Provincial** requirements, for the purpose of determining whether any Inclusionary Zoning policies in this Plan should be amended.
- 12.140. An owner of a **development** subject to an Inclusionary Zoning By-law will enter into one or more agreements with the **City**, and if applicable, an offsite **affordable dwelling unit** owner, to be registered on title, securing:
- a. the requirements outlined in the Inclusionary Zoning policies of this Plan;
 - b. requirements for the timely delivery of the **affordable dwelling units** including any phasing if applicable;
 - c. the approach to determining maximum rent and permitted rent increases;
 - d. adjustments to the maximum permitted rent in the event the **purpose built rental housing**, is converted to condominium tenure;
 - e. requirements ensuring the occupants of **affordable dwelling units** have similar building and amenity access to occupants of market units;
 - f. requirements ensuring **affordable dwelling units** are provided to eligible tenants;
 - g. requirements for ongoing administration, reporting, and monitoring of the **affordable dwelling units** over the **affordability** period;
 - h. conditions for offsite **affordable dwelling unit** delivery if applicable;
 - i. provisions that apply in the event of default of the agreement; and,
 - j. other standards or arrangements as appropriate.

Schedule A: Glossary

Active Transportation - means human-powered travel, including but not limited to walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adaptive Re-Use - the recycling of a building and/or structure usually for a new function, such as the use of a former industrial building for residential purposes.

Adjacent - lands, buildings, and/or structures that are contiguous or that are directly opposite to other lands, buildings, and/or structures, separated only by a laneway, **City** and/or **Regional** road, or other right-of-way.

Adjacent Lands/Lands Adjacent - those lands contiguous to natural **hazard lands**, a specific **natural heritage feature**, or area where it is likely that **development** or **site alteration** would have a negative impact on the hazard and/or **natural heritage feature**. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

Adverse Effects - as defined in the Environmental Protection Act, means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant or animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for human use;
- loss of enjoyment of normal use of property; and,
- interference with normal conduct of business.

Adverse Environmental Impacts - changes likely to arise directly or indirectly from **development** or **site alteration** within or **lands adjacent** to a **Natural Heritage System** feature that result in widespread, long-term, or irreversible degradation of the **significant** features or impairment of the natural functions of the designated area.

Adverse Heritage Impacts - a negative change to the integrity, value, or significance of a heritage resource that can occur because of a proposed **development** and/or **alteration**. Impacts include, but are not limited to, destruction, **alteration**, shadows, isolation, direct or indirect obstruction, a change in land use, and land disturbance. Adverse Impacts can also be caused by non-**compatible** design, size, massing, or orientation of a proposed **development**. Adverse impacts to properties designated under Part V of the Ontario Heritage Act can occur if a proposed **development** negatively affects the **heritage attributes** of the district either on an individual property, existing streetscape, or to the district as a whole.

Adverse Impacts - may include but will not be limited to: shadows over private **amenity areas** or on building façades for an unacceptable duration, issues of privacy, overlook conditions, negative

microclimatic impacts, light pollution (such as light trespass or glare), odour, vibration, noise pollution urban heat island effects, visual clutter, or obstruction of **views** and/or **vistas**.

Affordable Housing/Affordability/Affordable -

- a) In the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
 - 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) In the case of rental housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of the gross annual household income for low and moderate income households; or,
 - 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Notwithstanding the preceding, for the purposes of policies relating to Inclusionary Zoning, affordable housing means:

For **dwelling units** within buildings that are not within **purpose built rental housing**, in accordance with subsection b); and

- a. For **dwelling units** within **purpose built rental housing**, the greater of the value calculated in accordance with subsection b); or 30% of median renter income for the municipality, as published from time to time by Canada Mortgage and Housing Corporation.

For the purposes of this definition:

Low and moderate income households means, in the case of ownership housing, households with income in the lowest 60 percent of the income distribution for the municipality; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

For the purposes of Inclusionary Zoning policies, the Region of Waterloo is the municipality used to calculate affordable rents.

Agricultural Uses - the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-Related Uses - those farm-related commercial and farm-related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in

close proximity to the farm operation, and provide direct products and/or services to farm operations as a primary activity.

Airport – means the Region of Waterloo International Airport.

Alteration – to change in any manner and includes to restore, renovate, repair, or disturb. This can also include partial demolition of **heritage** and non-**heritage attributes** on existing property

Amenity Area – refers to spaces intended for active or passive recreation – such as children's play areas, seating zones, sports courts, or fitness rooms – designed for shared use. These areas must be thoughtfully planned and integrated into the overall site design.

Ancillary Uses – a land use that is supportive of and secondary to the primary use assigned to a given designated property. Ancillary uses may be located on a **mixed-use** site or within a **mixed-use** building that includes primary uses. With respect to an industrial employment area, ancillary uses may include small-scale complementary uses that primarily serve the business functions of the Industrial Growth Areas.

Areas of Natural and Scientific Interest – areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Built Form – a function of building placement, mass, height, and floor area. Built form is typically regulated in Zoning By-laws in terms of building mass (**Floor Space Ratio**), lot coverage, building setbacks, height, and floor area regulations as well as Urban Design policies and guidelines.

Built Heritage Resource – a building, structure, monument, installation, or any manufactured remnant that contributes to a property's **cultural heritage value** or interest as identified by a community, including an Indigenous community. Built heritage resources are generally located on property(ies) that are:

- Designated under Part IV or Part V of the Ontario Heritage Act;
- Listed on local, **Regional**, Provincial, and/or Federal registers;
- Included on **City** inventories;
- Subject to heritage conservation easement agreement under Parts II and IV of the Ontario Heritage Act; or
- Subject to a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, **conserving**, and maintaining a **cultural heritage feature** or resource, or preventing its destruction, demolition, or loss.

A built heritage resource can also be newly identified as part of a proposal for **development** or **site alteration**.

City – refers to the Corporation of the City of Kitchener.

Climate Risk Vulnerability Assessment – a study framework which evaluates the risks associated with climate change at a city level. The intent of the assessment is to identify vulnerable

populations, understand patterns of climate-related vulnerability, and outline existing adaptive capacity while providing policy and programmatic recommendations.

Community Facilities – means lands, buildings, and structures, for the provision of programs and services provided or subsidized by a government, such as social assistance, recreation, police and fire protection, health, childcare and educational programs, long-term care services, and cultural services.

Community Facilities may be categorized as Local or Major. Local Community Facilities serve a local population and are integrated in neighbourhood. Examples include elementary schools, health clinics, and day cares

Major community facilities serves a city-wide or regional population and can generate large volumes of traffic, may require large areas of land to accommodate buildings, structures, outdoor activities, and parking, and may have extended hours of operation including weekday evenings and weekends and in some cases, they may operate 24 hours a day, all year round. Examples include hospitals, secondary and post-secondary educational facilities, and major **cultural facilities**.

Community Facilities means Public Service Facilities as defined in the Provincial Planning Statement.

Community Recreation Facilities – means lands, buildings, and structures that are provided or subsidized by a government and primarily related to recreation and leisure and are accessible to the general public, such as community centres, arenas, sports fields, and pools. Community recreation facilities may include **ancillary uses** provided by external service providers where they are incidental and subordinate to the primary use.

Compatible – land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area without causing unacceptable **adverse effects, adverse environmental impacts, or adverse heritage impacts**. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to”. When used in a cultural heritage context, while it should not be narrowly interpreted to mean “the same as”, it should have regard for and be consistent with the existing **built form** in terms of massing, setbacks, stepbacks, and design.

Complete Application – includes required plans and/or drawings, forms, fees, prescribed information, and material as required under the Planning Act, and associated regulations, and any other information prescribed by Provincial Authority, a covering letter, and all supporting information identified through a Pre-Submission Consultation Meeting or waiver, as set out in this Plan, deemed necessary to assess the implications of an application for approval under the Planning Act.

Conserve (in regard to cultural heritage and archaeology) – the identification, protection, management, and use of **built heritage resources, cultural heritage landscapes**, and archaeological resources in a manner that ensures their **cultural heritage value** or interest is retained under Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a **heritage conservation plan**, archeological assessment, and/or

heritage impact assessment. Mitigative measures and/or alternative **development** approaches can be included in these plans and assessments.

Context – recognition and understanding of a setting in terms of the **built form** and landscaping of an area in its entirety. Context can vary depending on the unique sets of cultural, social, and economic practices that have shaped communities over a period of time, and are reflected in the built environment.

Crime Prevention Through Environmental Design – the proper design and effective use of the built environment to reduce crime and the fear associated with crime, and an improvement in the quality of life. It is the specific design of physical space in the context of the needs of the legitimate users of that space, the expected/intended use of the space, and the anticipated behavior of both legitimate users and potential offenders.

Cultural Facilities – lands, buildings, structures used for the creation, production, and dissemination of arts and culture. Cultural facilities may include publicly or privately owned and/or operated lands, buildings, and cultural sites such as but not limited to museums, performing arts venues, exhibition facilities, and managed historical sites.

Cultural Heritage Landscape – a defined geographical area that may have been modified by human activity and is identified as having **cultural heritage value** or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, **views**, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association.

Cultural Heritage Resources – includes buildings, structures, and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, properties on the Heritage Kitchener Inventory of Historic Buildings, **built heritage resources**, and **cultural heritage landscapes** as defined in the Provincial Policy Statement.

Cultural Heritage Value – the significance that a building, property, site, or landscape holds for a community's identity, history, and understanding of its past. It is determined by the nine (9) criteria outlined in Regulation 9/06 of the Ontario Heritage Act and can include design/physical value, historical/associative value, and/or contextual value.

Designated vulnerable areas – means areas defined as **vulnerable**, in accordance with Provincial standards, by virtue of their importance as a drinking water source.

Development – the creation of a new lot, a change or intensification in use, and the construction of buildings, structures, and additions requiring approval under the Planning Act. Development also includes redevelopment, and for the purposes of this Plan is meant to indicate where a planning application under the Planning Act is required, but does not include:

- activities that create or maintain **infrastructure** authorized under an **Environmental Assessment** process; and,
- works subject to the Drainage Act.

Development Application – any application required under the Planning Act.

Drive-through Facility – a place, with or without an intercom order station, where a product or service is available at a service window for delivery to a vehicle as a component of the main use, and will include an automated bank machine but not an automated car wash.

Dwelling Unit – a room or a suite of habitable rooms that:

- is located in a building;
- is occupied or is designed to be occupied by a household as a single, independent, and separate housekeeping establishment;
- contains both an area for preparing food and a bathroom for the exclusive common use of the occupants thereof; and,
- has a private entrance leading directly from outside of the building or from a common hallway or stairway inside the building.

Ecological Function – the natural processes, products, or services, that living and non-living environments provide or perform within or between species, ecosystems, and landscapes including biological, physical, chemical, and socio-economic interactions.

Ecological Restoration Areas – lands and waters that have the potential to be enhanced, improved, or **restored** to a more natural state, contributing to the overall diversity and connectivity of the **Natural Heritage System**.

Energy storage system – means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Environmental Assessment – a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act and the Ontario Energy Board Act.

Environmental Impact Study – a study conducted prior to **development** or **site alteration** in order to investigate potential environmental impacts of the proposed undertaking. An Environmental Impact Study will determine whether **development** or **site alteration** may proceed, and if so, will identify actions which could be taken in order of preference to prevent, minimize, or mitigate the environmental impacts of the **development** or **site alteration**.

Environmentally Significant Discharge Areas – lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain **wetlands**, fisheries, or other specialized natural habitats.

Environmentally Significant Recharge Areas – lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, environmental features.

Environmentally Significant Valley Features – natural features within a **Significant Valley** that consist of:

- at least one of the following:
 - river channel; or,

- **Environmentally Significant Discharge Areas** or **Environmentally Significant Recharge Areas**; or,
- both of the following ecological features:
 - habitat of regionally **significant** species of flora or fauna; and
 - natural area, such as a **woodland** of one to four hectares in extent, **floodplain** meadow or **wetland**, which consists primarily of native species; or,
- any one of b) above plus any one of the following Earth Science features:
 - river terrace;
 - esker;
 - cliff or steep slopes;
 - oxbow;
 - confluence with **significant** watercourse draining a **watershed** greater; or
 - than five square kilometres; or,
- regionally **significant** Earth Science **Area of Natural and Scientific Interest**; or,
- fossil bed.

Erosion Hazard – the loss of land due to human or natural processes that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential Emergency Service – services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures, and/or **protection works**, and/or erosion.

Existing – when used in reference to a use, lot, building, or structure, means any use, lot, building, or structure legally established or created prior to the day of approval of this Plan.

Fish Habitat – as identified in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood Fringe – for watercourses and small inland lake systems, means the outer portion of the **floodplain** between the **floodway** and the **floodings hazard** limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the **floodway**.

Flooding Hazard – the inundation, under the conditions specified below, of areas **adjacent** to a shoreline or a river or stream system and not ordinarily covered by water. The flooding hazard limit is the greater of:

- the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific **watershed** and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over **watersheds** in the general area;
- the one hundred year flood;
- a flood which is greater than the two points above which was actually experienced in a particular **watershed** or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Province; and,

- except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific **watershed** (where the past history of flooding supports the lowering of the standard).

Floodplain – for watercourses and small inland lake systems, means the area usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**.

Floodproofing Standard – means structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties to reduce or eliminate **flooding hazard** or protect them from flood damage.

Floodway – for watercourses and small inland lake systems, means the portion of the **floodplain** where **development** and **site alteration** would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous **floodplain**.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the **floodplain**, representing an area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the **floodplain** is called the **flood fringe**. In all cases, the floodway will include areas of inundation that contain high points of land not subject to flooding.

Floor Space Ratio – the figure obtained when the building floor area on a lot is divided by the lot area.

Food Store – a retail establishment specialising in food products. Food stores may vary in the range of food product offerings, and may include ancillary non-food goods.

Geothermal – energy systems that extract and reject heat to and from the soil and groundwater, including through the use of heat pumps. Geothermal systems are also known as geo-exchange or ground source heat pumps. In the context of this Plan, geothermal does not mean harnessing energy emanating from the earth's core.

Gateways – features which demarcate areas with distinctive or recognizable character. Gateways are typically located at major street intersections along major streets entering the city and may also be located at entrances to areas such as the downtown, a district, a neighbourhood, a design district, or heritage district. Gateway features may be **landmark** buildings, special landscape features, unique public spaces, or other site elements and are specifically designed to reinforce the character of the area they represent.

Green Infrastructure – natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as **natural heritage features** and systems, **parklands**, stormwater management systems, street trees, **urban forests**, natural channels, permeable surfaces, and green roofs.

Groundwater Feature – water-related features in the earth’s subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of Endangered Species and/or Threatened Species –

- with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or,
- with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration, or feeding, as approved by the Ontario Ministry of Natural Resources; and
- places in the areas described in two points above, whichever is applicable, that are used by members of the species as dens, nests, hibernacula, or other residences.

Hazard/Hazardous Lands – property or lands that could be unsafe for **development** due to naturally occurring processes which may include but is not limited to those lands which have steep slopes, rocky or unstable soils, poor drainage, and flood susceptibility. Along watercourses and small inland lake systems, this means the land including that covered by water, to the furthest landward limit of the **flooding hazard** or **erosion hazard** limit.

Heritage Attributes – as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the features of the property, buildings, and structures that contribute to their **cultural heritage value** or interest.

Heritage Corridors – streets or **multi-use pathways** which because of their unique structural, topographic, and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance, or location within a **Heritage Conservation District** are recognized as a **cultural heritage resource** and are intended to be **conserved**.

Heritage Conservation District – a geographical area primarily made up of a group of buildings, streets, and open spaces which collectively contribute to the **cultural heritage value** or interest of the area.

Heritage Conservation District Plan – a document that provides policies and guidelines to assist in the protection and enhancement of the **cultural heritage value** of the district. The document includes a statement of objectives, a statement of the district’s **cultural heritage value** or interest, a description of the district’s **heritage attributes**, policies, guidelines, and procedures for achieving stated objectives and managing future change, and a description of external **alterations** or classes of external **alterations** that are of a minor nature that an owner can carry out without obtaining a heritage permit.

Heritage Conservation Plan – a document that details how a **cultural heritage resource** can be **conserved**. The conservation plan may be supplemental to a **heritage impact assessment**, but is typically a separate document. The recommendations of the plan should include descriptions of

repairs, stabilization, and preservation activities as well as long term **conservation**, monitoring, and maintenance measures.

Heritage Corridors – streets or **multi-use pathways** which because of their unique structural, topographical, and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance, or location within a **Heritage Conservation District** are recognized as a **cultural heritage resource** and are intended to be **conserved**.

Heritage Impact Assessment – a document comprising text and graphic material including plans, drawings, and photographs that contains the results of historical research, field work, survey, analysis, and description(s) of **cultural heritage resources** together with a description of the process and procedures in deriving potential effects and mitigation measures as required by policies in this Plan and any other applicable or pertinent guidelines. A heritage impact assessment may include an archaeological assessment where appropriate.

Heritage Integrity – a measure of the wholeness and intactness of a property's, **Cultural Heritage Landscape's**, and/or **Heritage Conservation District's heritage attributes** that convey its Outstanding Universal Value.

Heritage Studies and/or Heritage Related Studies – plans, studies, and/or other documents that are requested by the **City's** Heritage Planner as part of a complete application to ensure the **conservation** of a **cultural heritage resource**.

High Microbial Risk Management Zones – areas where the underlying groundwater is the most **vulnerable** to disease causing organisms. These zones surround municipal drinking-water supply wells supplied by Groundwater Under the Direct Influence of Surface Water (GUDI). GUDI wells draw groundwater that is directly connected to, and dependent upon, surface water in locations where contaminants in the surface water may not be filtered adequately by the overlying soil or subsurface before entering the well.

Hydrologic Function – the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil, underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Infrastructure – natural and engineered assets that form the foundation for **development**. Infrastructure may include: municipal drinking-water supply systems, municipal wastewater systems, septage treatment systems, stormwater management systems, creeks and **wetlands**, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communication/telecommunications, transit and transportation corridors and facilities, Provincial highways, railways, and oil and gas pipelines and associated facilities.

Intangible – means traditions, knowledge, and skills that communities see as part of their culture. These are passed down through generations and change over time as people adapt to their surroundings and history. They help give communities a sense of identity and continuity and encourage respect for cultural diversity and creativity. Examples include: oral traditions and

language; stories; performing arts, social practices, rituals, and celebrations; knowledge about nature and the universe; and traditional crafts.

Intensification – the **development** of a property, site, or area at a higher **density** than currently exists through:

- redevelopment, including the reuse of brownfield and greyfield sites;
- the **development** of vacant and/or underutilized lots within previously approved developed areas;
- infill **development**; or,
- the expansion or conversion of existing buildings.

Landforms – Placeholder

Landmarks – Prominent, memorable components of the built or natural environment (including landscapes, buildings, **gateway** features and civic spaces) that are recognizable for their symbolic significance, **cultural heritage value**, special visual appeal, or a combination to these factors. Landmarks are instrumental in creating a legible urban environment.

Low impact development – means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major goods movement facilities and corridors – means transportation facilities, corridors, and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in Provincial transportation plans. Approaches that are freight-supportive may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

Major development – means **development** consisting of:

- the creation of four or more lots;
- the construction of a building or buildings with a ground floor area of 500 m² or more; or
- the establishment of a **major recreational use**.

Major Institutional – large scale institutional uses, including **community facilities** and **cultural facilities**, which have a regional or city-wide sphere of influence and are therefore not appropriate for certain areas due to traffic and other impacts.

Major Office – a freestanding office building having a minimum **gross floor area** of 4,000 square metres or a minimum of 200 jobs.

Major recreational use – means a recreational use that requires large-scale modification of terrain, vegetation or both and usually also requires large-scale buildings or structures, including but not limited to the following: golf courses; serviced playing fields; serviced campgrounds; and ski hills.

Mineral Aggregate Operation – lands under license or permit, other than for **wayside pits and quarries**, issued in accordance with the Aggregate Resources Act:

- for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal Zoning By-laws and including **adjacent** land under agreement with or owned by the operator, to permit continuation of the operation; or,
- associated facilities used in extraction, transport, beneficiation, processing, or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources – gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing, and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings, or other material prescribed under the Mining Act.

Mineral Aggregate Resource Conservation – means:

- the recovery and recycling of manufactured materials derived from mineral aggregates, such as glass, porcelain, brick, concrete, asphalt, and slag, for re-use in construction, manufacturing, industrial, or maintenance projects as a substitute for new mineral aggregates; and
- the wise use of mineral aggregates including utilization or extraction of on-site **mineral aggregate resources** prior to **development** occurring.

Minimum Distance Separation Formulae – the separation distance as determined through the Minimum Distance Separation Formulae I and II or any other reduced distance satisfactory to the **City** and the Province through an amendment to the Zoning By-law or Minor Variance application.

Mixed-Use – a **development** or area that collectively achieves a mix of **compatible** land uses either in the same or separate buildings. The mix of land uses may include various non-residential land uses but must include residential dwellings. Mixed-use facilitates the provision of a wide range of residential types within close proximity to employment, institutional, social, and recreational opportunities.

Mobility Network – a network of streets, roads, bike lanes, trails, multi-use paths, and sidewalks used by people and vehicles to move around the city.

Multi-Unit Building(s) – a building containing two or more uses/business establishments which are managed and operated as a unit with shared on-site parking. Residential uses within the same building are not considered part of a multi-unit building. In such circumstances the group of uses would be defined as a **mixed-use** building.

Multi-use Pathway – a wide trail that supports multiple forms of **active transportation** and recreation, typically surfaced with gravel or asphalt, found throughout Kitchener along greenways, through parks, and along hydro corridors and/or roadways.

Natural Heritage Features – features of the natural environment that make up the **Natural Heritage System**, include but are not limited to the following:

- **Provincially Significant Wetlands;**
- **Locally Significant Wetlands;**
- **Significant Valleys;**
- **Environmentally Significant Valley Features;**
- **Locally Significant Valleylands;**
- **Environmentally Sensitive Policy Areas;**
- **Significant Woodlands;**
- **Locally Significant Woodlands;**
- **Significant Habitat of Endangered and/or Threatened Species;**
- **Significant Wildlife Habitat;**
- **Fish Habitat;**
- **Regional Recharge Areas;**
- **Environmentally Significant Discharge Areas;**
- **Environmentally Significant Recharge Areas;**
- **Significant Landforms (Earth Science Areas of Natural and Scientific Interest);**
- **Ecological Restoration Areas;** and,
- **Natural Linkages and Corridors.**

Natural heritage features and areas – means features and areas, including **significant wetlands**, **significant coastal wetlands**, other coastal **wetlands** in Ecoregions 5E, 6E and 7E, fish habitat, **significant woodlands** and **significant valleylands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), **habitat of endangered species and/or threatened species**, **significant wildlife habitat**, and **significant areas of natural and scientific interest**, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Heritage System – a system made up of and linked by **natural heritage features** and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems. These systems can include **natural heritage features**, Federal and Provincial parks and conservation reserves, lands that have been **restored** or have the potential to be **restored** to a natural state, areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue.

Naturalize/Naturalization – a process whereby an area that has been previously disturbed by humans or from natural events, is allowed to regenerate naturally with input of seeds and other propagules from the existing soil and/or **adjacent** natural areas.

Natural Linkages and Corridors – areas that connect **natural heritage features** along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other environmental features. Natural linkages and corridors can also include those areas currently performing, or with the potential to perform, through **restoration**, linkage functions. Although natural linkages and corridors help to maintain and improve environmental features, they can also serve as important **natural heritage features** in their own right.

Naturally Occurring Affordable Housing – refers to private market rental housing that is affordable to low- and moderate-income households without direct public subsidy. In this Plan, Naturally Occurring Affordable Housing includes housing that, due to naturally occurring market factors such as building age, state of repair, or absence of contemporary amenities, is rented at rates below those of newly constructed rental housing in the same geographic area.

Negative Impacts – with regards to water means degradation to the **quality and quantity** of water, **sensitive surface water features** and **sensitive groundwater features**, and their related **hydrologic functions**, due to single, multiple or successive **development** or **site alteration** activities.

Non-profit housing provider – means:

- a corporation to which the Not-for-Profit Corporations Act, 2010 applies that is in good standing under that Act and whose primary objective is to provide housing;
- a corporation without share capital to which the Canada Business Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
- a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act; or
- an organization that is a registered charity within the meaning of the Income Tax Act (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

Noxious – means uses that produce vibration, noise, emission, or odors that include but are not limited to:

- manufacturing of asbestos, phosphates, or sulfur products;
- primary production of chemicals, synthetic rubber, plastic, asphalt, or cement;
- processing or refining of petroleum or coal;
- processing, milling, or packaging animal feed;
- salvage or scrap yards;
- slaughtering, eviscerating, rendering, cleaning of meat, poultry, fish, or by-products thereof;
- smelting, refining, rolling, forging, or extruding of ore or metal;
- tanning or chemical processing of pelts or leather;
- transportation depot for hazardous, toxic, or contaminated materials;
- vulcanizing of rubber or rubber products; and,

- recycling of hazardous, toxic, or contaminated materials.

On-farm Diversified Uses – uses that are secondary to the principal **agricultural use** of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Optimal Ecological State – an optimal ecological state for aquatic and/or terrestrial ecosystems is reflective of ecosystems that are characteristic of the particular area’s natural heritage.

Restoration to such an optimal state will attempt to return an ecosystem to its historic trajectory (e.g. a known prior state, or one that could develop within the bounds of the historic trajectory). However, such **restoration** recognizes that ecosystems may not necessarily recover their former states since contemporary constraints and conditions may cause them to develop along altered trajectories.

Parkland – land that is held or designated for public recreation, leisure, environmental protection, and **ecological function** and may contribute to parkland provision targets.

Parkland Dedication – the requirement of all **development** to provide land for park or other recreational purposes.

Planned Function – the essential planning intent for an area and the role the area is intended to play in providing a planned service to the public. That planned service may be a direct service such as the provision of government or commercial services, entertainment, housing, employment, or the provision of retail goods. It may also be the provision of an indirect service that is a key element for a community or neighbourhood such as an opportunity for socialization, recreation, and as an informal meeting place.

Portable Asphalt Plant – a facility:

- with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,
- which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant – a facility:

- with equipment designed to mix cementing materials, aggregate, water, and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and,
- which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Priority Location – a special location in prominent **view** from the **public realm** that contributes to community or neighbourhood identity, character, and image. These may include: **gateways**, corner properties, park spaces, terminating **views** and **vistas**, window streets, **Heritage Conservation Districts** or heritage buildings/properties, and **conservation** lots.

Priority Street – streets with buildings that contain a mix of non-residential ground floor uses that help achieve complete communities by creating engaging and activated pedestrian places. These places contribute to an enhanced streetscape and pedestrian realm by creating a visually stimulating pedestrian experience. Regulations contained within the **City's** Zoning By-law that may guide the implementation of priority streets that includes, but is not limited to: minimum ground floor façade heights; minimum façade openings; minimum amount of active uses at the street level; and/or restrictions on the location of vehicular parking.

Private Sewage System – sewage systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Private Water Well – individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Protected Heritage Property – property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having **cultural heritage value** or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and United Nations Education, Scientific and Cultural Organization (UNESCO) World Heritage Sites.

Protection Works – the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by **flooding hazards, erosion hazards**, and other water-related hazards and to allow access for their maintenance and repair.

Public Realm – includes roadways, pedestrian linkages, parks and open spaces, semi-public spaces, and accessible parts of public buildings. A significant component of the public realm is the streetscape, which includes all elements of the street as well as the building façades facing the street.

Purpose Built Rental Housing – a multiple dwelling where individual **dwelling units** are not units in a Plan of Condominium, and which is intended for use as rented residential premises.

Quality and quantity – means a measure of the quality and quantity of water by indicators associated with **hydrologic function** such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rapid Transit – a public transportation system operating for its entire length primarily on an exclusive right-of-way. The definition includes systems operating at-grade and systems operating on elevated or underground facilities.

Record of Pre-Submission Consultation – the written documentation of a Pre-Submission Consultation Meeting as issued by the Director of Planning, or his/her delegate, which outlines the information and material identified for inclusion of the **complete application**.

Region – refers to the Corporation of the Regional Municipality of Waterloo.

Regional Recharge Area – a large environmental feature/**natural heritage feature**, that includes portions of the Waterloo Moraine, where considerable deposits of sand and gravel allow for the infiltration of large quantities of rainfall and snowmelt deep into the ground. This important **hydrologic function** sustains some of the richest sources of groundwater in the Grand River **watershed**. Regional Recharge Areas serve two important functions. From an environmental perspective, groundwater discharge from the shallow aquifers located within Regional Recharge Areas sustains a wide range of aquatic habitats and ecosystems. This groundwater discharge also provides a high percentage of the baseflow to the Grand River, its tributary rivers and cold-water streams and therefore is critical to maintaining the health of the Grand River to the benefit of the **Region** and downstream communities. The second function of Regional Recharge Areas is to replenish deep underground aquifers that serve as a source for a significant share of the municipal drinking-water supply. Regional Recharge Areas will be protected from land use practices and hazardous chemicals and/or substances that could **negatively impact** the **quality and quantity** of water within and available to the aquifers that contribute to the municipal drinking-water supply system.

Renewable Energy System – a system that generates electricity, heat, and/or cooling from a renewable energy source, such as an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, **geothermal** energy, and tidal forces

Residential Care Facility – a residence that is occupied by three (3) or more persons, exclusive of staff, who by reasons of their emotional, mental, physical, or legal status, are cared for on a temporary or permanent basis in a supervised group setting. This definition may include group homes, half-way houses, and nursing homes. Residential care facilities occupied by 3-8 persons, exclusive of staff, will be termed small residential care facilities, while those facilities occupied by more than 8 persons, exclusive of staff, will be termed large residential care facilities.

Respect – to align with the established character and **context** of a **cultural heritage resource** in a manner that recognizes the inherent value of the tangible and **intangible** history of a **cultural heritage resource**, and that avoids adverse impacts to buildings, streetscapes, and neighborhoods. Respecting **cultural heritage resources** includes, but is not limited to, understanding the relationship between buildings and their landscapes and integrating **development** in a manner that enhances, not diminishes, established neighbourhood character.

Restore/Restoration – convert lands whose ecological properties have been substantively altered by human activity or natural disaster back to natural habitat characteristic of the locality consisting of locally appropriate native species of flora and fauna using active planting, natural succession, prescribed burning, removal of non-native vegetation, other means accepted by the Society for Ecological Restoration, or any combination thereof.

Sense Of Place – characteristics that make a place special or unique, often fostering a sense of authentic human attachment and belonging.

Sensitive – in regard to **surface water features** and **groundwater features**, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive Land Uses – buildings, **amenity areas**, or outdoor spaces where: routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility; or, that may be adversely impacted by noise from transportation sources. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residential **developments**, day care centres, and educational and health facilities.

Significant – means:

- in regard to **Provincially Significant Wetlands**, means a **wetland** identified as provincially significant by Province using evaluation procedures established by the Province, as amended from time to time;
- in regard to **Locally Significant wetlands**, means an: evaluated **wetland** that does not meet Provincial criteria for significance; an unevaluated **wetland** that is naturally-occurring and greater than 0.5 hectares in size; or, a naturally-occurring **wetland** (any size up to 0.5 hectares) that meets one or more of the following criteria:
 - part of a Provincially Significant Wetland;
 - located within a floodplain or riparian community;
 - part of a Provincially or municipally designated natural heritage feature, a significant woodland, or natural hazard land;
 - a bog, fen;
 - fish habitat;
 - significant wildlife habitat;
 - confirmed habitat for a provincially or regionally significant species as determined by the Province or as determined by the Region;
 - part of an ecologically functional corridor or linkage between larger wetlands or natural areas;
 - part of a groundwater recharge area; or,
 - a groundwater discharge area associated with any of the above.
- in regard to Significant **Valleys**, the valleys of the Grand River, Conestogo River, Nith River and Speed River, which are together nationally recognized as a Canadian Heritage River. Significant **valleys** are identified by the **Region** and comprise the entire river channel and extend to the point where the slope of the valley begins to grade into the surrounding upland;
- in regard to significant **woodlands**, means a **woodland** that meets all of the following criteria:
 - greater than 4 hectares in size, excluding any adjoining hedgerows;
 - consisting primarily of native species of trees; and,
 - meets the criteria of a **woodland** in accordance with the provisions of the **Regional Woodland Conservation By-law**.
- in regard to locally significant **woodlands**, means a **woodland** less than 4 hectares in size which is ecologically important in terms of:
 - features such as species composition, age of trees, and stand history;
 - functionally important due to its contribution to the broader landscape because of its location, size, or due to the amount of forest cover in the planning area; or,
- economically important due to site quality, species composition, or past management history.

- in regard to significant **landform**, means an area identified as being ecologically or geologically important due to its distinctive physical attributes and the functions it perform.... PLACEHOLDER
- in regard to other features and areas in the **Natural Heritage System**, ecologically important in terms of features, functions, representation, or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**;
- in regard to cultural heritage and archaeology, resources that have been determined to have **cultural heritage value** or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site Alteration – activities, such as grading, excavation, and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Stormwater Management Plan – a management plan prepared to address the following:

- pre- and post-**development** flood flows and impact on receivers;
- groundwater infiltration and water budget;
- stormwater facilities required for proposed **development**;
- erosion and sedimentation controls; and
- maintenance or enhancement of water **quality and quantity**.

Subwatershed – a smaller geographic section of a larger **watershed** unit with a drainage area between 5 to 39 square kilometres and whose boundaries include all the land area draining to a point where two second order streams combine to form a third order stream. In Kitchener, the catchment area of one of the tributaries to the Grand River such as Strasburg Creek is considered a subwatershed.

Surface water features – means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation, or topographic characteristics.

Thermal Networks – are heating and/or cooling systems where multiple buildings share thermal energy, typically circulated through hot and cool water pipes. Thermal networks can leverage non-emitting energy source such as geothermal or waste heat. Thermal Networks include District Energy Systems

Transportation Demand Management – a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, car sharing, vanpooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; road tolls or transit discounts; flexible working hours; telecommuting; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing; transit, walking, and cycling; and initiatives to discourage single occupant trips.

Urban Design Brief – a comprehensive Urban Design document which may include urban design vision, principles, objectives, guidelines, and strategies. An Urban Design Brief may be required of an owner/applicant in support of a **development application**, or prepared by the **City** to clarify

design expectations and inform decision making in **development** approvals processes, road reconstruction projects, the **City's** Urban Design Budget, and other capital projects. Urban Design Briefs often require Council approval and may be implemented through the **City's** Zoning By-Law and may be incorporated into the **Urban Design Manual**.

Urban Design Guidelines – provide detailed urban design expectations with respect to focused areas of urban design, including (but not limited to): design of the communities, neighbourhoods, sites, buildings, and the design of elements thereof (such as **public realm**, **gateway** features, streetscapes, parks and open spaces, **cultural heritage resources**, **built form**, building design, parking, transit, landscape design, trees and **woodlands**, site circulation, site servicing, safety and security, lighting, signage, microclimate, infill **development**, emergency access, and public art).

Urban Design Manual – a document adopted/approved by Council which contains guidelines to ensure that new **development** is consistent with the **City's** vision and policies for urban design and which demonstrates conformity with the four guiding principles contained within the **City's** vision of function, order, identity, and appeal.

Urban Design Report – an urban design document that may be required of an owner/applicant to demonstrate how a **development application** implements the **City's Urban Design Manual**. An urban design report does not require Council approval.

Urban Forest – the trees, forests, greenspace, and related abiotic, biotic and cultural components, all elements of **green infrastructure**, in the city. It includes all trees and forest cover in our city as well as related components in surrounding rural areas.

Utilities – an essential public service such as electricity, **thermal networks**, gas, water, wastewater and stormwater, television or communications/telecommunications that is provided by the City, a regulated company, or government agency.

Valleylands – a natural area that occurs in a **valley** or other **landform** depression that has water flowing through or standing for some period of the year.

Valleys - PLACEHOLDER

Views and/or Vistas – significant visual compositions of the built and natural environment that enliven the overall physical character of an area. Views are generally panoramic in nature while vistas are typically a strong individual feature framed by its surroundings.

Vulnerable/Vulnerability – surface water and groundwater that can be easily changed or impacted.

Water taking – has the same meaning as in the Ontario Water Resources Act, 1990.

Water resource system – means a system consisting of **groundwater features** and areas, **surface water features** (including shoreline areas), **natural heritage features and areas**, and **hydrologic functions**, which are necessary for the ecological and hydrological integrity of the **watershed**.

Watershed – an area that is drained by a river and its tributaries.

Watershed/Subwatershed Studies – comprehensive scientific studies that describe how surface water and groundwater and terrestrial and aquatic ecosystems function within a defined drainage area. These investigations result in recommendations as to where and how **development** activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and restoration.

Wayside Pits and Quarries – a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands – lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, and fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife Habitat – areas where plants, animals, and other organisms live and find adequate amounts of food, water, shelter, and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle, and areas which are important to migratory or non-migratory species.

Woodlands – treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots, or forested areas.

Schedule B: Other Information and Materials

Cultural Heritage Resources

Archaeological Assessment
Commemoration Plan
Corridor Enhancement Plan
Cultural Heritage Protection Plan
Heritage Conservation Plan
Heritage Design Guidelines or Brief
Heritage Impact Assessment (HIA)
Heritage Permit Application
Hoarding Plan
Risk Management Plan
Relocation Plan
Salvage and Documentation Plan
Structural Assessment (Building Conditions Report)
Temporary Protection Plan

Digital Plans

Site Plan in accordance with City digital submission standards
Subdivision Plan or Condominium Plan in accordance with City digital submission standards

Environmental/Natural Heritage/Natural Hazards

Aggregate/Mineral Resource Analysis
Arborist Report including International Society of Arboriculture Valuation of Trees
Chloride Impact Study
Cut and Fill Analysis
Environmental Impact Study (EIS)
Environmental Site assessment (ESA)
Floodline Delineation Study
Hydraulics Study
Hydrogeological Assessment
Local Air Quality Study
Master Drainage Study
Slope Stability/Erosion Hazard Study and Report
Studies and/or Plans required by Kitchener's Tree Management Policy (General Vegetation Overview, Detailed Vegetation Plan, Tree Preservation/Enhancement Plan)
Subwatershed Master Plan
Watershed Plan

Source Water Protection Studies
Source Protection Potential Contamination Study
Chloride Impact Assessment
Salt Management Plan
Spill Prevention and Contingency Plan
Hydrogeological Studies
Best Management Practices for development within the Regional Recharge Area
Cumulative Impact Assessment
Site Plan, Spill Protection Measures and other Best Management Practices for Mineral Aggregate Operations
Final Rehabilitation Plan (for mineral aggregate operations)

Environmental/Serviceing and Infrastructure

Construction Methods and Spills Protection Measures
Development Phasing Plan
Energy Strategy
Environmental Implementation Report as required by an approved (sub)watershed plan
Environmental Site Assessment and/or Record of Site Condition
Municipal Financial Impact Assessment
Municipal or Private Water Supply Analysis Study
Preliminary Grading Plan
Preliminary Stormwater Management Report and Plan
Private Servicing Study
Sanitary Sewer Capacity Analysis Study
Soils or Geotechnical Study
Topographical Survey
Update to an existing Stormwater Management Plan
Water Conservation Plan

Land Use Compatibility

3 Dimensional Modeling
Agricultural Impact Assessment
Airport Compatibility Study
Angular Plane Analysis
Building Elevation Drawings
CPTED (Crime Prevention Through Environmental Design) Report
Dust Impact Assessment
Health Impact Assessment
Land Use Compatibility Study
Landfill Impact Study
Minimum Distance Separation Assessment
Noise Study
Odour Impact Assessment
Shadow Study
Snow Deposition Study

Vibration Study
Wind Study
Written Provincial approval (pursuant to the Environmental Protection Act for development within former waste management facilities)
Provincial and Federal Requirements for Alternative and/or Renewable Energy
Approval from the Grand River Conservation Authority

Planning

Affordable Housing Report
Concept Plan
Design and Vision Session in accordance with the Neighbourhood Design Guidelines
Detailed Property Assessment of Affordable Rental Housing
Farm Viability Study
Existing Conditions Plan
Inclusionary Zoning Implementation Brief
Neighbourhood Design Report or Brief
Planning Justification Report
Rental Conversion Assessment
Retail Impact Study
School Accommodation Issues Assessment
Site Plan, Building Cross-sections, Floor Plans
Site Walk in accordance with the Neighbourhood Design Guidelines
Sustainability Report/Statement/Checklist
Urban Design Brief, Urban Design Report, or Urban Design Scorecard

Transportation

Connectivity Plan
Driveway Location and On-Street Parking Plan
Fire Route and Emergency Turnaround Plan (with unit numbering)
Parking Analysis
Parking Justification Report
Pedestrian Route and Sidewalk Analysis
Right-of-way Cross-Sections
Roundabout Feasibility Analysis
Streetscape Plan
Traffic Calming Options Report
Transit Assessment
Transportation Demand Management Report
Transportation Impact Study
Transportation System Impact Study
Truck Turning Movement Plan
Provincial Requirements and Permits under the Public Transportation Act and Highway Improvements Act
Environmental Assessment and Other Appropriate Studies for development adjacent to Proposed Regional and Provincial Corridors

Schedule C: Location of Historic Landfill Sites

Site #	Location	Remarks	Province Files
1	Guelph & Walker	site residential	Yes
2	Herbert & Pine	park, 100 m. to homes	Yes
3	Campbell Ave. old incinerator	site, inert wastes	
4	Westmount & Brandon	on site homes and apartments	Yes
5	Westwood & Fernwood	on site homes	Yes
6	Brybeck Cres.	on site townhouses & commercial	Yes
7	Guelph & Clifton	park, 100 m. to residential	Yes
8	Hazeltown & Mooregate	on site houses	Yes
9	Brunswick & Ahrens	on site housing	Yes
10	Chopin & Rossford	on site housing	Yes
11	Lorne Cres.	15 m. to housing, now greenway	Yes
12	Mausser Park	park and adjacent homes, school site	Yes
13	Victoria St.	20 m. to creek, 100 m. to bowling alley	Yes
14	Kent Ave.	25 m. to creek, 20 m. to residences, near industrial, under parking lot	Yes
15	Hurst Ave.	100 m. to creek, 10 m. to workshop, on-site parking and commercial	Yes
16	Palmer Ave.	40 m. to residence, 150 m. to creek	Yes
17	Queens Blvd.	10 m. to houses, on site of playground, swimming pool, parking lot	Yes
18	Queensmount P.S.	park and school on site, gas vented	Yes
19	Kinzie Ave.	on site gasoline station, 20 m. to residences	Yes
20	Coral Cres.	on site residences	Yes
21	Glen Road	10 m. to residences	Yes
22	Jansen Ave.	20 m. to residences, gas tested	Yes
23	Karn St.	10 m. to residences, partly, under Karn & Westmount	Yes
24	Weichel St.	10 m. to residences	Yes
25	McLennon Park Gate	vacant	Yes
NOTE: This schedule may not list every site which has been used for waste disposal. This schedule lists all known former waste disposal sites for which the Province has files.			

Schedule D: City Roads to be Widened

The boundaries of the Designated Right-of-Way Allowance will generally be equidistant from and parallel to the centre line of the original Right-of-Way allowance. Specific locations where the Designated Right-of-Way Allowance will be reduced or not taken equidistant from the centre line of the original road allowance may be listed or described through area-specific planning work.

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Ann Street	Frederick Street to west limit	18m
Amand Drive	North of Huron Road	26m
Balzer Road	C.N.R. to south limit	20m
Belmont Avenue	37 m. south of Glasgow Street to a point 88 m. south thereof	26m
Betzner Avenue	King Street to south limit	18m
Biehn Drive	Old Huron Place to Carlyle Drive	20m
Bingeman Street	Lancaster Street to Samuel Street	18m
Bond Street	Union Street to Elizabeth Street	18m
Bramm Street	Victoria Street South to C.N.R.	20m
Brick Street	Ottawa Street North to Rosedale Avenue	18m
Cameo Drive	Highway No. 8 to Hoffstetter Avenue	18m
Cameron Street	King Street to Weber Street	18m
Carwood Avenue	Approximately 46 m. east of Courtland Avenue to Cayley Court	20m
Cedar Street	Charles Street to Lancaster Street	20m
Charles Street	Ottawa Street to King Street	26m
Church Street	Queen Street to Benton Street	20m
Church Street	Benton Street to Cedar Street	18m
College Street	King Street to Weber Street	20m
Connor Street	Manitou Drive to north limit	20m
Courtland Avenue	Queen Street to David Street	26m
Cress Lane	Manitou Drive to east limit	20m
David Street	Courtland Avenue to Joseph Street	18m
Doon Valley Drive	Pinnacle Drive to Durham Street	20m
Eby Street	Charles Street to King Street	20m
Ebydale Drive	Lackner Road to Otterbein Drive	20m
Ellen Street	Queen Street to Lancaster Street	18m
Fairview Avenue	King Street to Weber Street	18m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
First Avenue	Kingsway Drive to Eckert Street	20m
Forwell Road	Victoria Street to east limit	20m
Frederick Street	Bruce Street to Victoria Street	26m
Gage Avenue	Belmont Avenue to Waverly Road	18m
Gateway Park Drive	Sportsworld Drive to King Street	26m
General Drive	A point 56 m. south of Lancaster Street to a point 132 m. south of Lancaster Street	20m
Glasgow Street	Highland Road to Ira Needles Boulevard	20m
Glasgow Street	Silvercrest Drive to a point 118.9 m. east of Westmount Road	26m
Glasgow Street	Belmont Avenue to Walter Street	20m
Goudies Lane	Frederick Street to Ontario Street North	7.62m
Graber Place	Dreger Avenue to south limit	18m
Greensview Drive	Limerick Drive to south limit	18m
Guelph Street	Moore Avenue to Riverbend Drive	20m
Gzowski Lane	Ahrens Street West to rear of 186 Victoria Street North	7.62m
Hall's Lane East	Water Street North to College Street	7.62m
Hall's Lane West	Victoria Street South to Eby Street South	7.62m
Heiman Street	Highland Road to south limit	18m
Heit Lane	Weber Street to south limit	7.62m
Henry Street	Victoria Street South to Devon Street	18m
Heritage Drive	Indian Road to Ebydale Drive	20m
*Hidden Valley Road	Goodrich Drive to Wabanaki Drive	18m
Hill Street	Lancaster Street to St. Vincent Street	18m
Hofstetter Avenue	King Street East to Highway No.8	20m
Horning Drive	Bloomington Road to south limit	18m
Howe Drive	Ottawa Street to north limit	20m
Huron Road	Trussler Road to Homer Watson Boulevard	30m
Huron Road	Homer Watson Boulevard to Mill Park Drive	20m
Irvin Street	Scott Street to Frederick Street	20m
Jackson Avenue	King Street to Weber Street	18m
Joseph Street	Queen Street to Gaukel Street	20m
Joseph Street	Victoria Street to C.N.R.	20m
King Street	Cedar Street to Ottawa Street	26m
Kingsbury Drive	Highway No. 8 to King Street East	20m
Kingsway Drive	Wilson Avenue to a point 150 m. north of Cedarwoods Crescent	26m
Kingsway Drive	A point 150 m. north of Cedarwoods Crescent to Eckert Street	20m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Krug Street	Lancaster Street to north thereof	20m
Lancaster Street	Krug Street to Victoria Street	20m
Lang Crescent	Springdale Crescent to Lancaster Street	18m
Limerick Drive	King Street East to Greensview Drive	18m
Macville Avenue	Woolwich Street to east limit	18m
Madison Avenue	Charles Street to King Street	20m
Madison Avenue	King Street to Weber Street	18m
Mansion Street	Lancaster Street to Ellen Street	18m
Margaret Avenue	Queen Street to Victoria Street	20m
Market Street	Horning Drive to north limit	18m
Mill Street	Queen Street to Courtland Avenue	20m
Montgomery Road	King Street to Weber Street	26m
Morrison Road	King Street East to Manor Drive	20m
Morrison Road	Sims Estate Drive to Quinte Crescent	20m
North Hill Place	Fairway Road to east limit	18m
Old Chicopee Drive	Roehampton Court to Daimler Drive	20m
Old Chicopee Trail	Daimler Drive to Fairway Road	18m
Old Huron Place	Biehn Drive to end	18m
Old Huron Road	Battler Road to south limit	20m
Old Huron Road	Battler Road to Biehn Drive	20m
Old Mill Road	Sydenham Street to Doon Valley Drive	20m
Ontario Street	Joseph Street to Weber Street	20m
Pandora Avenue	Charles Street to Weber Street	20m
Pandora Avenue	King Street to Weber Street	18m
Park Street	Victoria Street to City limit	20m
Pinnacle Drive	New Dundee Road to Thomas Slee Drive	20m
Pioneer Tower Road	Pioneer Ridge Drive to Marquette Drive	20m
Pioneer Tower Road	Pioneer Tower Crescent to west limit	20m
Prince Street	Bloomingdale Road to Tyson Drive	18m
Queen Street North	King Street to Ellen Street	20m
Queen Street North	Ellen Street to Lancaster Street	18m
Queen Street South	Courtland Avenue to King Street	20m
Reichert Drive	New Dundee Road to City limit	18m
Riverbend Drive	Shirley Avenue to Bridgeport Road	20m
Scott Street	King Street to Irvin Street	20m
Sereda Road	Guelph Street to Maple Avenue	20m
Sheldon Avenue	King Street to Rosedale Avenue	20m
Shirk Place	Lancaster Street to Woolwich Street	20m
Shirley Avenue	Riverbend Drive to Bingemans Centre Drive	30m

ROAD NAME:	SECTION:	ULTIMATE WIDTH:
Spetz Avenue	Scott Street to Frederick Street	20m
St. George Street	Queen Street to Benton Street	20m
Stirling Avenue South	Avalon Place to Mill Street	20m
Stirling Avenue North	King Street to Weber Street	20m
Strange Street	Park Street to Victoria Street	20m
Strasburg Road	Ottawa Street to Chandler Drive	26m
Tagge Street	Nelson Avenue to north limit	20m
Theresa Street	Victoria Street South to Park Street	18m
Tyson Drive	Bridge Street to north limit	18m
Union Boulevard	Park Street to City limit	26m
Waverly Road	Gage Avenue to Strange Street	18m
Wentworth Avenue	Spadina Road to west limit	18m
Wilson Avenue	Wabanaki Drive to Kingsway Drive	26m
Woolwich Street	Shirk Place to City limit	20m
Young Street	King Street to Weber Street	20m
Zeller Drive	Janet Court to east limit	20m

Schedule E: Intersections That May Exceed the Designated Road Allowance

Ahrens Street and Victoria

Belmont Avenue and Queen's Boulevard
Belmont Avenue West and Gage Avenue
Betzner Avenue and King Street
Bleams Road and Isaiah Drive
Bleams Road and Donnenwerth Drive
Bleams Road and Commonwealth Street
Bleams Road and Trillium Drive
Bleams Road and Strasburg Road
Bleams Road and Fallowfield Drive
Breithaupt Street and King Street

Cameron Street and Charles Street
Cameron Street and King Street
Cameron Street and Weber Street
Charles Street East and Stirling Avenue South
Courtland Avenue East and Carwood Avenue
Courtland Avenue East and Walton Avenue
Courtland Avenue East and Hayward Avenue
Courtland Avenue East and Block Line Road
Courtland Avenue East and Shelley Drive
Courtland Avenue East and Siebert Avenue

Duke Street East and Scott Street
Duke Street East and Eby Street North
Duke Street East and Cedar Street North

Fairview Avenue and King Street
Fairway Road North and Morgan Avenue
Fairway Road North and Sims Estates Drive
Fairway Road South and Wilson Avenue
Fischer Hallman Road and Queen's Boulevard
Fischer Hallman Road and Activa Avenue
Fischer Hallman Road and Cotton Grass Street
Fischer Hallman Road and Westmount Road West
Franklin Street South and Weber Street
Frederick Street and Edna Street

Frederick Street and Bruce Street
Frederick Street and River Road East

Glasgow Street and Fischer Hallman Road
Glasgow Street and Westmount Road West
Glasgow Street and Belmont Avenue West
Glasgow Street and Park Street
Green Street and King Street
Green Street and Park Street
Guelph Street and Sereda Road

Hanson Avenue and Homer Watson Boulevard
Hazelglen Drive and Victoria Street
Highland Road and Queen Street South
Highland Road East and Stirling Avenue South
Highland Road East and Hoffman Street
Highland Road West and Glasgow Street
Highland Road West and Westheights Drive
Highland Road West and Eastforest Trail
Highland Road West and Belmont Avenue West
Highland Road West and West Avenue
Hoffman Street and Highland Road
Homer Watson Boulevard and Stirling Avenue South
Homer Watson Boulevard and Hayward Avenue
Homer Watson Boulevard and Manitou Drive
Homer Watson Boulevard and Pioneer Drive
Huron Road and Trussler Road
Huron Road and Proposed Major Collector
Huron Road and Parkvale Drive
Huron Road and Battler Road

Jackson Avenue and King Street
Jackson Avenue and Weber Street
Joseph Street and Heins Avenue
Joseph Street and Queen Street South
Joseph Street and Water Street

King Street East and Madison Avenue
King Street East and Stirling Avenue
King Street East and Borden Avenue
King Street East and Morgan Avenue
King Street East and River Road East
King Street East and Morrison Road
King Street East and Deer Ridge Drive
King Street East and Pioneer Tower Road
King Street West and Agnes Street
Kingsway Drive and Franklin Street South
Krug Street and Weber Street

Lackner Boulevard and Keewatin Avenue
Lackner Boulevard and Zeller Drive

Lackner Boulevard and Fairway Road North
Lancaster Street and Queen Street North
Lancaster Street and Krug Street
Lancaster Street West and Union Street
Lancaster Street West and Guelph Street
Lancaster Street West and Wellington Street North

Margaret Avenue and Guelph Street
Mill Street and Queen Street South
Mill Street and Stirling Avenue South
Mill Street and Ottawa Street South
Mill Street and Courtland Avenue East

New Dundee Road and Robert Ferrie Drive
New Dundee Road and Pinnacle Drive

Ottawa Street North and Old Chicopee Drive
Ottawa Street North and Heritage Drive
Ottawa Street North and Keewatin Avenue
Ottawa Street South and David Bergey Drive
Ottawa Street South and Wilderness Drive
Ottawa Street South and Williamsburg Road
Ottawa Street South and Howe Drive
Ottawa Street South and Strasburg Road

Pandora Avenue and King Street
Pandora Avenue and Weber Street
Park Street and Union Boulevard
Park Street and Dominion Street
Park Street and Agnes Street
Park Street and Strange Street
Park Street and Green Street
Pioneer Drive and Doon Village Road
Plains Road and Huron Road

Queen Street North and Weber Street
Queen Street North and Margaret Avenue

River Road East and Krug Street
River Road East and Holborn Drive
River Road East and Old Chicopee Drive
River Road East and Fairway Road North
River Road East and Morgan Avenue
River Road East and Grand River Boulevard
Riverbend Drive and Guelph Street

Stirling Avenue South and Greenbrook Drive
Strasburg Road and Trillium Drive
Strasburg Road and Battler Road
Strasburg Road and Templewood Drive
Strasburg Road and Robert Ferrie Drive

Strasburg Road and Proposed Major Collector
Strasburg Road and New Dundee Road

Thomas Slee Drive and New Dundee Road
Victoria Street North and Duke Street West
Victoria Street North and Margaret Avenue
Victoria Street North and St Leger Street
Victoria Street North and Edna Street
Victoria Street North and Bruce Street
Victoria Street North and Frederick Street
Victoria Street North and Natchez Road
Victoria Street South and Westforest Trail
Victoria Street South and Eastforest Trail
Victoria Street South and Oprington Drive
Victoria Street South and Chopin Drive
Victoria Street South and Belmont Avenue West
Victoria Street South and West Avenue
Victoria Street South and Park Street
Victoria Street South and Joseph Street

Water Street and Joseph Street
Weber Street East and Cedar Street North
Weber Street East and Madison Avenue North
Weber Street East and Franklin Street North
Weber Street East and Fergus Avenue
Weber Street East and Kinzie Avenue
Weber Street West and Guelph Street
Wellington Street and King Street West
Wellington Street North and Moore Avenue
Wellington Street North and Weber Street West
Wellington Street North and Margaret Avenue
Wellington Street North and Riverbend Drive
Westheights Drive and Driftwood Drive
Westheights Drive and Driftwood Drive
Westheights Drive and McGarry Drive
Westheights Drive and Queen's Boulevard
Westmount Road and Queen's Boulevard
Westmount Road East and Greenbrook Drive
Westmount Road West and Westwood Drive
Westmount Road West and Gage Avenue
Wilson Avenue and Kingsway Drive
Wilson Avenue and Goodrich Drive
Wilson Avenue and Wabanaki Drive

Schedule F: Regional Roads to be Widened

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
4	Ottawa Street	City of Kitchener/Township of Woolwich Boundary	Otterbien Road	75.000
4	Ottawa Street	Otterbien Road	Heritage Drive	35.000
4	Ottawa Street	Heritage Drive	Conestoga Parkway	30.480
4	Ottawa Street	Conestoga Parkway	Fischer-Hallman Road (58)	30.480
4	Ottawa Street	Fischer-Hallman Road (58)	Bleams Road (4)	30.480
6	Frederick Street (Kitchener)	Bruce Street (61)	East Avenue	26.213
6	Frederick Street	East Avenue	Lancaster Street	26.000
6	Frederick Street	Lancaster Street	Weber Street (8)	26.000
6	Frederick Street	Weber Street (8)	Duke Street (63)	26.000
6	Frederick Street	Duke Street (63)	Benton Street (6) (King Street East)	30.000
6	Benton Street	Frederick Street (6)	Courtland Avenue (53)	26.213
6	Queen Street	Courtland Avenue (53)	Schneider Avenue	26.000
6	Queen Street	Schneider Avenue	Highland Road (6)	26.213
6	Highland Road	Queen Street (6)	Westmount Road (50)	26.213
6	Highland Road	Westmount Road (50)	~326 m east of Notre Dame Drive (Northeastern Petersburg Rural Settlement Area Limit)	30.480
8	Fountain Street S	King Street (8)	Shantz Hill Road (8)	26.213
8	King Street E (Kitchener)	Highway 401 Ramps	Sportsworld Drive (38)	36.576
8	King Street E	Sportsworld Drive (38)	Highway 8	45.000
8	King Street E (Kitchener)	Highway 8	Fairway Road (53)	26.000
8	King Street E	Fairway Road (53)	Weber Street (8)	26.213

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
8	Weber Street	King Street E (8)	Victoria Street (55)	26.213
8	Weber Street	Victoria Street (55)	Louisa Street	30.480
8	Weber Street	Louisa Street	City boundary	30.000
12	New Dundee Road/Bridge Street (Kitchener/Wilmot)	Homer Watson Boulevard (28)	~428m east of Main Street (Easterly New Dundee Rural Settlement Area Limit)	30.480
15	King Street E (Kitchener)	Montgomery Road	Charles Street	45.720
15	King Street E	Charles Street	Sheldon Avenue South	30.480
15	King Street E	Sheldon Avenue South	Ottawa Street (4)	30.000
15	King Street W	Francis Street North (68)	Victoria Street (55)	26.000
15	King Street W	Victoria Street (55)	City Boundary	30.000
20	Bloomingdale Road N (Kitchener)	Bridge Street (52)	Daniel Avenue (Easterly City of Kitchener Urban Area Boundary)	26.213
28	Homer Watson Boulevard (Kitchener)	Highway 401	Ottawa Street (4)	45.720
29	Lancaster Street	Victoria Street (55)	Shirk Place	26.213
29	Lancaster Street	Shirk Place	Bridge Street (52)	26.000
38	Sportsworld Drive (Kitchener)	King Street E (8)	Highway 8	35.000
38	Sportsworld Drive	Highway 8	City Boundary	35.000
40	Waterloo Street	Victoria Street (55)	Breithaupt Street	20.000
50	Westmount Road (Kitchener)	Fischer-Hallman Road (58)	City Boundary	26.213
52	Bridge Street	City of Kitchener/Township of Woolwich Boundary	City of Kitchener/City of Waterloo Boundary	30.000
53	Fairway Road	City of Kitchener/City of Cambridge Boundary	150m west of the Grand River	75.000
53	Fairway Road (Kitchener)	150m west of the Grand River	260m east of Lackner Boulevard (54)	35.000
53	Fairway Road	260m east of Lackner Boulevard (54)	River Road (56)	35.000
53	Fairway Road	River Road (56)	Highway 8 southbound on/off ramp	30.480
53	Fairway Road/Courtland Avenue	Highway 8 southbound on/off ramp	Highway 7&8	36.576
53	Courtland Avenue	Highway 7&8	Mill Street	30.480
53	Courtland Avenue	Mill Street	Queen Street (6)	26.213

RD. NO.	ROAD NAME	FROM	TO	DESIGNATED RD. ALLOWANCE metres (up to the maximum)
54	Lackner Boulevard (Kitchener)	Fairway Road (53)	Victoria Street (55)	36.576
55	Victoria Street (Kitchener)	Kitchener/Woolwich boundary	Frederick Street	40.000
55	Victoria Street	Frederick Street	Bruce Street (61)	30.480
55	Victoria Street	Bruce Street (61)	Edna Street (62)	30.000
55	Victoria Street	Edna Street (62)	Westmount Road (50)	26.213
55	Victoria Street	Westmount Road (50)	Fischer-Hallman Road (58)	26.213
55	Victoria Street	Fischer-Hallman Road (58)	Ira Needles Boulevard (70)	30.480
56	River Road/Bleams Road (Kitchener)	Fairway Road (53)	Trussler Road (70)	30.480
58	Fischer-Hallman Road (Kitchener)	New Dundee Road (12)	Plains Road	36.576
58	Fischer-Hallman Road (Kitchener)	Plains Road	Bleams Road (56)	36.576
58	Fischer-Hallman Road (Kitchener)	Bleams Road (56)	Westmount Road (50)	30.480
58	Fischer-Hallman Road (Kitchener)	Westmount Road (50)	Ottawa Street (4)	35.000
58	Fischer-Hallman Road	Ottawa Street (4)	McGarry Drive	36.576
58	Fischer-Hallman Road	McGarry Drive	Highland Road (6)	35.000
58	Fischer-Hallman Road	Highland Road (6)	City Boundary	45.720
61	Bruce Street (Kitchener)	Frederick Street (6)	Victoria Street (55)	20.117
62	Edna Street (Kitchener)	Frederick Street (6)	Victoria Street (55)	20.117
63	Duke Street	Frederick Street (6)	Francis Street (68)	20.000
64	Charles Street	Ottawa Street (4)	Cedar Street	30.000
64	Charles Street	Cedar Street	Benton Street (6)	30.000
64	Charles Street	Benton Street (6)	Francis Street	26.213
64	Charles Street	Francis Street	Victoria Street (55)	26.213
66	Borden Avenue	Charles Street (64)	Huron Park Spur	20.000
67	Hayward Avenue	Huron Park Spur	Courtland Avenue (53)	26.000
68	Francis Street North	Duke Street (63)	King Street (15)	26.000
69	Manitou Drive (Kitchener)	Homer Watson Boulevard (28)	Fairway Road (53)	30.480
70	Trussler Road (North Dumfries)	City Boundary	New Dundee Road (12)	30.480
70	Trussler Road (Kitchener)	New Dundee Road (12)	Highway 7 & 8	30.480
70	Ira Needles Boulevard	Highway 7 & 8	0.64 km north of Highway 7 & 8	36.576
70	Ira Needles Boulevard	0.64 km north of Highway 7 & 8	City Boundary	35.000

Schedule G: Source Water Protection Land Use Categories

Category 'A'
<ul style="list-style-type: none"> Waste treatment and disposal facilities, including lagoons, landfills, communal/municipal sewage treatment facilities, and including large sewage vaults at sewage pumping stations, but not including facilities regulated under the Nutrient Management Act.
<ul style="list-style-type: none"> Salvage yards, including automobile wrecking yards or premises.
<ul style="list-style-type: none"> Bulk storage of hazardous chemicals and hazardous substances (as listed in O.Reg. 347 under the Environmental Protection Act), including bulk storage of oil, gasoline or petroleum products, and including transportation terminals for these substances/chemicals (including truck/trailer/container parking, washing, or cleaning depots).
Category 'B'
<ul style="list-style-type: none"> Bulk storage of road salt and snow disposal sites.
<ul style="list-style-type: none"> Primary metal manufacturing, including iron and steel mills and ferro-alloy manufacturing; steel product manufacturing from purchased steel; alumina and aluminum production and processing; non-ferrous metal production and processing; and foundries.
<ul style="list-style-type: none"> Manufacturing of fabricated metal products, including manufacturing of unfinished metal products and metal finishing operations
<ul style="list-style-type: none"> Manufacturing and assembly of transportation equipment, including motor vehicles and parts, aerospace products and parts, rail cars, ships, and boats.
<ul style="list-style-type: none"> Manufacturing of machinery, including agricultural, commercial, industrial, and other machinery.
<ul style="list-style-type: none"> Chemical manufacturing including chemicals; resins; fertilizers, pesticides and other agricultural chemicals; pharmaceutical and medicines; paint, coating, and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing. Including manufacturing, packaging, repackaging, and bottling. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'
<ul style="list-style-type: none"> Manufacturing of petroleum and coal products, including manufacturing of asphalt materials. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'.
<ul style="list-style-type: none"> Manufacturing of electronic components such as semiconductors, printed circuit boards, and cathode ray tubes.
<ul style="list-style-type: none"> Manufacturing of electrical equipment, appliances, and components.
<ul style="list-style-type: none"> Commercial or industrial dry cleaning of textiles and textile products, excluding depots not performing on-site dry cleaning.
<ul style="list-style-type: none"> Manufacturing of leather and allied products including footwear.

▪ Wood and wood product preservation and treatment.
▪ Gasoline stations and other retail establishments with gasoline sales.
▪ Wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals.
Category 'C'
▪ Manufacturing of rubber products.
▪ Manufacturing of soap, cleaning compounds and toilet preparations.
▪ Textile and fabric finishing and fabric coating.
▪ Manufacturing of plastic products.
▪ Manufacturing of wood products including wood furniture, and excluding wood preservation.
▪ Manufacturing of glass and glass products.
▪ Manufacturing of paper and paper products including newsprint and boxes.
▪ Printing and related support activities, excluding business support services such as photocopy services.
▪ Repair and Maintenance of automobiles and automotive machinery, electronic equipment, industrial and commercial machinery, and personal and household goods repair.
▪ Golf courses.
▪ Airports, train, and public transit terminals, except terminals with no fuel storage or transfer of shipped goods or materials.
▪ Medical, health, and other laboratories (other than clinics generally associated with commercial plazas).
▪ Miscellaneous manufacturing not included elsewhere, including jewellery, silverware, medical equipment, and signs.
▪ Recycling, recovery, or remanufacturing of materials including the collection, processing, manufacturing, or reuse of post-consumer or post-industrial materials, not including recycling or disposal of hazardous materials, and not including salvage yards or facilities with outdoor operations which are Category 'A' uses.

Schedule H: Vulnerable Area Risk Assessment Table

Schedule H includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas** identified in this Plan. This table must be read in conjunction with the applicable policies referenced below in this Section to evaluate a **development application's** conformity with the applicable Drinking Water Source Protection policies of this Plan.

To use this table, the reader must locate the proposed land use or threat in the left-hand column and find the corresponding **designated vulnerable area** across the top row. The intersecting cell indicates whether the proposal is permitted, or not permitted, or whether it could be permitted subject to a technical study completed to the satisfaction of the **City** and the **Region**.

The columns at the top of the table correspond to different Intake Protection Zones, Wellhead Protection Areas (WHPAs), and their assigned vulnerability scores (V2, V4, V6, V8, or V10), which indicate the **vulnerability** of the water source. The rows along the side list various land use categories and other potential threats.

The table uses the following terms and abbreviations:

Term/Abbreviation	Definition
P (Permitted)	Proposal is permitted without additional source water protection restrictions.
SR (Study Required)	Proposal may be permitted subject to additional technical studies in accordance with the policies of this Plan.
NP (Not Permitted)	Proposal is not permitted in the specified designated vulnerable area.
V2, V4, V6, V8 or V10 (Vulnerability Scores)	Numerical rating from 2 to 10 indicating how susceptible a drinking water source is to contamination, with higher scores signifying less natural protection and greater risk.
Built-Up Area	Lands within the City of Kitchener developed for urban uses as of June 16, 2006, as distinguished from undeveloped designated greenfield areas.

	Designated Vulnerable Area										
Land Use/Activity	WHPA A V10	WHPA B V10	WHPA B V8	WHPA B V6	WHPA C V8	WHPA C V6	WHPA C V2 or V4	WHPA D V 2,4,6	Microbial Risk Management Zones	IPZ 1	IPZ 2
Category ‘A’	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Category ‘B’											
– Located inside Built-Up Area	NP	SR	SR	SR	SR	SR	SR	P	NP	NP	SR
– Located outside Built-Up Area	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	SR
Category ‘C’											
– Located inside Built-Up Area	NP	SR	SR	SR	SR	SR	SR	P	NP	NP	SR
– Located outside Built-Up Area	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	SR
Industrial uses proposing direct infiltration of stormwater run-off using dry wells, enhanced recharge, including human engineered artificial recharge measures.	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Mineral Aggregate Operations	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	SR
Wayside Pits and Quarries	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	SR
Underground Parking	NP	SR	SR	SR	P	P	P	P	SR	NP	P
Below-grade construction excavations (greater than 3 metres)	NP	SR	SR	SR	SR	SR	SR	P	SR	NP	P
Buildings or structures requiring permanent passive or active dewatering of ground water to keep the below-grade space dry	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Geothermal Energy System - Horizontal Closed Loop ¹	NP	P	P	P	P	P	P	P	NP	NP	P
Geothermal Energy System - Vertical Closed Loop ¹	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Geothermal Energy System - Vertical Open Loop ¹	NP	NP	NP	NP	SR	SR	SR	SR	NP	NP	P
Development applications or site alterations requiring a permanent water taking of greater than 50,000 litres/day, except for municipal water supply wells, agricultural uses, or mineral aggregate operations where permitted under this Plan.	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Development applications or site alterations requiring a temporary water taking of greater than 50,000 and less than 400,000 litres/day	NP	SR	P	P	P	P	P	P	SR	P	P
Development applications or site alterations requiring a temporary water taking of greater than 400,000 litres/day	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Plans of Subdivision	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	P
Vacant Land Condominiums	NP	SR	SR	SR	SR	SR	SR	SR	SR	SR	P
New Individual Wastewater Treatment Systems	NP	NP	SR	SR	SR	P	P	P	NP	NP	SR
Pipelines/Sewers	NP	SR	SR	SR	SR	P	P	P	NP	NP	SR
Stormwater management facilities and other ponds	NP	SR	SR	SR	SR	SR	SR	SR	NP	NP	SR

Footnotes

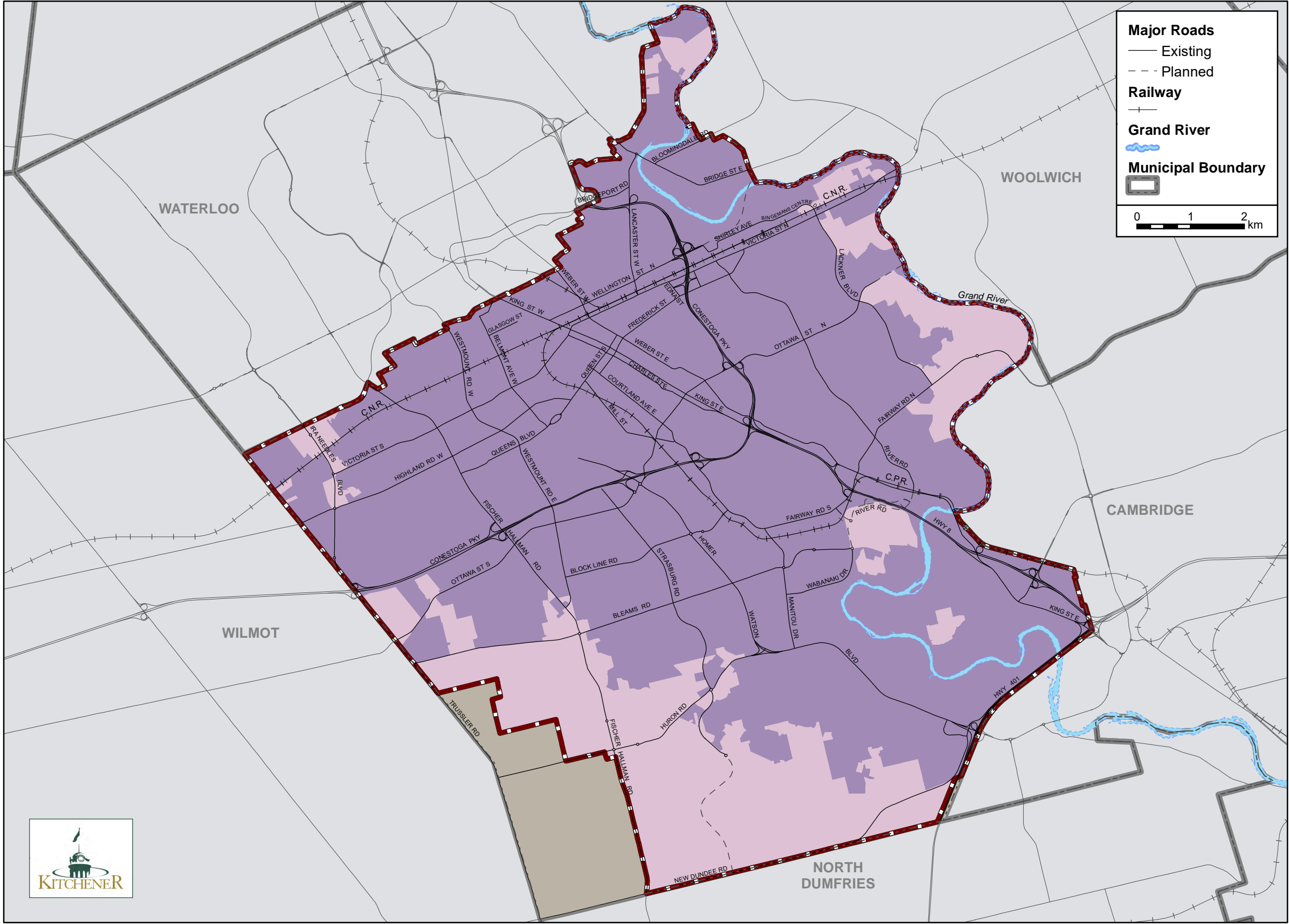
¹ No **Geothermal** Energy Systems are permitted on or **adjacent** to any site with known contamination, in accordance with the Drinking Water Source Protection policies of this Plan.



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Kitchener 2051

Map 1

**Urban Area and
Countryside**



Legend

Urban Area and

- Built Up
- Designated Greenfield
- Protected Countryside
- Urban Area

Note:
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Adopted by City Council -
Approved by City Council -
Effective Date -
Last Revised - November 7, 2025
Revised by Amendments -

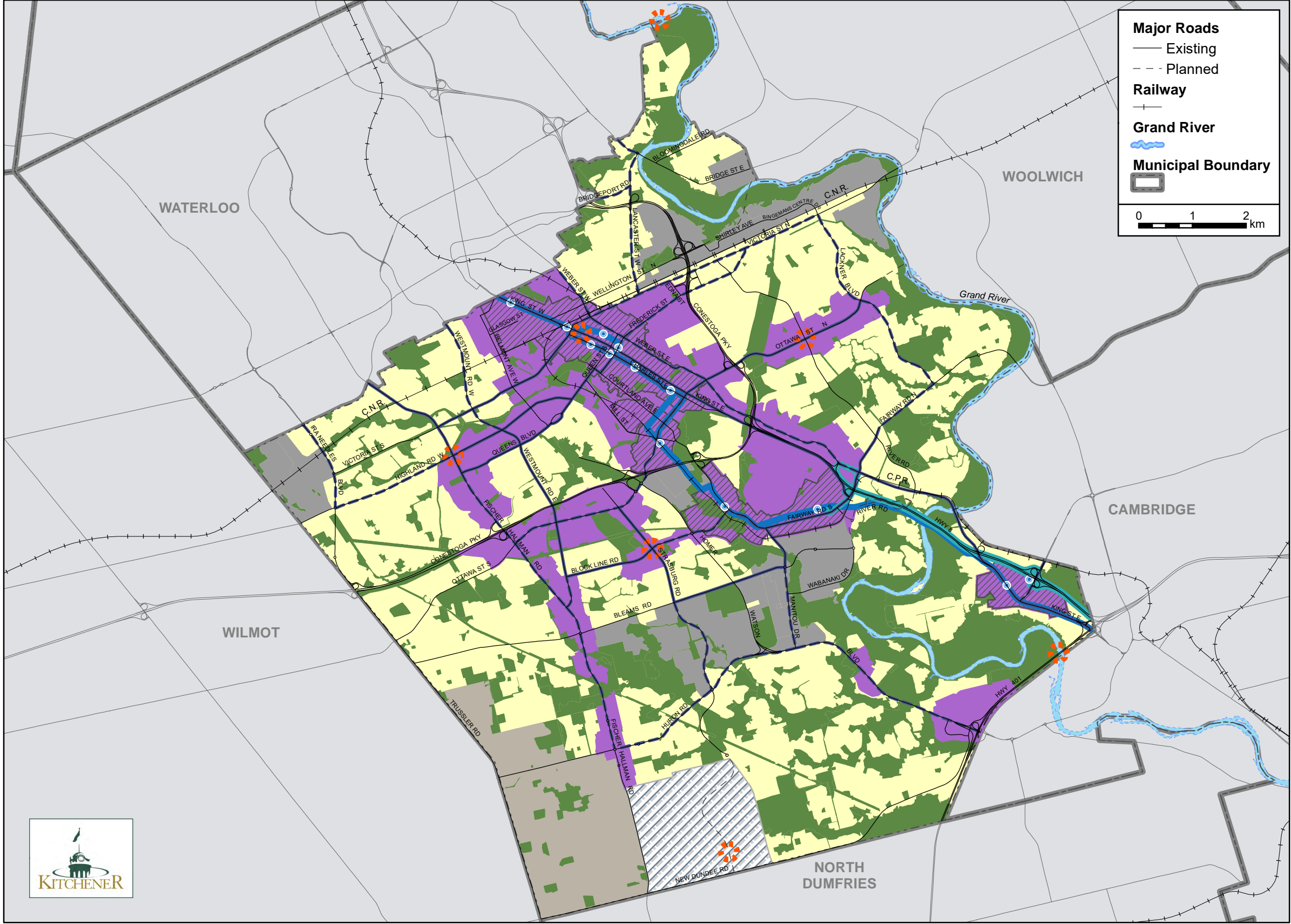
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Map 2

City Structure



Legend

Places to Protect

- Green Area
- Protected Countryside

Places to Grow

- Strategic Growth Area
- Neighbourhood Growth Area
- Industrial Growth Area

Places to Focus

*Note: Includes the Grand River

Subject to Future Study



Protected Major Transit Station Area



Transit

- Existing Transit Corridor
- Planned Transit Corridor
- Light Rail Transit Corridor
- Adapted Bus Rapid Transit Corridor
- Rapid Transit Station

- Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
 2. In interpreting the boundaries of the Nodes and Corridors it should be noted that the boundaries are approximate and conceptual and should not be considered as exact.
 3. The Rapid Transit Initiative is ongoing and there may be minor changes to the mapping.

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Map 3 Land Use

City of Kitchener Draft Official Plan Kitchener 2051

Legend

Area Under Deferral/Subject to Future Study

Mixed Use A

Mixed Use B

Mixed Use C

Innovation Employment

Neighbourhood

Institutional

Commercial First

Auto-oriented Commercial

General Industrial

Heavy Industrial

Natural Heritage Conservation

Open Space

Prime Agriculture

Major Infrastructure and Utilities

Railway

Major and Minor Roads

Existing

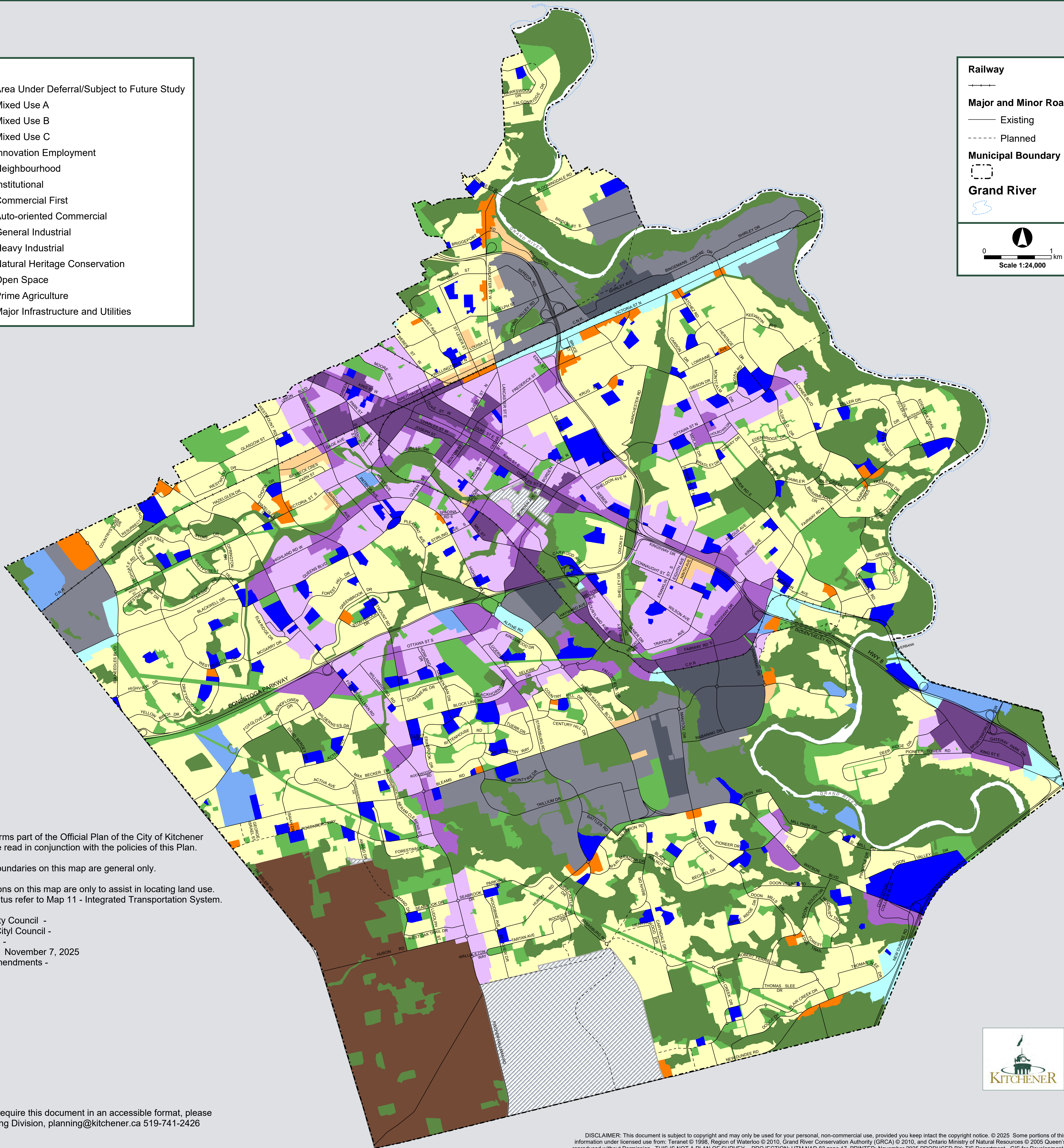
Planned

Municipal Boundary

Grand River

01 km

Scale 1:24,000



Notes:

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
2. Land use boundaries on this map are general only.
3. Road locations on this map are only to assist in locating land use. For road status refer to Map 11 - Integrated Transportation System.

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Approved by City Council -
Effective Date -
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Revised by Amendments -

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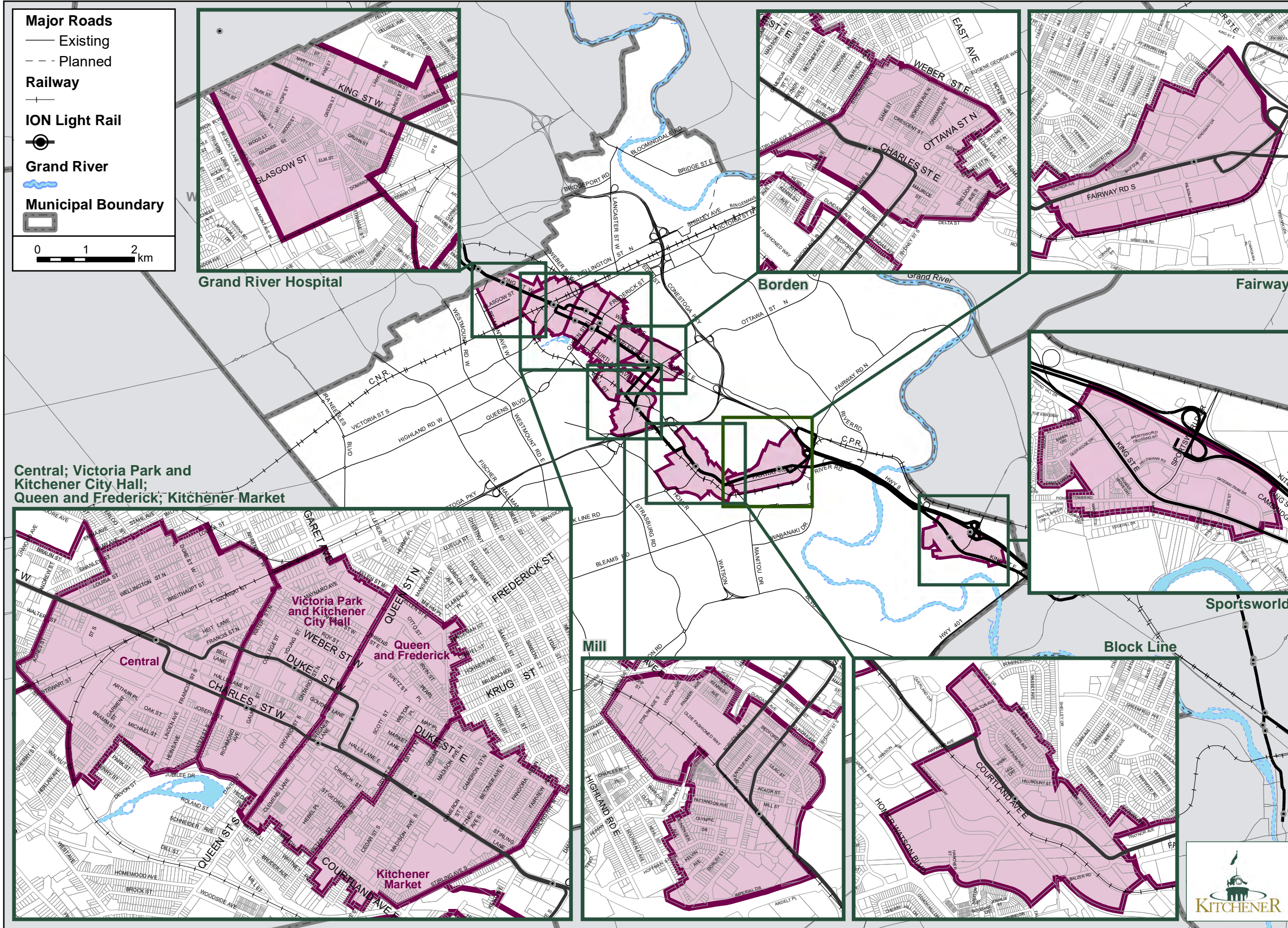
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Kitchener 2051

Map 4

Protected Major Transit Station Areas



Legend

Protected Major Transit Station Area



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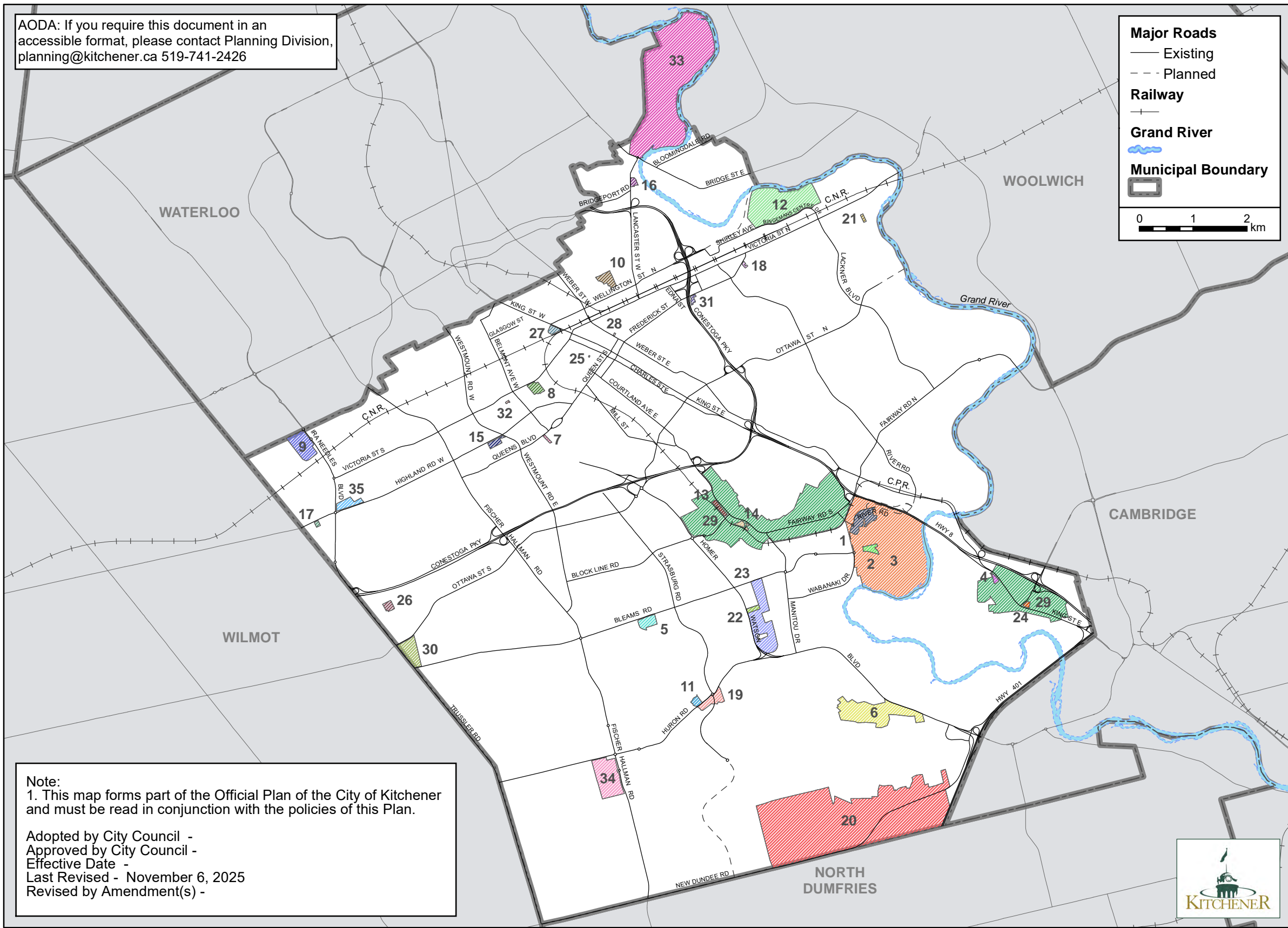


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Map 5 Specific Policy Areas

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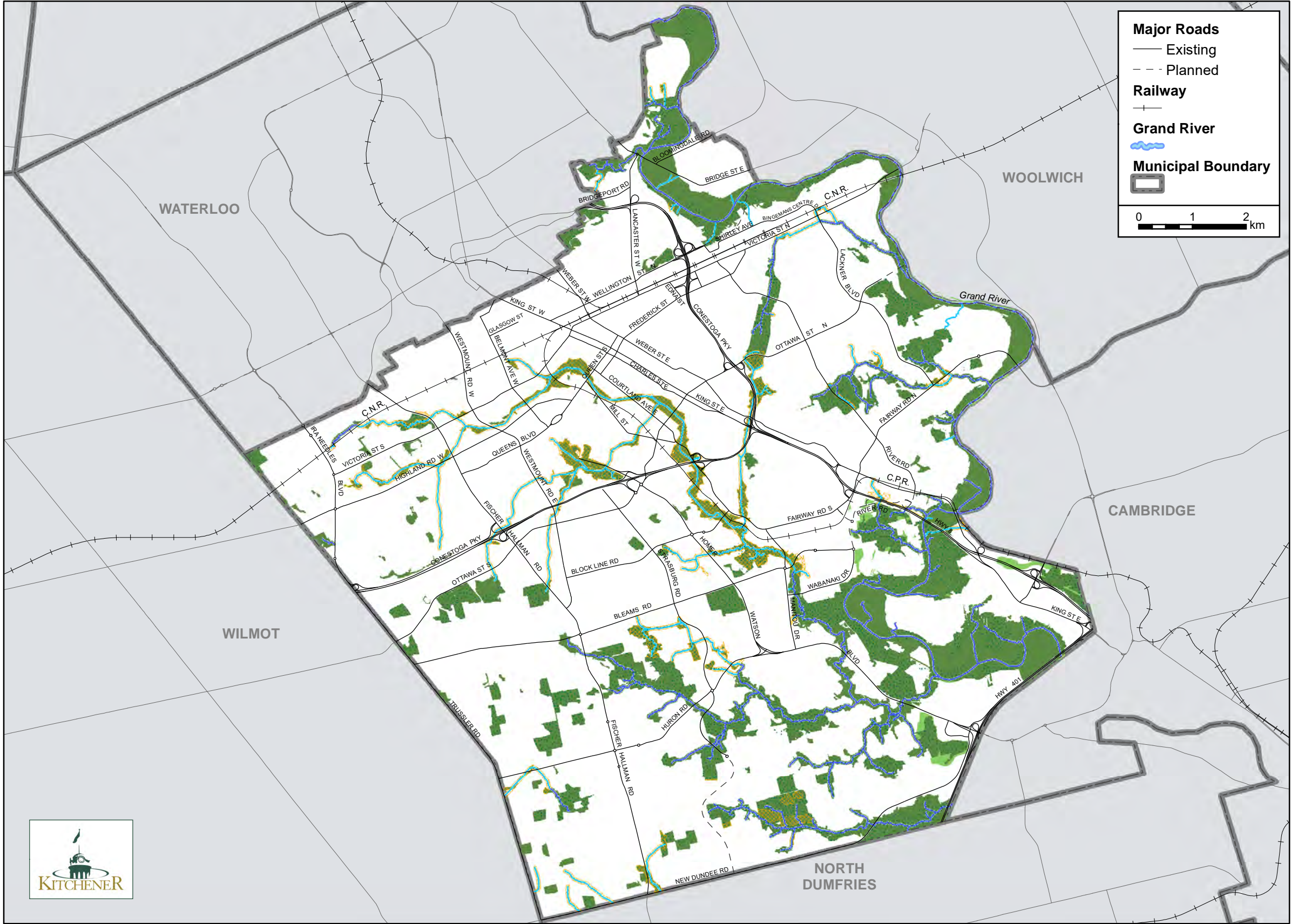
- 
1. Hidden Valley One
 2. Hidden Valley Two
 3. Hidden Valley Three
 4. 4169, 4189 and 4195 King St E
 5. Steckle Heritage Homestead
 6. Upper Doon
 7. 1077 Queens Blvd
 8. 301 Victoria St S
 9. Ira Needles Blvd/The Boardwalk
 10. St Leger St (1 Adam St)
 11. Huron Rd
 12. Bingemans Centre Dr
 13. Block Line Rd & Courtland Ave
 14. 1215 and 1225 Courtland Ave
 15. 491, 525 and 563 Highland Rd W
 16. 528-550 Lancaster St W
 17. 1593 & 1603 Highland Rd W
 18. 859 & 867 Frederick St & 39 Avon
 19. SE and SW Corners Huron Rd/Strasburg Rd
 20. Doon South
 21. 16 Centennial Rd
 22. 15 Pearson St
 23. 1011 and 1111 Homer Watson Blvd
 24. 4396 King St E & 25 Sportsworld Dr
 25. 79 Joseph St
 26. Lands designated LRR in Trussler Rd subdiv.
 27. 607-641 King St W
 28. 22 Weber St W
 29. Block Line, Fairway, Sportsworld PMTSA
 30. 2219 Ottawa St S & 808 Trussler Rd
 31. 507 Frederick St & 40 & 44 Becker St
 32. 298 Lawrence Ave
 33. Bridgeport North
 34. RBJ Schlegel Park
 35. 220 Ira Needles Blvd/1358, 1378, 1388, 1442, 1460 Highland Rd W



City of Kitchener
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Map 6

Natural Heritage System



Legend

Natural Heritage System

- Kitchener Core
- Natural Heritage Features
- Significant Wildlife Habitat and Significant Landforms
- Ecological Restoration Areas
- Region Core Environmental Features
- Stream - Ecological Restoration
- Stream

- Notes:
1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
 2. The detailed mapping and criteria for identifying individual natural heritage features are included in the City of Kitchener Natural Heritage System Technical Background Report.
 3. Kitchener Natural Heritage System includes Provincially and Locally Significant Wetlands, Regionally and Locally Significant Woodlands, Regionally Significant Valley and Valleyland Features, Locally Significant Valleylands, Significant Habitat of Endangered and Threatened Species (Refer to Note 4), Significant Wildlife Habitat, Significant Landforms, Fish Habitat, other Regional Core Environmental Features, and Ecological Restoration Areas.
 4. Significant Habitat of Endangered and Threatened Species is not shown on Map 6 of this Plan but forms part of the Kitchener Natural Heritage System. This is in accordance with common practices to protect the species and associated habitat from disturbance.

Adopted by City Council -
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Effective Date -
Last Revised - November 7, 2025
Revised by Amendments -

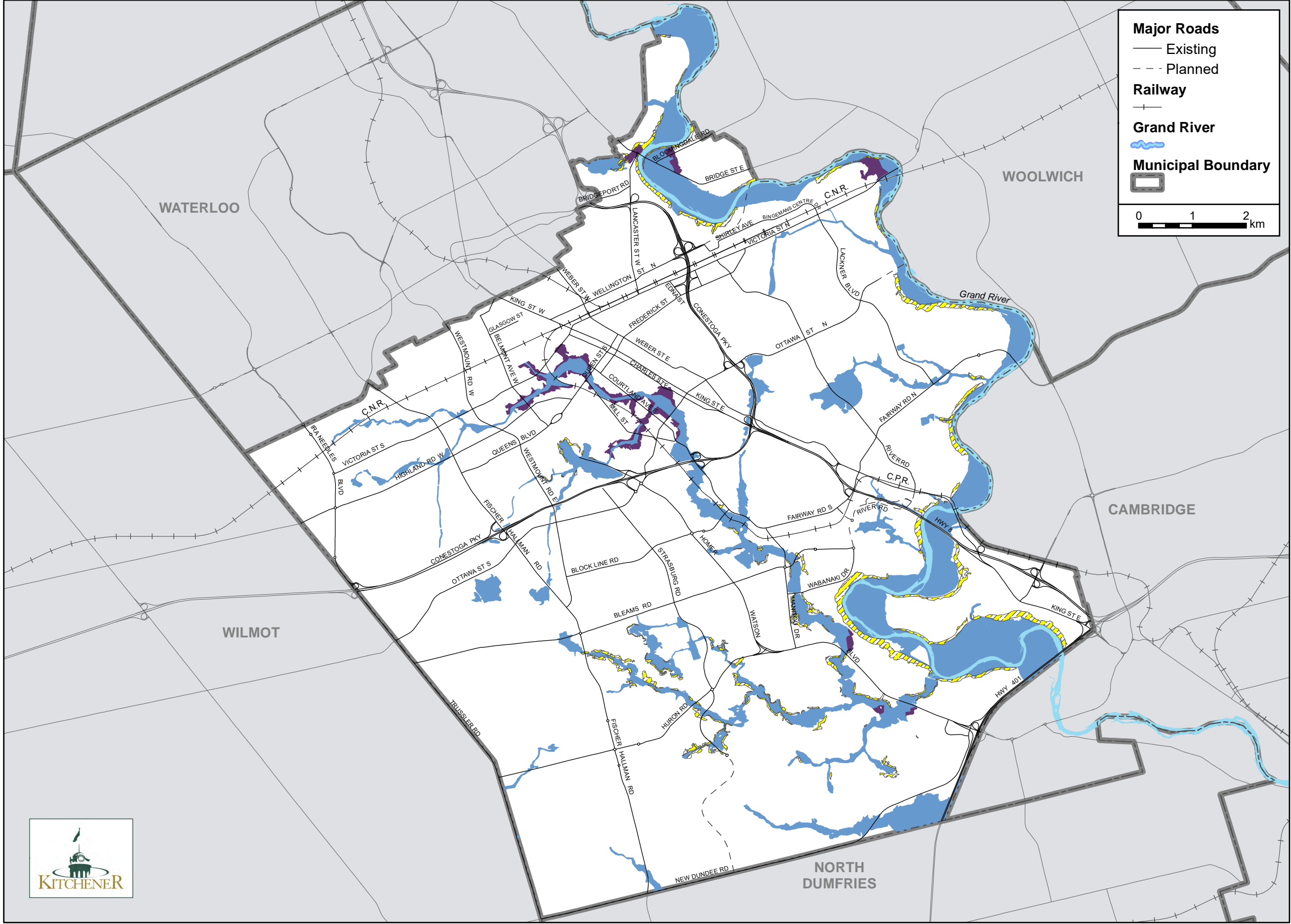




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Map 7

Natural Hazards



Legend

Flood Plain Policy Area

- One Zone Flood Plain Policy Area
- Two Zone Flood Plain Policy Area

Slope Erosion Hazard



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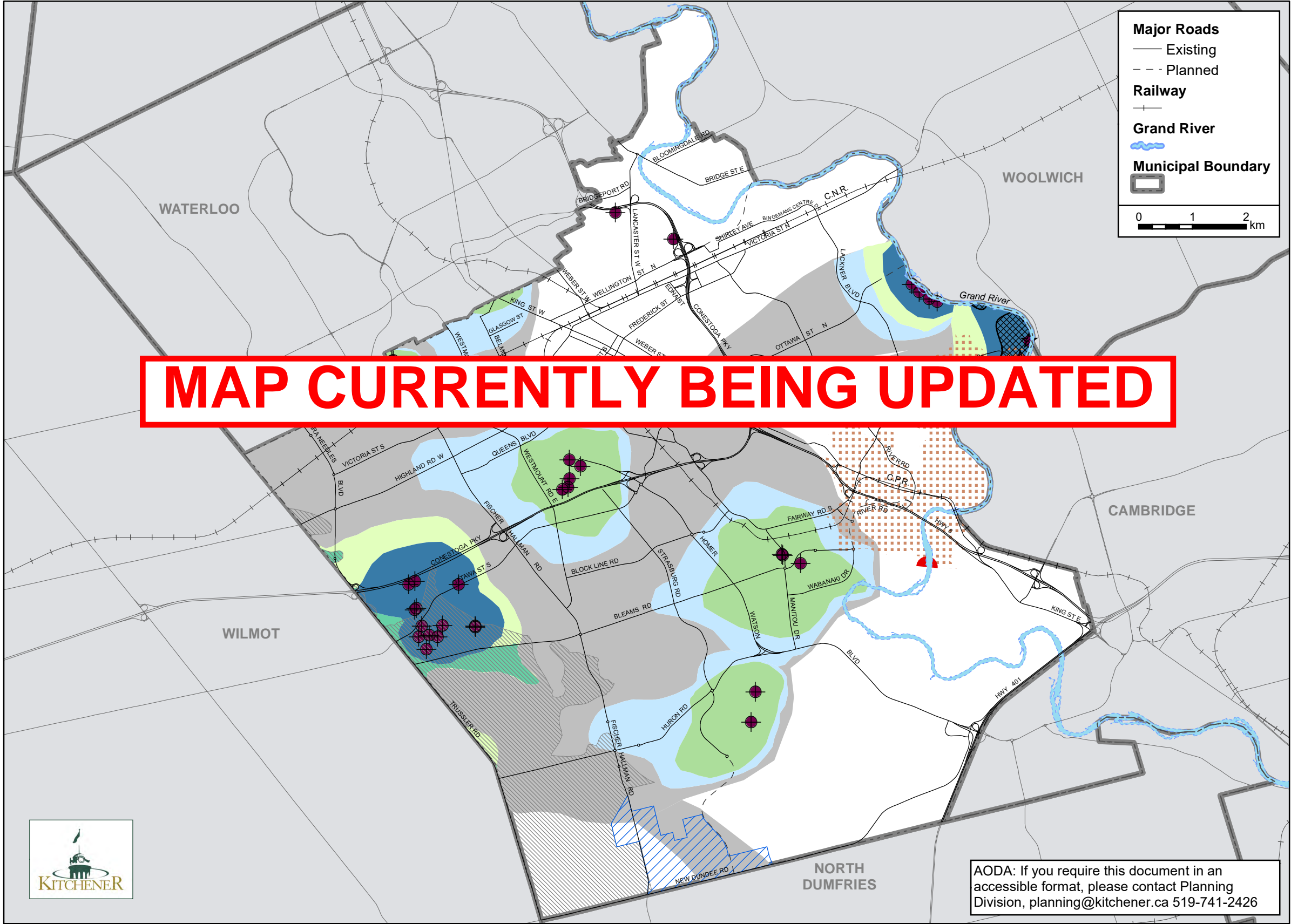




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Map 8

**Source Water
Protection Areas**



Legend

Municipal Wellhead

- ⊕ Municipal Wellheads
- ☆ Groundwater Under Direct Influence (GUDI)

Wellhead Protection Sensitivity Areas (WPSA)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

High Microbial Risk Management Zones



Regional Recharge Areas



Surface Water Intake Protection Zones

- Zone 1
- Zone 2

Southwest Kitchener Policy Area*



*Within the Southwest Kitchener Policy Area shown on this map, the final extent of the Regional Recharge Area has yet to be determined in the Regional Official Plan. Studies completed to date have demonstrated that the portions of lands within the Southwest Kitchener Policy Area also contained within the study area boundary of the Blair Creek Functional Drainage Study are not Regional Recharge Area and therefore will not be subject to the Regional Recharge Area designation. However, the exact boundary of the Regional Recharge Area designation within the Cedar Creek Subwatershed has yet to be finalized. The final extent of the Regional Recharge Area within the Cedar Creek Subwatershed will be determined through the next municipal comprehensive review process of the Regional Official Plan to be undertaken by the Region not later than 2019. The final location of the Regional Recharge Area as it applies to the Southwest Kitchener Policy Area will be implemented by future amendment to this Plan. The current Regional Recharge Area designation adjacent to the Southwest Kitchener Policy Area as shown on this map will be considered as the minimum extent of the designation for the purposes of this future review process.

Note:

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Adopted by City Council -
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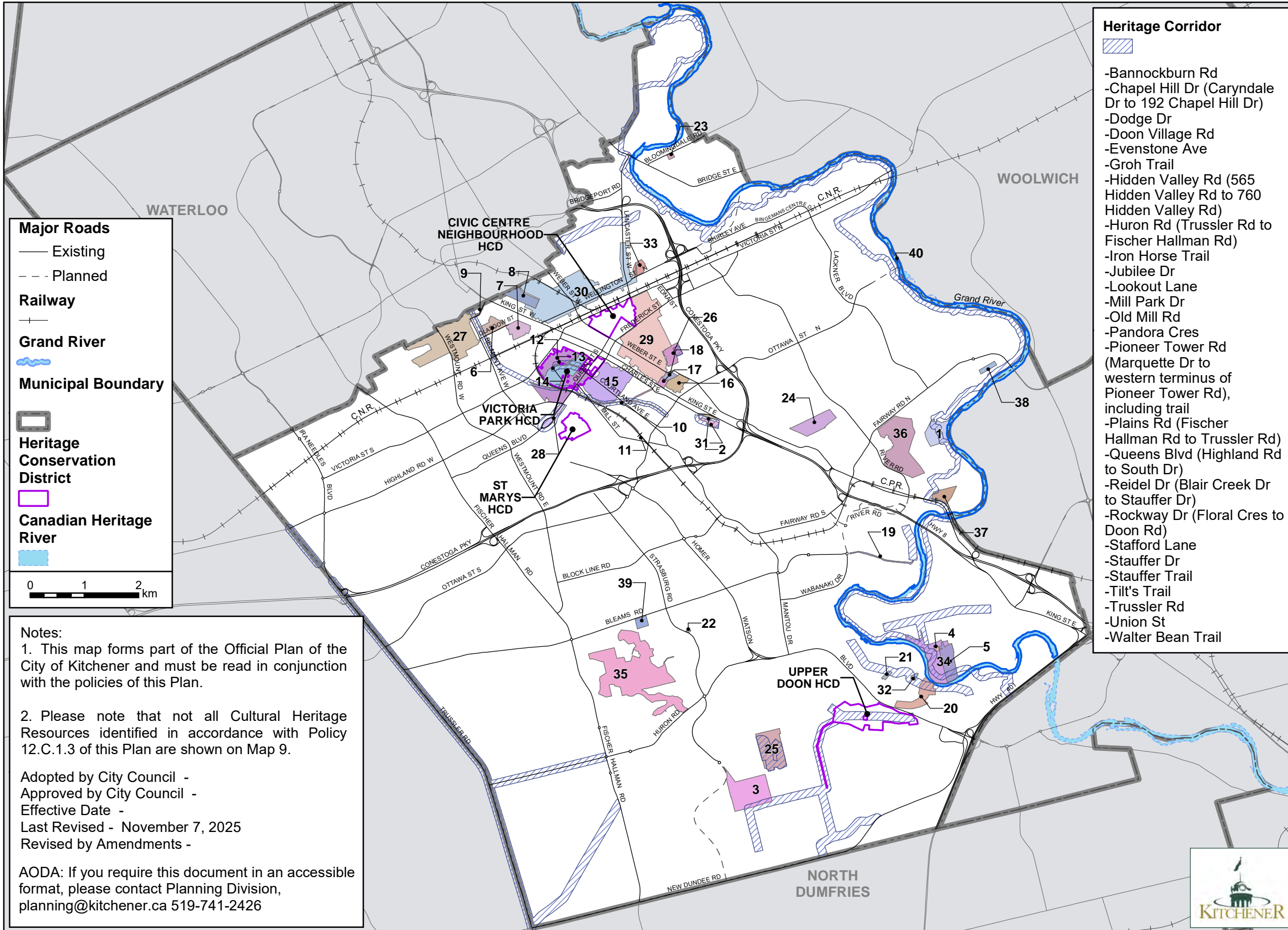
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City of Kitchener

Kitchener 2051

Map 9

Cultural Heritage Resources

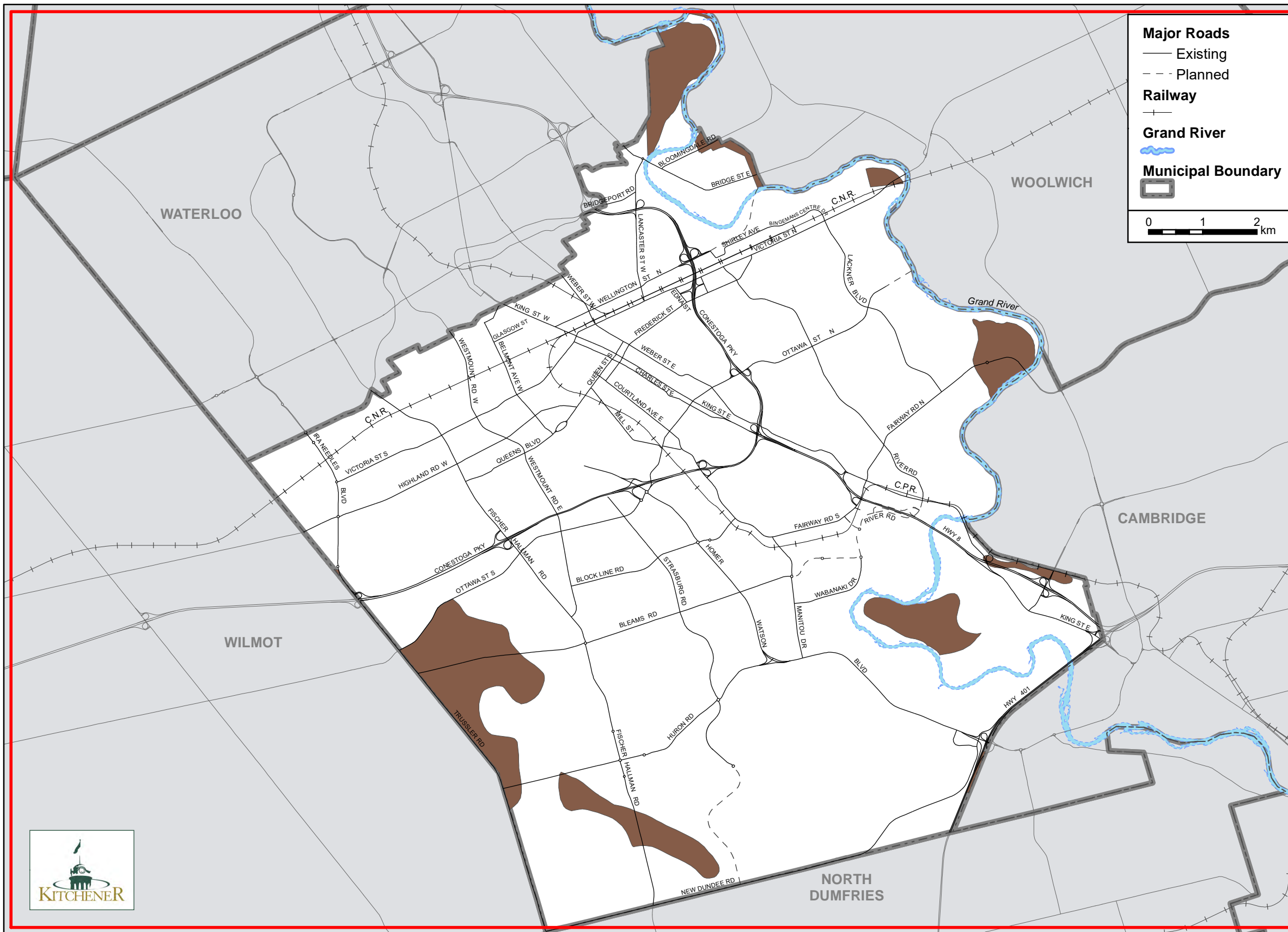




City of Kitchener
Official Plan
A complete and healthy Kitchener

Map 10

**Mineral Aggregate
Resource Areas**



Legend

Mineral Aggregate Resource Areas



Area Under Deferral No. 7



Note:

1. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.

Adopted by City Council -

Approved by City Council -

Effective Date -

Last Revised - October 27, 2025

Revised by Amendments -

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Map 11 Integrated Transportation System

City of Kitchener Draft Official Plan Kitchener 2051

Legend

Street Network

Provincial Highway
Regional Road
City Arterial Street
Major Community Collector Street
Minor Neighbourhood Collector Street
Local Street
Heritage Corridor

Existing

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Planned

Proposed Corridor

Multi-Use Pathway and On Road Connection Network

Primary Multi-Use Pathway/Connection

(Type 1)

Secondary Multi-Use Pathway/Connection

(Type 2)

Transit Corridor

Light Rail Transit Corridor Public Transit Right-of-Way

Adapted Bus Rapid Transit Corridor

Notes:

1. Local Streets on Map 11 are shown for reference and will be continuously updated as the road network changes. As planned roads are built their status will be changed to existing.
2. Refer to the Cycling Master Plan and the Multi-Use Pathways and Trails Master Plan for more detailed information on these components.
3. This map forms part of the Official Plan of the City of Kitchener and must be read in conjunction with the policies of this Plan.
4. The Rapid Transit Initiative is ongoing and there may be minor changes to the mapping.

Adopted by City Council -
Approved by City Council -
Effective Date -
Last Revised - November 7, 2025
Revised by Amendments -

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**Map S-1: Surface
Water Features**

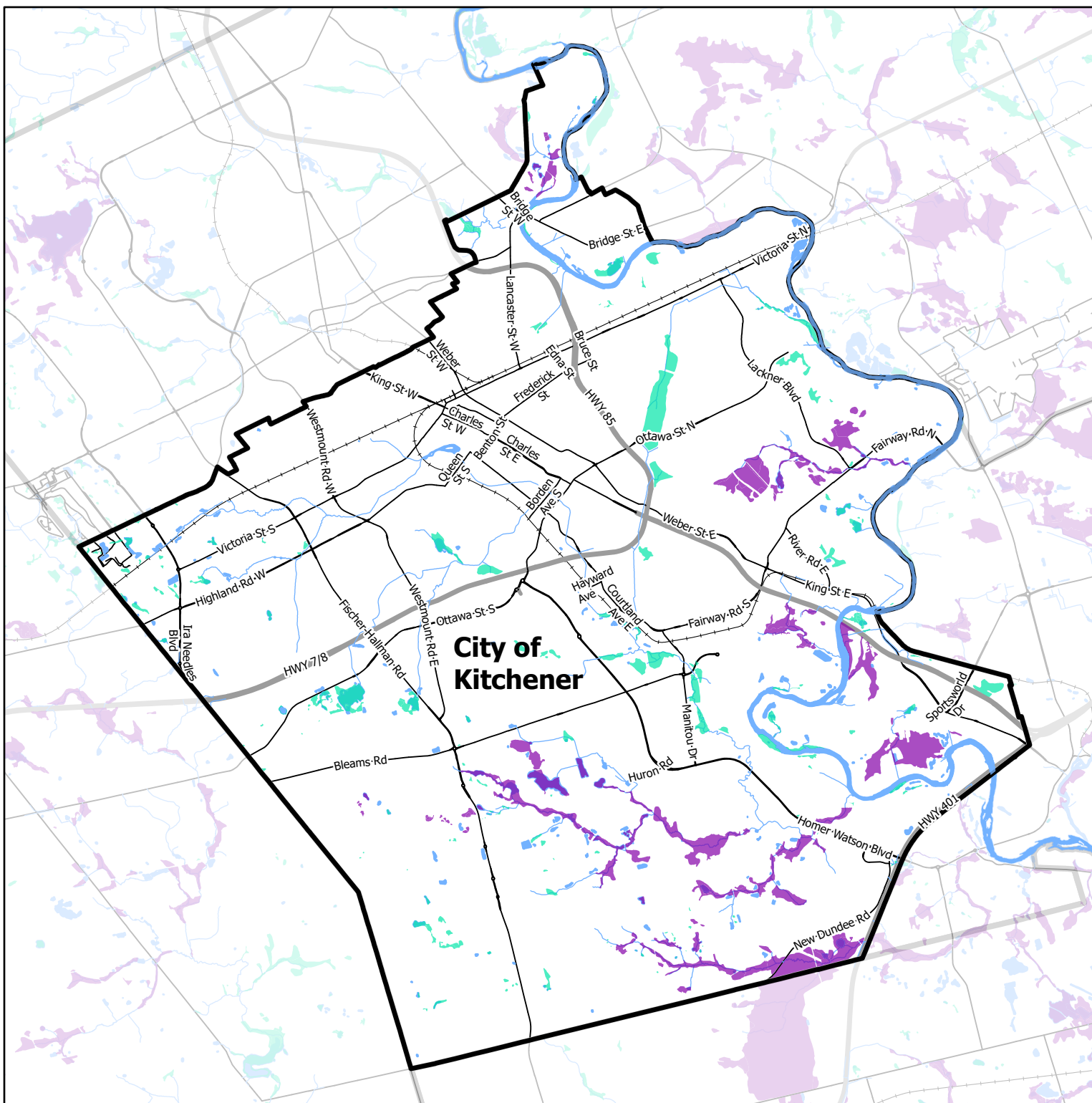
Legend

- Provincial Highway
- Regional Road
- +— Railway
- Grand River
- Municipal Boundary
- Provincially Significant Wetland
- Other Wetlands
- River and Streams
- Lakes and Ponds

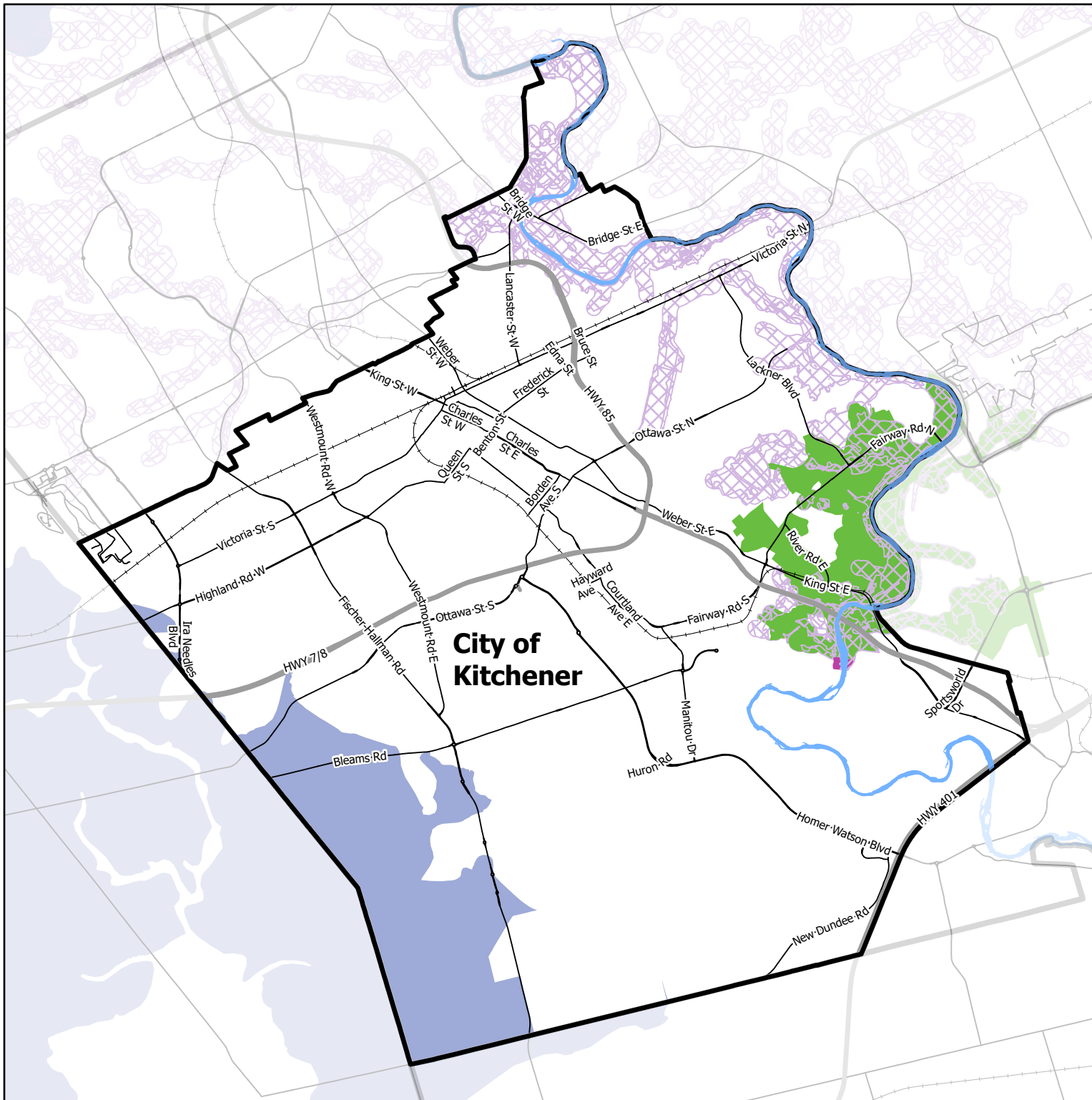


0 0.5 1 2
Km

Sources: Region of Waterloo, 2025



Map S-2: Regional Recharge Areas and Intake Protection Zones



Legend

- Provincial Highway
- Regional Road
- Railway
- Grand River
- Municipal Boundary
- Regional Recharge Areas
- Intake Protection Zone
 - IPZ-1
 - IPZ-2
 - IPZ-3



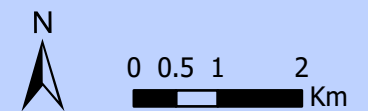
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Sources: Region of Waterloo, 2025

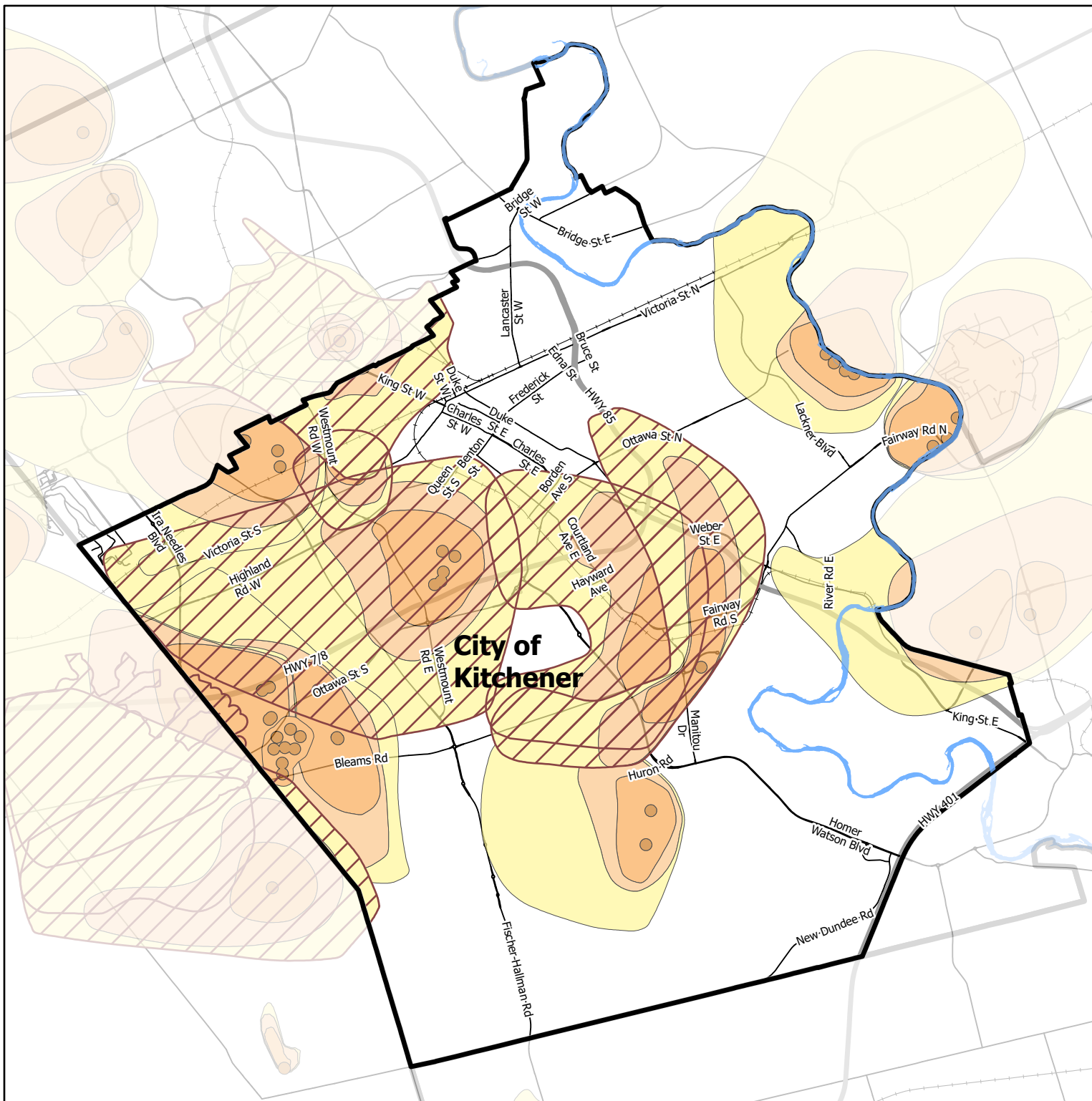
**Map S-3: Wellhead Protection Areas A-D
ans Issue
Contributing Areas**

Legend

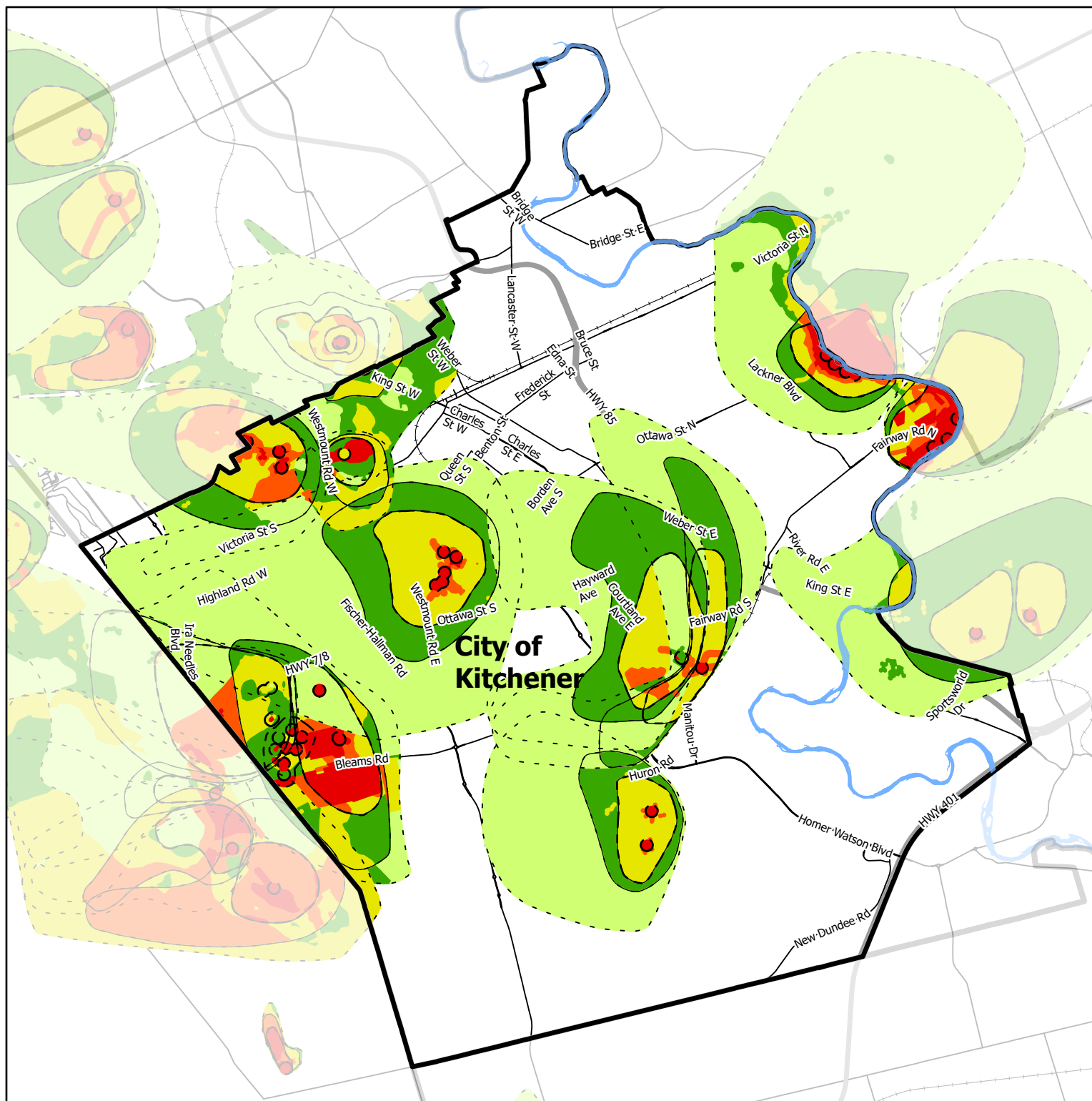
- Provincial Highway
- Regional Road
- +— Railway
- Grand River
- ▭ Municipal Boundary
- ▨ Issue Contributing Area
- Wellhead Protection Area
 - WHPA-A
 - WHPA-B
 - WHPA-C
 - WHPA-D



Sources: Region of Waterloo, 2025



Map S-4: Wellhead Protection Areas A-D with Vulnerability Scores



Legend

- Provincial Highway
- Regional Road
- Railway
- Grand River
- ▭ Municipal Boundary

Vulnerability Score

- 10
- 8
- 6
- 4
- 2

Wellhead Protection Area

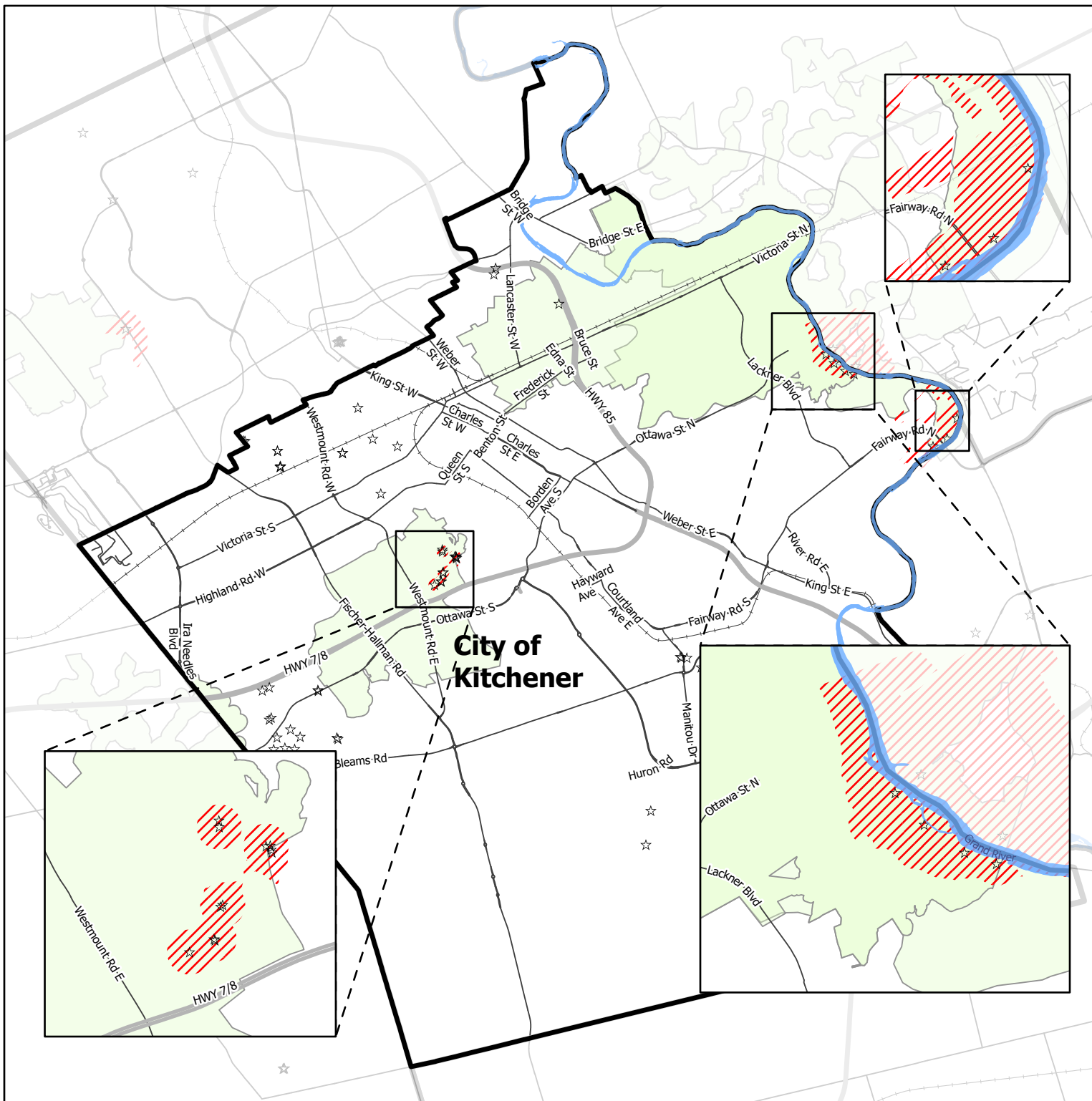
- ▭ WHPA-A
- ▭ WHPA-B
- ▭ WHPA-C
- ▭ WHPA-D



0 0.5 1 2 Km

Sources: Region of Waterloo, 2025

Map S-5: Wellhead Protection Areas - E and High Microbial Risk Management Zone



Legend

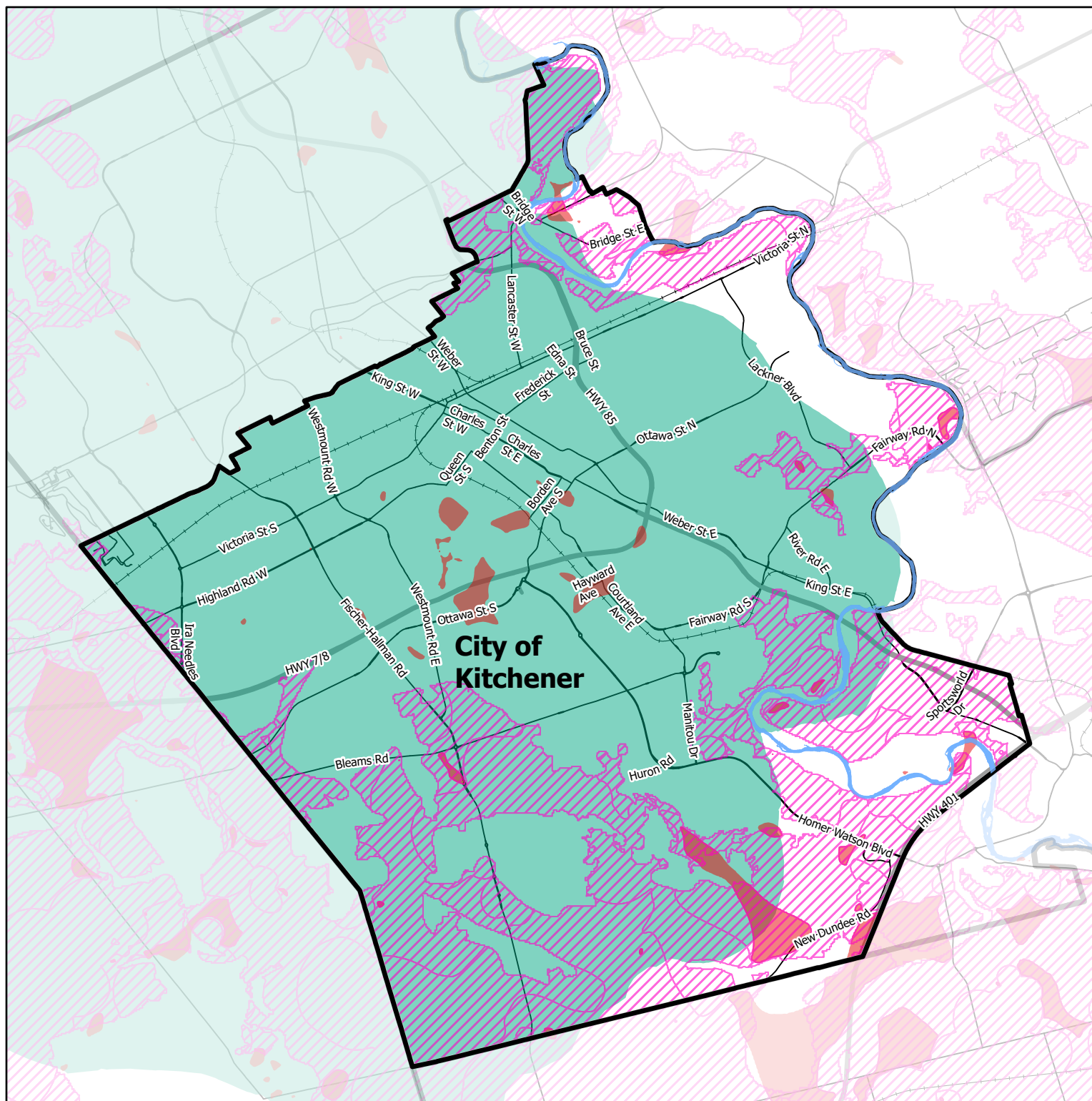
- Provincial Highway
- Regional Road
- Railway
- Grand River
- ▬ Municipal Boundary
- ☆ GUDI Well
- ▨ High Microbial Risk Management Zone
- WHPA-E



0 0.5 1 2 Km

Sources: Region of Waterloo, 2025

Map S-6: Wellhead Protection Areas - Q, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas



Legend

- Provincial Highway
- Regional Road
- +— Railway
- Grand River
- Municipal Boundary
- Significant Ground Water Recharge Area
- Highly Vulnerable Aquifer
- Wellhead Protection Area - Q









0 0.5 1 2 Km

Sources: Region of Waterloo, 2025

**Map S-7: Designated
Part IV Areas under
the Clean Water Act**

Legend

-  Provincial Highway
-  Regional Road
-  Railway
-  Grand River
-  Municipal Boundary
-  Designated Part IV Area



0 0.5 1 2
Km

Sources: Region of Waterloo, 2025

