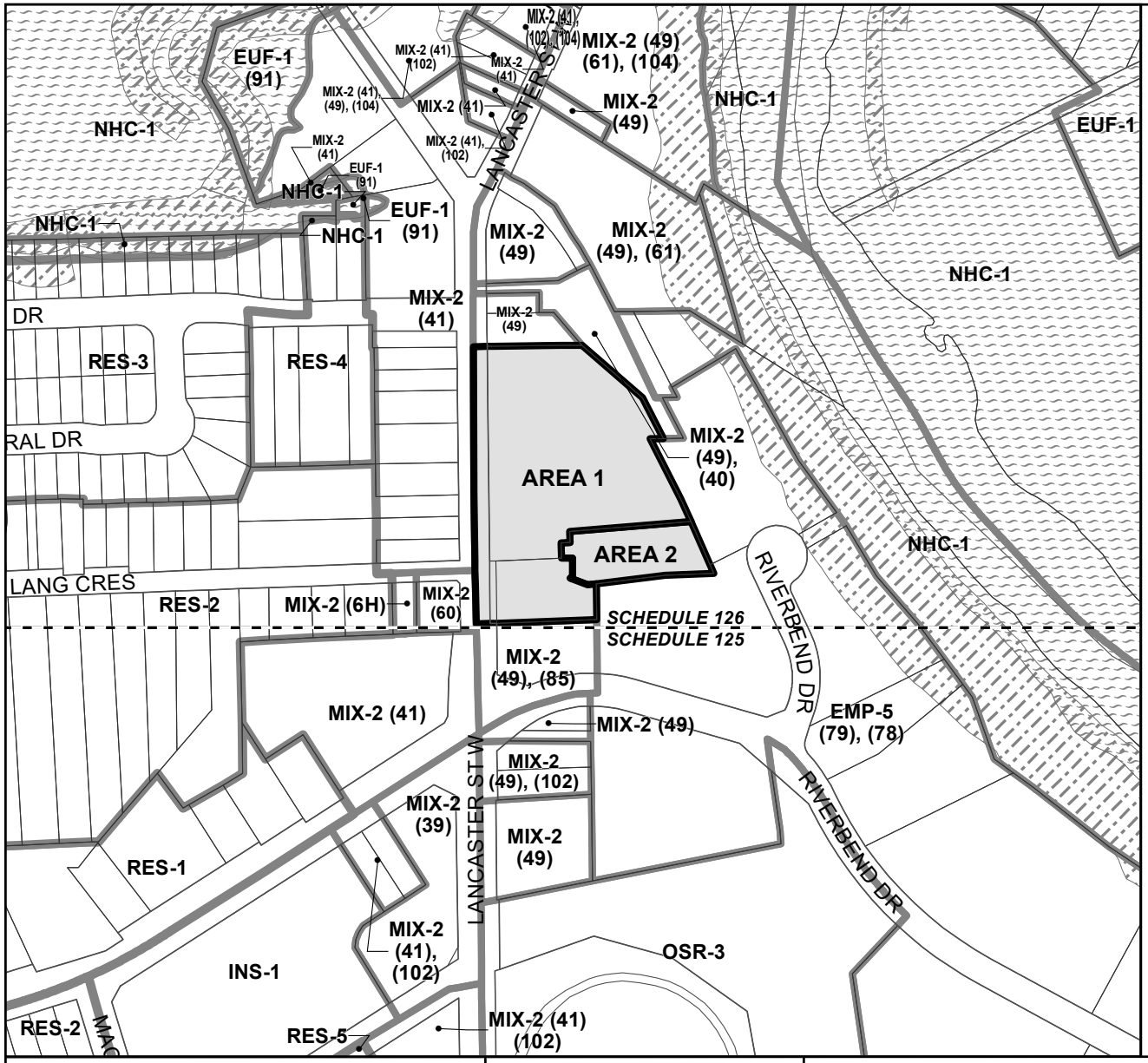

SUBJECT AREA(S)

N

AMENDMENT TO BY-LAW 2019-051

AREA 1 -
FROM MIXED USE TWO ZONE (MIX-2)
WITH SITE SPECIFIC PROVISION (49)
TO MIXED USE TWO ZONE (MIX-2)
WITH SITE SPECIFIC PROVISION (366)
AND HOLDING PROVISION (46H)

AREA 2 -
FROM GENERAL BUSINESS PARK EMPLOYMENT ZONE (EMP-5)
WITH SITE SPECIFIC PROVISIONS (79), (78)
TO MIXED USE TWO ZONE (MIX-2)
WITH SITE SPECIFIC PROVISION (366)
AND HOLDING PROVISION (46H)

BY-LAW 2019-051
EUF-1 EXISTING USE FLOODPLAIN ZONE
EMP-5 GENERAL BUSINESS PARK EMPLOYMENT ZONE
INS-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
MIX-2 MIXED USE TWO ZONE
NHC-1 NATURAL HERITAGE CONSERVATION ZONE
OSR-3 OPEN SPACE: STORMWATER MANAGMENT ZONE
(RES-1) LOW RISE RESIDENTIAL ONE ZONE
(RES-2) LOW RISE RESIDENTIAL TWO ZONE
(RES-3) LOW RISE RESIDENTIAL THREE ZONE
(RES-4) LOW RISE RESIDENTIAL FOUR ZONE
(RES-5) LOW RISE RESIDENTIAL FIVE ZONE

ZONE GRID REFERENCE
SCHEDULE NO. 126
OF APPENDIX 'A'
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

ZONE LIMITS

FLOODING HAZARD

SLOPE EROSION HAZARD

MAP NO. 1

550 LANCASTER INC. & 528 LANCASTER STREET WEST INC.

528-550 LANCASTER ST W

0 50 100
METRES

SCALE 1:4,000

DATE: APRIL 11, 2023

ZONING BY-LAW AMENDMENT ZBA21/015/L/AP

OFFICIAL PLAN AMENDMENT OPA21/010/L/AP

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: ZBA21015LAP_MAP1 .mxd