

PROPOSED BY – LAW

_____ 2023

BY-LAW NUMBER ____

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to amend By-law 85-1, as amended known as
the Zoning By-law for the City of Kitchener
– Nimbell Holdings Inc – 15 Cedar Street North)

WHEREAS it is deemed expedient to amend By-law 85-1 for the lands specified above;

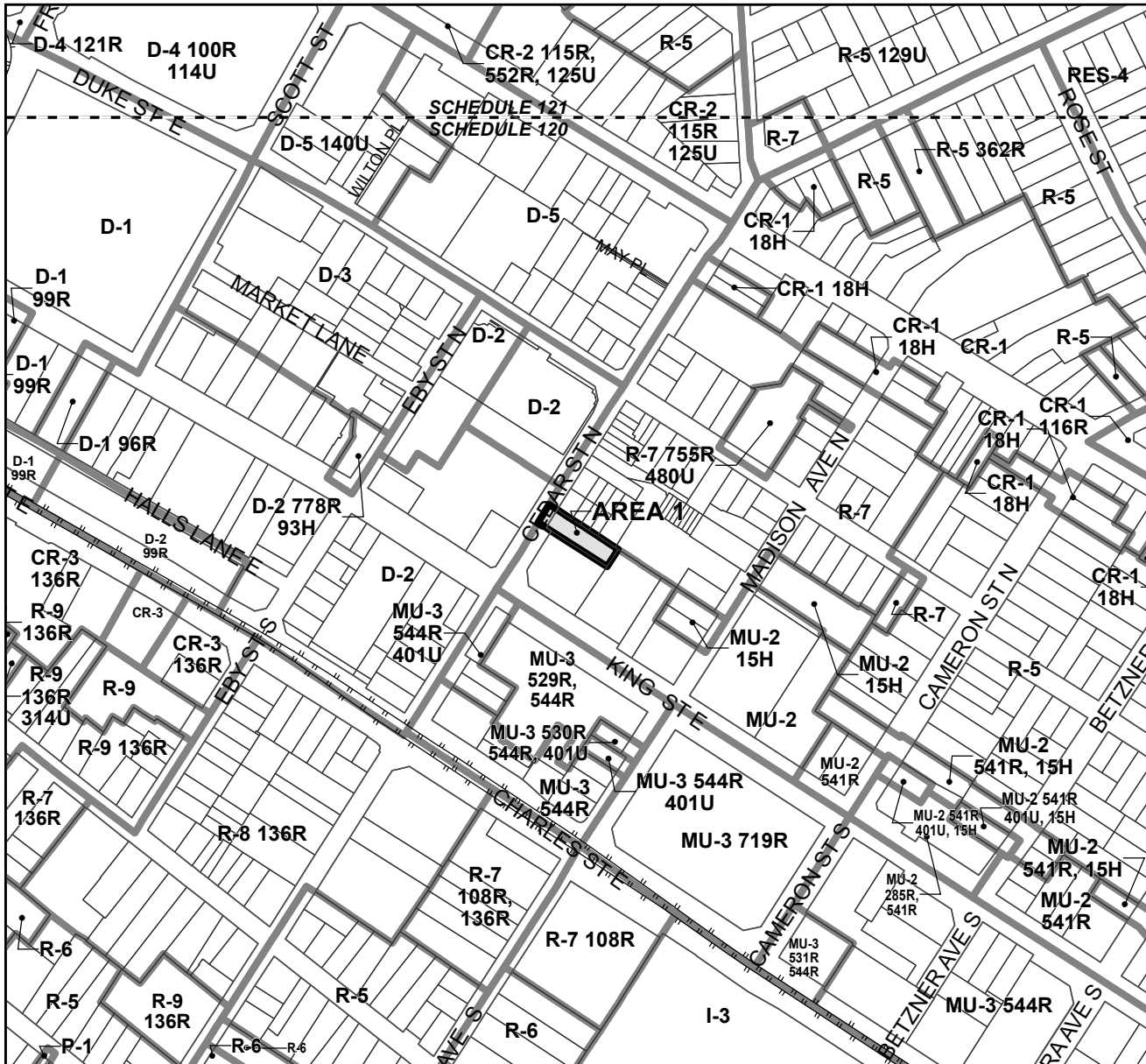
NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Schedule Number 120 of Appendix “A” to By-law 85-1 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 1 on Map No. 1, in the City of Kitchener, attached hereto, from Medium Intensity Mixed Use Corridor Zone (MU-2) with Holding Provision 15H to Medium Intensity Mixed Use Corridor Zone (MU-2).

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____, 2023.

Mayor

Clerk



SUBJECT AREA(S)

AMENDMENT TO BY-LAW 85-1

AREA 1 -

FROM MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2) WITH HOLDING PROVISION 15H TO MEDIUM INTENSITY MIXED USE CORRIDOR ZONE (MU-2)

- BY-LAW 2019-051**
RES-4 LOW RISE RESIDENTIAL FOUR ZONE
- BY-LAW 85-1**
CR-1 COMMERCIAL RESIDENTIAL ONE ZONE
CR-2 COMMERCIAL RESIDENTIAL TWO ZONE
CR-3 COMMERCIAL RESIDENTIAL THREE ZONE
D-1 RETAIL CORE ZONE
D-2 EAST MARKET ZONE
D-3 MARKET VILLAGE ZONE
D-4 OFFICE DISTRICT ZONE
D-5 COMMERCIAL RESIDENTIAL ZONE
I-3 MAJOR INSTITUTIONAL ZONE
MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE
MU-3 HIGH INTENSITY MIXED USE CORRIDOR ZONE
P-1 PUBLIC PARK ZONE
R-5 RESIDENTIAL FIVE ZONE
R-6 RESIDENTIAL SIX ZONE
R-7 RESIDENTIAL SEVEN ZONE
R-9 RESIDENTIAL NINE ZONE

ZONE GRID REFERENCE
SCHEDULE NO. 120
OF APPENDIX 'A'
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

MAP NO. 1

NIMBELL HOLDINGS INC.

15 CEDAR ST N

0 50 100 METRES

SCALE 1:4,000

DATE: JUNE 28, 2023

ZONING BY-LAW AMENDMENT ZBA23/020/C/TS

OFFICIAL PLAN AMENDMENT N/A

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
ZBA23020CTS_MAP1
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