


SUBJECT AREA(S)

 **AMENDMENT TO BY-LAW 85-1 AND 2019-051**


AREA 1 -
 FROM RESIDENTIAL THREE ZONE (R-3)
 WITH SPECIAL REGULATION PROVISION 1R
 UNDER BY-LAW 85-1
 TO LOW RISE RESIDENTIAL FIVE ZONE (RES-5)
 WITH SITE SPECIFIC PROVISION (383)
 AND HOLDING PROVISION (57H)
 UNDER BY-LAW 2019-051


AREA 2 -
 FROM RESIDENTIAL THREE ZONE (R-3)
 WITH SPECIAL REGULATION PROVISION 1R
 UNDER BY-LAW 85-1
 TO NATURAL CONSERVATION ZONE (NHC-1)
 UNDER BY-LAW 2019-051

AREA 3 -
 FROM EXISTING USE ONE ZONE (E-1)
 WITH PROPERTY DETAIL 3
 UNDER BY-LAW 85-1
 TO NATURAL CONSERVATION ZONE (NHC-1)
 UNDER BY-LAW 2019-051


BY-LAW 85-1
 E-1 EXISTING USE ONE ZONE
 M-2 GENERAL INDUSTRIAL ZONE
 P-2 OPEN SPACE ZONE
 R-3 RESIDENTIAL THREE ZONE
 R-4 RESIDENTIAL FOUR ZONE
 R-5 RESIDENTIAL FIVE ZONE

BY-LAW 2019-051
 EUF-1 EXISTING USE FLOODPLAIN ZONE
 NHC-1 NATURAL CONSERVATION ZONE
 OSR-2 OPEN SPACE: GREENWAYS ZONE
 RES-5 LOW RISE RESIDENTIAL FIVE ZONE

 FLOODING HAZARD

 SLOPE EROSION HAZARD

ZONE GRID REFERENCE
 SCHEDULE NO. 135
 OF APPENDIX 'A'
 KITCHENER ZONING BY-LAW 85-1 AND 2019-051

 ZONE LIMITS



MAP NO. 1

MARANN HOMES LIMITED

117 BLOOMINGDALE RD

0 50 100
 METRES

SCALE 1:4,000

DATE: OCTOBER 30, 2023

ZONING BY-LAW AMENDMENT ZBA23/033/B/BB

OFFICIAL PLAN AMENDMENT N/A

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
 ZBA23033BBB_MAP1
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