

AMENDMENT NO. ## TO THE OFFICIAL PLAN
OF THE CITY OF KITCHENER

CITY OF KITCHENER

1082 and 1094 Wilson Avenue

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AMENDMENT NO. ## TO THE OFFICIAL PLAN OF THE CITY OF KITCHENER##

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. ## to the Official Plan of the City of Kitchener (2014). This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to:

- Amend Map 2 – Urban Structure by identifying the lands as 'Industrial Employment Areas' in the City's Urban Structure, instead of 'Community Areas'.
- Amend Map 3 – Land Use by redesignating the lands from 'Low Rise Residential' to 'General Industrial Employment'.

SECTION 3 – BASIS OF THE AMENDMENT

Planning Analysis:

SECTION 4 – THE AMENDMENT

The City of Kitchener Official Plan (2014) is hereby amended as follows:

- a) Amend Map No. 2. – Urban Structure, by identifying the portion of the lands, municipally addressed as 1082 and 1094 Wilson Avenue, as 'Industrial Employment Areas' instead of 'Community Areas', as shown on the attached Schedule A;
- b) Amend Map No. 3 – Land Use, by designating the portion of the lands, municipally addressed as 1082 and 1094 Wilson Avenue, as 'General Industrial Employment' instead of 'Low Rise Residential' as shown on the attached Schedule 'B'

APPENDIX 1

NOTICE OF PUBLIC MEETING

NOTICE OF PUBLIC MEETING

for a development in your neighbourhood
1036, 1082 & 1094 Wilson Avenue



Concept Drawing



Employment
Use



Relocation &
Reduction
of Parking

Have Your Voice Heard!

Planning & Strategic Initiatives Committee

Date: **August 12, 2024**

Location: **Council Chambers,
Kitchener City Hall
200 King Street West
or Virtual Zoom Meeting**

Go to **kitchener.ca/meetings**

and select:

- Current agendas and reports
(posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including
information on your appeal rights, visit:

**[www.kitchener.ca/
PlanningApplications](https://www.kitchener.ca/PlanningApplications)**

or contact:

Tim Seyler, Senior Planner

tim.seyler@kitchener.ca

519.741.2200 x7860

The City of Kitchener will consider applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the expansion of an existing manufacturing facility and associated parking. The applications propose to change the land use designation on a portion of the properties from 'Low Rise Residential' to 'General Industrial Employment' and to change the Zoning Category from 'RES-1' to 'EMP-2', and to permit an overall parking reduction for the existing manufacturing and office uses.

APPENDIX 2

Minutes of the Meeting of Planning and Strategic
Initiatives Committee – October 30, 2023

APPENDIX 3

Minutes of the Meeting of City Council – November 6,
2023

Other Areas



River

Area of Amendment

■ From Community Areas
■ To Industrial Employment Areas

SCALE 1:8,000

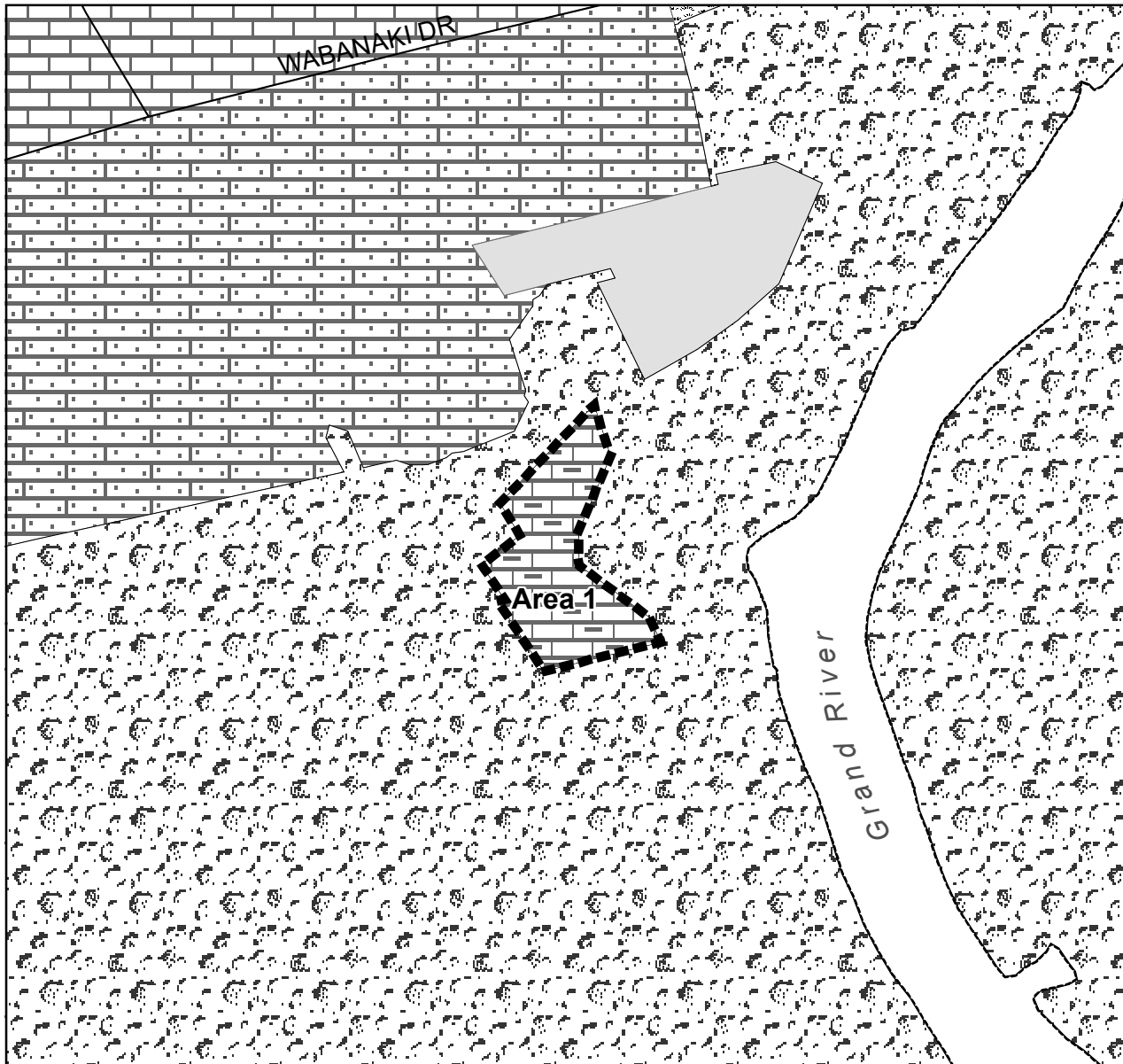
DATE: MAY 21, 2024

OFFICIAL PLAN AMENDMENT OPA24/006/W/TS
ZONING BY-LAW AMENDMENT ZBA24/011/W/TS
SUBDIVISION APPLICATION N/A

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING






FILE:
OPA22009AP_Map2
.mxd



**CITY OF KITCHENER
OFFICIAL PLAN
AMENDMENT TO MAP 3
LAND USE**




LandUse

-  Low Rise Residential
-  Heavy Industrial Employment
-  General Industrial Employment
-  Natural Heritage Conservation
-  Open Space

Area of Amendment

-  From Low Rise Residential
To General Industrial Employment

SCHEDULE 'B'	 0 METRES 100 SCALE 1:4,000	REVISED:	OFFICIAL PLAN AMENDMENT OPA24/006/W/TS	
APPLICANT: COLT CANADA CORPORATION			ZONING BY-LAW AMENDMENT ZBA24/011/W/TS	
1082 AND 1094 WILSON AVE			SUBDIVISION APPLICATION N/A	
	DATE: MAY 21, 2024		City of Kitchener DEVELOPMENT SERVICES DEPARTMENT, PLANNING	
				FILE: OPA24006WTS_MAP3 .mxd