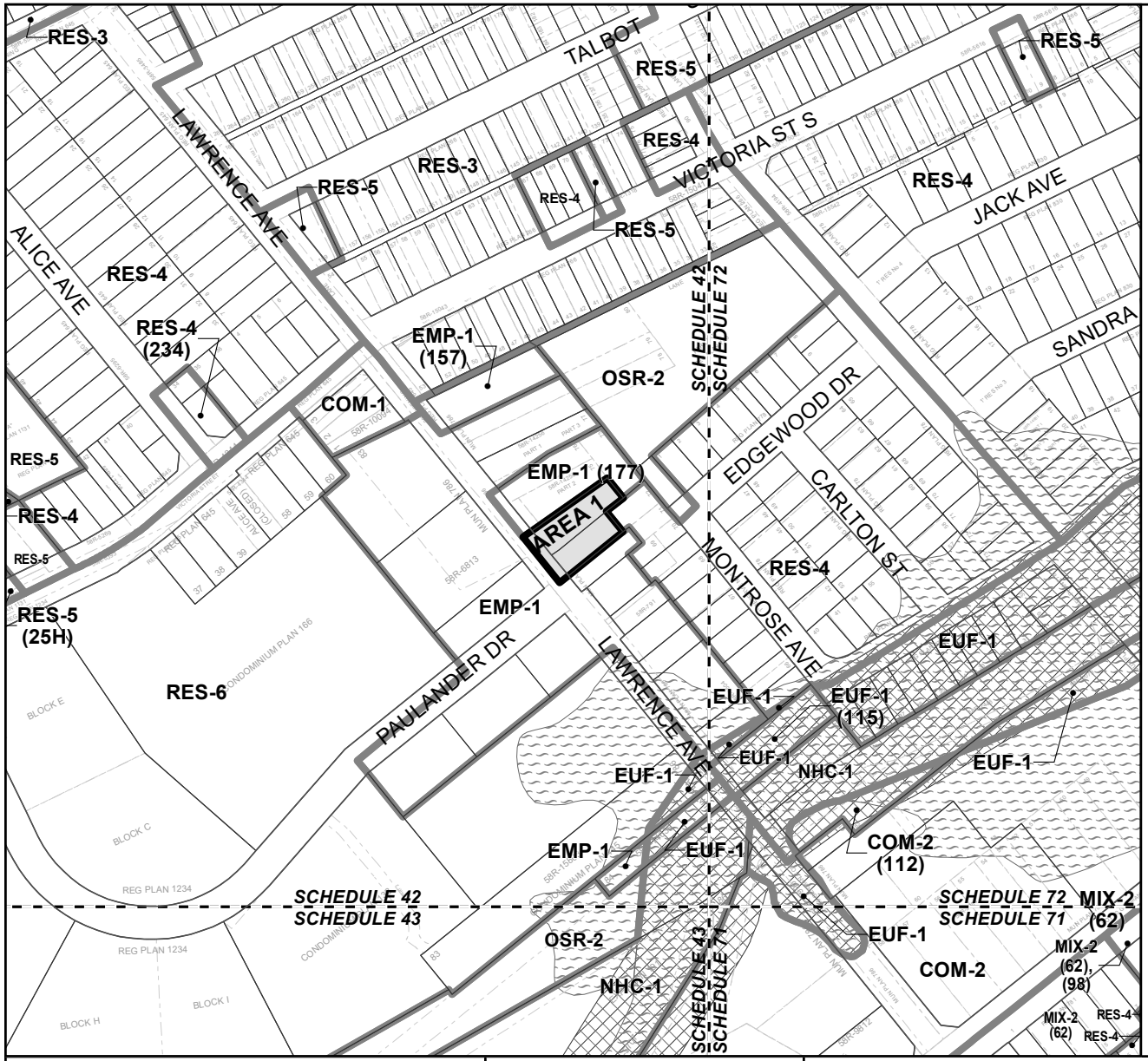

SUBJECT AREA(S)

N

AMENDMENT TO BY-LAW 2019-051
AREA 1 -
FROM NEIGHBOURHOOD INDUSTRIAL ZONE (EMP-1)
TO LOW RISE RESIDENTIAL FIVE ZONE (RES-5) WITH SITE SPECIFIC PROVISION (418) AND HOLDING PROVISION (103H)

BY-LAW 2019-051
COM-1 LOCAL COMMERCIAL ZONE
COM-2 GENERAL COMMERCIAL ZONE
EUF-1 EXISTING USE FLOODPLAIN ZONE
EMP-1 NEIGHBOURHOOD INDUSTRIAL EMPLOYMENT ZONE
MIX-2 MIXED USE TWO ZONE
NHC-1 NATURAL CONSERVATION ZONE
OSR-2 OPEN SPACE: GREENWAYS ZONE
RES-3 LOW RISE RESIDENTIAL THREE ZONE
RES-4 LOW RISE RESIDENTIAL FOUR ZONE
RES-5 LOW RISE RESIDENTIAL FIVE ZONE
RES-6 MEDIUM RISE RESIDENTIAL SIX ZONE

FLOODING HAZARD

ECOLOGICAL RESTORATION AREAS

ZONE GRID REFERENCE
SCHEDULE NO. 42
OF APPENDIX 'A'
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

ZONE LIMITS

MAP NO. 1

M.S.S.E Inc. and S & S Stemco Inc.

288 AND 292 LAWRENCE AVE

0 50 100
METRES

SCALE 1:4,000

DATE: JANUARY 27, 2025

ZONING BY-LAW AMENDMENT ZBA24/030/L/BB

OFFICIAL PLAN AMENDMENT OPA24/014/L/BB

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
ZBA24030LBB_MAP1
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