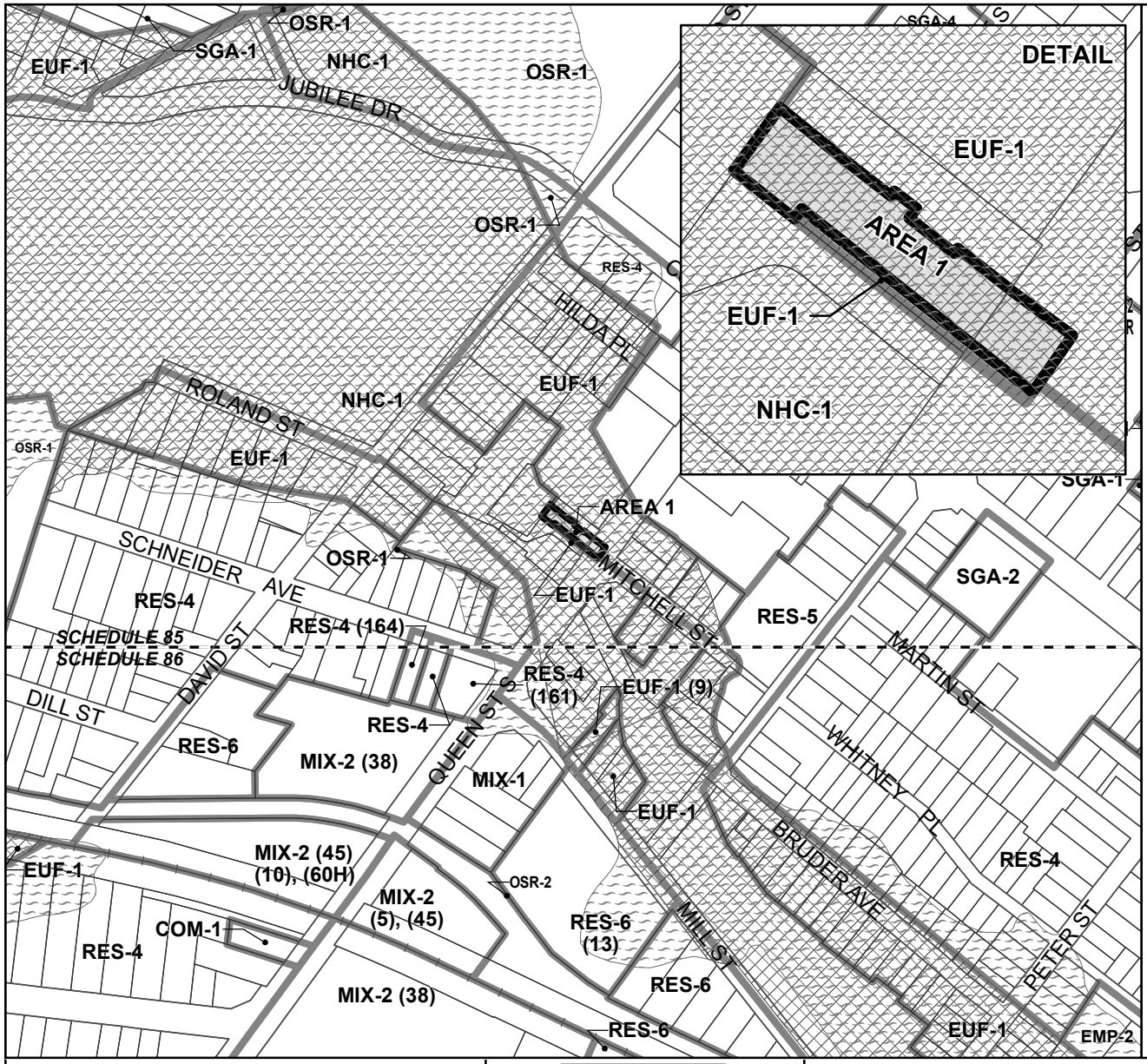

SUBJECT AREA(S)

N

AMENDMENT TO BY-LAW 2019-051
AREA 1 -
FROM EXISTING USE FLOODPLAIN ZONE (EUF-1)
TO EXISTING USE FLOODPLAIN ZONE (EUF-1) WITH A SITE SPECIFIC PROVISION

BY-LAW 85-1
CR-2 COMMERCIAL RESIDENTIAL TWO
BY-LAW 2019-051
COM-1 LOCAL COMMERCIAL ZONE
EUF-1 EXISTING USE FLOODPLAIN ZONE
EMP-2 GENERAL INDUSTRIAL EMPLOYMENT ZONE
MIX-1 MIXED USE ONE ZONE
MIX-2 MIXED USE TWO ZONE
NHC-1 NATURAL CONSERVATION ZONE
OSR-1 RECREATION ZONE
OSR-2 OPEN SPACE: GREENWAYS ZONE
RES-4 LOW RISE RESIDENTIAL FOUR
RES-5 LOW RISE RESIDENTIAL FIVE
RES-6 MEDIUM RISE RESIDENTIAL SIX

FLOODING HAZARD

ECOLOGICAL RESTORATION

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

ZONE LIMITS

MAP NO. 1

PHAM, SON LIEN

434-436 QUEEN ST S

0 50 100
METRES

SCALE 1:4,000

DATE: JULY 23, 2025

ZONING BY-LAW AMENDMENT ZBA25/021/Q/AA

OFFICIAL PLAN AMENDMENT N/A

City of Kitchener
DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE: ZBA25021QAA_MAP1.mxd