

PROPOSED BY – LAW

_____ 2022

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
– Mattamy (South Estates) Limited – 1525 Bleams Road)

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 Numbers 64 and 65 of Appendix "A" to By-law Number 85-1 are 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 Agricultural Zone (A-1) to Residential Six Zone (R-6) with Special Regulation Provisions, 671R, 672R, 673R and 674R.

2. Schedule Numbers 64 and 65 of Appendix "A" to By-law Number 85-1 are hereby amended by adding thereto the lands specified and illustrated as Area 2 on Map No. 1, in the City of Kitchener, attached hereto, from Agricultural Zone (A-1) with Special Regulation Provision 1R to Residential Six Zone (R-6) with Special Regulation Provisions, 671R, 672R, 673R, and 674R.

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____,
2022

Mayor

Clerk



SUBJECT AREA(S)



AMENDMENT TO BY-LAW 85-1

AREA 1 -
 FROM AGRICULTURAL ZONE (A-1)
 TO RESIDENTIAL SIX ZONE (R-6)
 WITH SPECIAL REGULATIONS
 671R, 672R, 673R AND 674R

AREA 2 -

FROM AGRICULTURAL ZONE (A-1)
 WITH SPECIAL REGULATION PROVISION 1R
 TO RESIDENTIAL SIX ZONE (R-6)
 WITH SPECIAL REGULATIONS
 671R, 672R, 673R AND 674R

BY-LAW 85-1

- A-1 AGRICULTURAL ZONE
 - I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
 - P-1 PUBLIC PARK ZONE
 - P-2 OPEN SPACE ZONE
 - P-3 HAZARD LAND ZONE
 - R-4 RESIDENTIAL FOUR ZONE
 - R-6 RESIDENTIAL SIX ZONE
- BY-LAW 2019-051**
- INS-1 NEIGHBOURHOOD INSTITUTIONAL ZONE
 - NHC-1 NATURAL HERITAGE CONSERVATION ZONE
 - OSR-2 OPEN SPACE: GREENWAYS ZONE

ZONE GRID REFERENCE
 SCHEDULE NO. 64 AND 65
 OF APPENDIX 'A'
 KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS

FLOODING HAZARD



MAP NO. 1

CITY OF KITCHENER

1525 BLEAMS RD



SCALE 1:4,000

DATE: FEBRUARY 3, 2022

ZONING BY-LAW AMENDMENT ZBA22/004/B/TS

OFFICIAL PLAN AMENDMENT N/A

City of Kitchener

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

FILE:
 ZBA22004BTS_MAP1
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