



# SUBJECT AREA(S)



## AMENDMENT TO BY-LAW 85-1

**AREA 1 -**  
FROM HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)  
WITH SPECIAL REGULATION PROVISION 544R  
TO HIGH INTENSITY MIXED USE CORRIDOR ZONE (MU-3)  
WITH SPECIAL REGULATION PROVISIONS  
544R,783R  
AND HOLDING PROVISION 96H

## BY-LAW 85-1

C-2 NEIGHBOURHOOD SHOPPING CENTRE ZONE  
CR-1 COMMERCIAL RESIDENTIAL ONE ZONE  
CR-2 COMMERCIAL RESIDENTIAL TWO ZONE  
CR-3 COMMERCIAL RESIDENTIAL THREE ZONE  
CR-4 COMMERCIAL RESIDENTIAL FOUR ZONE  
E-1 EXISTING USE ONE ZONE  
I-1 NEIGHBOURHOOD INSTITUTIONAL ZONE  
M-2 GENERAL INDUSTRIAL ZONE  
MU-2 MEDIUM INTENSITY MIXED USE CORRIDOR ZONE  
MU-3 HIGH INTENSITY MIXED USE CORRIDOR ZONE  
R-4 RESIDENTIAL FOUR ZONE  
R-5 RESIDENTIAL FIVE ZONE  
R-7 RESIDENTIAL SEVEN ZONE  
R-8 RESIDENTIAL EIGHT ZONE

## BY-LAW 2019-051

INS-2 MAJOR INSTITUTIONAL ZONE  
NHC-1 NATURAL HERITAGE CONSERVATION ZONE  
OSR-2 OPEN SPACE: GREENWAYS ZONE  
ZONE GRID REFERENCE  
SCHEDULE NO. 143  
OF APPENDIX 'A'  
KITCHENER ZONING BY-LAW 85-1 AND 2019-051

— ZONE LIMITS

— FLOODING HAZARD

— ECOLOGICAL RESTORATION AREAS

## MAP NO. 1

KING SHELDON KITCHENER HOLDINGS  
INC.

1251-1253 KING ST E; 16 SHELDON AVE S

0 50 100  
METRES

SCALE 1:4,000

DATE: NOVEMBER 15, 2022

ZONING BY-LAW AMENDMENT ZBA22/012/K/CD

OFFICIAL PLAN AMENDMENT OPA22/007/K/CD

**City of Kitchener**

DEVELOPMENT SERVICES DEPARTMENT, PLANNING

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