

PROPOSED BY – LAW

_____, 2023

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 – Henry Walser Funeral Home Ltd, Leeann Marie Walser, Henry James Walser, & 2544770 Ontario Inc. - 507 Frederick Street, 40, 44, 48 Becker Street & Plan 42, Pt Lots 27 to 30, RP 58R-15854 Pt 1)

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:

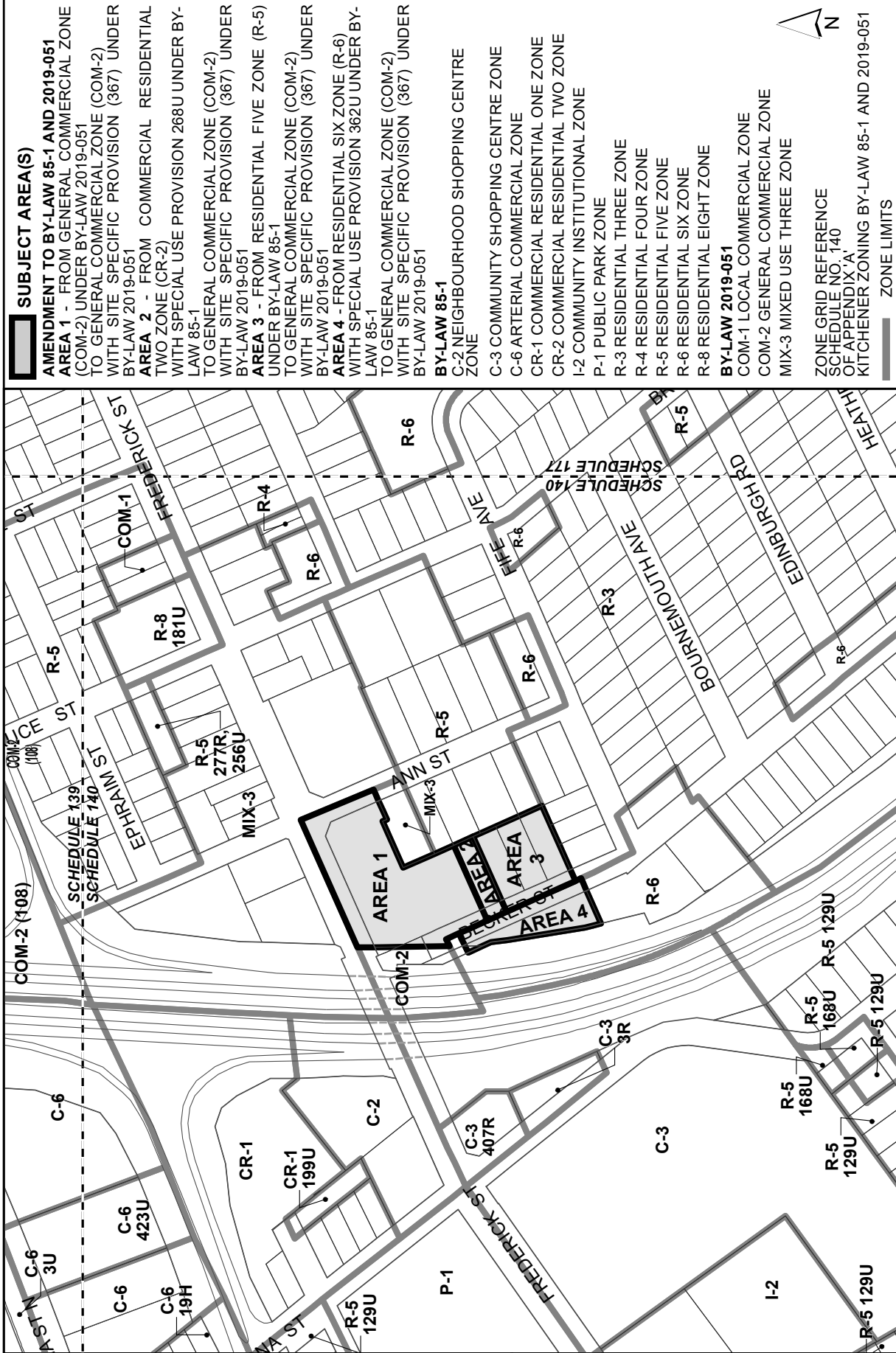
1. Schedule Number 140 of Appendix “A” to By-law Number 85-1 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 2 on Map No. 1, in the City of Kitchener, attached hereto, from Commercial Residential Two Zone (CR-2) with Special Use Provision 268U in Bylaw 85-1 to General Commercial Zone (COM-2) with Site Specific Provision (367) in By-law 2019-051.
2. Schedule Number 140 of Appendix “A” to By-law Number 85-1 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 3 on Map No. 1, in the City of Kitchener, attached hereto, from Residential Five Zone (R-5) in By-law 85-1 to General Commercial Zone (COM-2) with Site Specific Provision (367) in By-law 2019-051.
3. Schedule Number 140 of Appendix “A” to By-law Number 85-1 is hereby amended by changing the zoning applicable to the parcel of land specified and illustrated as Area 4 on Map No. 1, in the City of Kitchener, attached hereto, from Residential Six Zone (R-5) with Special Use Provision 362U in By-law 85-1 to General Commercial Zone (COM-2) with Site Specific Provision (367) in By-law 2019-051.
4. This By-law shall become effective only if Official Plan Amendment No. ____ (507 Frederick Street, 40, 44 and 48 Becker Street) comes into effect, pursuant to Section 24(2) of The

Planning Act, R.S.O. 1990, c. P. 13, as amended.

PASSED at the Council Chambers in the City of Kitchener this _____ day of _____
, 2023.

Mayor

Clerk



MAP NO. 1		MAP NO. 1	
HENRY WALSER FUNERAL HOMES LTD, LEEANN MARIE WALSER, HENRY JAMES WALSER, & 2544770 ONTARIO INC.		ZONING BY-LAW AMENDMENT ZBA17/010/F/GS	
507 FREDERICK ST, 40, 44, & 48 BECKER ST		OFFICIAL PLAN AMENDMENT OPA17/003/F/GS	
DATE: DECEMBER 16, 2022		City of Kitchener	
SCALE 1:4,000		DEVELOPMENT SERVICES DEPARTMENT, PLANNING	
0 50 100 METRES		FILE: ZBA17010F/GS_MAP1a.mxd	