

September 20, 2018

NOTICE OF THE PASSING OF A ZONING BY-LAW, CITY WIDE, COMPREHENSIVE ZONING BY-LAW REVIEW (Z-16-01, By-law No. 2018-050) and OFFICIAL PLAN AMENDMENT 22 (OPA 22, By-law No. 2018-049)

TAKE NOTICE that the Council of The Corporation of the City of Waterloo passed By-law No. 2018-050, on Monday, September 10, 2018, under Sections 22 & 34 of the Planning Act, R.S.O., 1990.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of this By-law by filing with the Clerk of The Corporation of the City of Waterloo not later than Wednesday, October 10, 2018, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by a fee of \$300.00 made payable to the Minister of Finance, as prescribed under the Local Planning Appeal Tribunal Act. If you wish to appeal to the Tribunal, a copy of the appeal form is available from the Local Planning Appeal Support Centre website at <https://www.lpasc.ca/>

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, is described below. The complete By-law is available for inspection in the City of Waterloo Clerk's office during regular business hours, and is posted to the City's website at <https://www.waterloo.ca/en/business/zoningreview.asp>

Dated at the City of Waterloo this 20th day of September, 2018. Olga Smith, City Clerk

- NOTE:**
- i) Only individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group.
 - ii) No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

EXPLANATORY NOTE

Application in Conjunction: Proposed Amendment No.22 to the City of Waterloo Official Plan

By-law No. 2018-050 applies to all lands, buildings and structures in the City of Waterloo. By-law No. 2018-050 is a new Zoning By-law for the City of Waterloo, and repeals By-laws 878A, 1108 and 1418 and all amendments thereto. The intent of the By-law is to implement the City of Waterloo's Official Plan, create simplified and modern zoning regulations, align zoning with best practices, and facilitate the City's urban design objectives. The By-law controls land uses and development, including how land may be used, lot sizes and dimension requirements, lot coverage, the types of buildings that are permitted, how buildings may be used, where buildings and other structures can be located, building setbacks, building heights, building densities, building bulk, building floor areas, spacing and character of buildings, landscaped open space, amenity area, parking, and loading requirements.

By-law No. 2018-050 contains transition provisions for proposed developments in the site plan process and or in the building permit process, and establishes site specific zoning regulations for ~200 parcels of land in the city. Provisions in the By-law enabled by Official Plan Amendment No. 22 are subject to the final approval of Amendment No. 22 to the City of Waterloo Official Plan.

Following significant public consultation, after considering the oral and written submissions of interested persons and parties, and after considering the submissions of staff including reports IPPW2018-056, IPPW2018-058, IPPW2018-058.1, IPPW2018-058.2 and IPPW2018-058.3, the Council of The Corporation of the City of Waterloo passed By-law No. 2018-050 for reasons including:

- the by-law has appropriate regard to matters of provincial interest;
- the by-law is consistent with the Provincial Policy Statement 2014;
- the by-law conforms to the Growth Plan for the Greater Golden Horseshoe 2017;
- the by-law conforms to the Region of Waterloo Official Plan;
- the by-law conforms to the City of Waterloo Official Plan;
- the by-law establishes a zoning framework that is appropriate for the City of Waterloo;
- the by-law establishes a zoning framework that will allow for orderly development; and
- the by-law constitutes good planning.

The above-noted reports can be found at <https://www.waterloo.ca/en/business/zoningreview.asp>

For further information regarding the above matter, please contact the City of Waterloo Integrated Planning & Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario, by calling 519-747-8752 or by email at zoningreview@waterloo.ca

AND

NOTICE OF THE PASSING OF A BY-LAW TO ADOPT PROPOSED AMENDMENT NO. 22 TO THE OFFICIAL PLAN OF THE CITY OF WATERLOO

TAKE NOTICE that the Council of The Corporation of the City of Waterloo passed By-law No. 2018-049, on Monday, September 10, 2018, under Section 17 of the Planning Act, R.S.O., 1990.

AND TAKE NOTICE that any person or agency is entitled to receive notice of the decision of the approval authority by filing a written request to receive notice of the decision of the approval authority with the Clerk of the Regional Municipality of Waterloo: Ms. Kris Fletcher, Clerk, Regional Municipality of Waterloo, 150 Frederick Street, 2nd Floor, Kitchener, Ontario, N2G 4J3.

An explanation of the purpose and effect of the proposed Amendment and describing the lands to which the By-law applies is described below. The complete By-law and Amendment is available for inspection in the City of Waterloo Clerk's office during regular business hours and is posted to the City's website at <https://www.waterloo.ca/en/business/zoningreview.asp>

Dated at the City of Waterloo this 20th day of September, 2018. Olga Smith, City Clerk, City of Waterloo

- NOTE:**
- i) Only individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group.
 - ii) No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

EXPLANATORY NOTE

Application in Conjunction: Comprehensive Zoning By-law Review, Z-16-01

Proposed Amendment No. 22 to the City of Waterloo Official Plan modifies city-wide planning policies, as well as site specific planning policies and or schedules. The purpose of Official Plan Amendment 22 is to:

- (i) correct errors in the Official Plan identified through the comprehensive Zoning By-law Review;
- (ii) allow for effective zoning implementation;
- (iii) limit the creation of legal non-conforming lands and buildings, where appropriate; and
- (iv) respond to participant input obtained through the comprehensive Zoning By-law Review.

Property specific amendments apply to lands including: 500 King Street North, 530 Columbia Street West, 214-240 Ladyslipper Drive, 283 Northfield Drive East, 291 Northfield Drive East, 295

Northfield Drive East, 299 Northfield Drive East, 215 Toman Drive, 225 Toman Drive, 640 Bridge Street, 219 Labrador Drive, 225 Labrador Drive, 231 Labrador Drive, 237 Labrador Drive, 245 Labrador Drive, 726 New Hampshire Street, 300 Keats Way, 6 Dietz Avenue South, 7 Dietz Avenue South, 8 Dietz Avenue South, 9 Dietz Avenue South, 10 Dietz Avenue South, 9 Dietz Avenue North, 15 Dietz Avenue North, 192 Erb Street West, 194 Erb Street West, 196 Erb Street West, 198 Erb Street West, 200 Erb Street West, 202 Erb Street West, lands surrounding Conestoga College (including but not limited to 250 Weber Street North, 256 Weber Street North, 262 Weber Street North), 62 Hickory Street West, 72 Hickory Street West, 339 Erb Street West, 345-347 Erb Street West, 355 Erb Street West, 624-628 King Street North, 10 Northland Road, 651 Colby Drive, 615 Davenport Road, 625 Davenport Road, 10 Wyman Road, 643 Colby Drive, 620 Davenport Road, 283-291 Northfield Drive East, 725 Bridge Street West, 730 Bridge Street West, 735 Bridge Street West, 305 Northfield Drive East, 560 Westmount Road, 105 University Avenue East, 41 Caroline Street South.

Official Plan Amendment 22 contains a resolution to the deferral for 443 & 446 Wismer Street.

Following significant public consultation, after considering the oral and written submissions of interested persons and parties, and after considering the submissions of staff including reports IPPW2018-056, IPPW2018-058, IPPW2018-058.1, IPPW2018-058.2 and IPPW2018-058.3, the Council of The Corporation of the City of Waterloo adopted Official Plan Amendment 22 and passed By-law No. 2018-049 for reasons including:

- the amendments are primarily minor in nature;
- the amendments support a zoning framework that is appropriate for the City of Waterloo;
- the amendments will allow for orderly development; and
- the amendments constitute good planning.

The above noted reports can be found at <https://www.waterloo.ca/en/business/zoningreview.asp>

For further information regarding the above matter, please contact the City of Waterloo Integrated Planning & Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario, by calling 519-747-8752 or by email at zoningreview@waterloo.ca