



2.0

Approvals & Permits for Development

Chapter 2.0 At A Glance...

2.0 Approvals & Permits for Development.....4

2.0 Approvals & Permits for Development

Municipal approvals and permits for development in Waterloo are managed by the City's Integrated Planning and Public Works Department. This department is structured into specific administrative divisions, four of which manage applicable requirements for land development. Table 2.1 (below) lists each division and its corresponding function with respect to land development.

Table 2.1 – City of Waterloo Integrated Planning and Public Works Department

Division	Key Roles & Service Deliverables
<i>Growth Management</i>	<ul style="list-style-type: none"> • Official Plan Policy • Minor Variance (Committee of Adjustment) • Environmental Planning
<i>Planning Approvals</i>	<ul style="list-style-type: none"> • Land Use Zoning • Demolition Control • Site Plan • Consent applications • Plan of Subdivision • Plan of Condominium • Severances, part lot control
<i>Engineering Services</i>	<ul style="list-style-type: none"> • Site Plan Engineering and Landscape Review • Subdivision Engineering and Landscape Review • Site Alteration Permits (grading, filling, drainage) • Field Inspection services • Development Charge (DC) Capital Projects • Special Servicing Agreements
<i>Building Standards</i>	<ul style="list-style-type: none"> • Building Permits • Demolition Permits • Plans examination • Building, plumbing inspections

The Divisions in the Integrated Planning and Public Works Department conduct work under the authority or direction of various pieces of legislation, namely:

- Planning Act
- Environmental Protection Act
- Safe Drinking Water Act
- Ontario Water Resources Act
- Municipal Act
- Building Code Act
- Applicable By-laws of the City of Waterloo and the Regional Municipality of Waterloo

Prior to considering any development within the City of Waterloo; developers, investors, planners and consultants are encouraged to contact City Integrated Planning and Public Works Staff to determine what approvals and permits may be required. Appendix C of this manual contains a listing of key staff contacts. The applicable planning, engineering, landscaping and building approvals must be in place prior to construction.