

## EXPLANATORY NOTE

### **By-law No. 2020 - 063**

General Amendments to ZBL2018-050 (Part 2): 139 Father David Bauer Drive - Sunshine Avenue and Dietz Avenue North

Zoning By-law Amendment Z-19-06

The Corporation of the City of Waterloo

Council Meeting: August 24, 2020

IPPW2020-051

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2020 - 063 amends By-law 2018-050 for the lands shown on Schedule 'A' attached hereto, immediately west of the intersection of Dietz Avenue North and Sunshine Avenue.

A portion of Luther Village on the Park (139 Father David Bauer Drive) was inadvertently left blank (white) on Schedule 'A' of By-law 2018-050. The portion of the lands contain existing townhouses. The purpose of the amending by-law is to rezone the lands from [no zoning] to Residential Mixed-Use (RMU-20) / Mixed-Use Office (C4-40) for consistency with the balance of the 139 Father David Bauer Drive.

If you require further information or have any questions please contact the City of Waterloo's Planning Division at 519-747-8752.

Prepared By:

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Integrated Planning & Public Works  
City of Waterloo  
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# THE CORPORATION OF THE CITY OF WATERLOO

## BY-LAW NO. 2020 – 063

### BY-LAW TO AMEND BY-LAW NO. 2018-050 BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

**General Amendments to Zoning By-law 2018-050 (Part 2):  
139 Father David Bauer Drive – Sunshine Avenue and Dietz Avenue North**

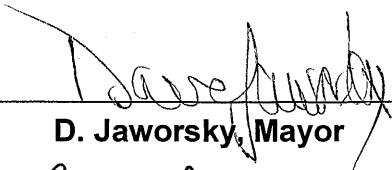
#### **WHEREAS:**

1. By-law 2018-050 was passed by the Council of The Corporation of the City of Waterloo on September 10, 2018 and, pursuant to an order of the Local Planning Appeal Tribunal dated November 28, 2019 (PL180874), is in full force and effect save and except for two geographic areas.
2. The Council of The Corporation of the City of Waterloo deems it desirable to amend By-law 2018-050 in accordance with the provisions of this by-law.

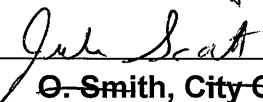
#### **THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:**

1. That Zoning By-law 2018-050 is hereby amended by changing the zoning on the zoning map attached to the said By-law 2018-050 as Schedule 'A' for the lands shown on Schedule 'A' attached hereto and illustrated as 'Lands to be rezoned from [no zoning] to "Residential Mixed-Use (RMU-20) / Mixed-Use Office (C4-40)"' from [no zoning] to "Residential Mixed-Use 20 (RMU-20) / Mixed-Use Office 40 (C4-40)".
2. This amendment to Zoning By-law 2018-050 shall come into force and effect on the date of its final passing thereof by the Council of the Corporation of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O 1990 c.P.23 and amendments thereto.

Enacted this 21<sup>st</sup> day of September, 2020.

  
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**D. Jaworsky, Mayor**

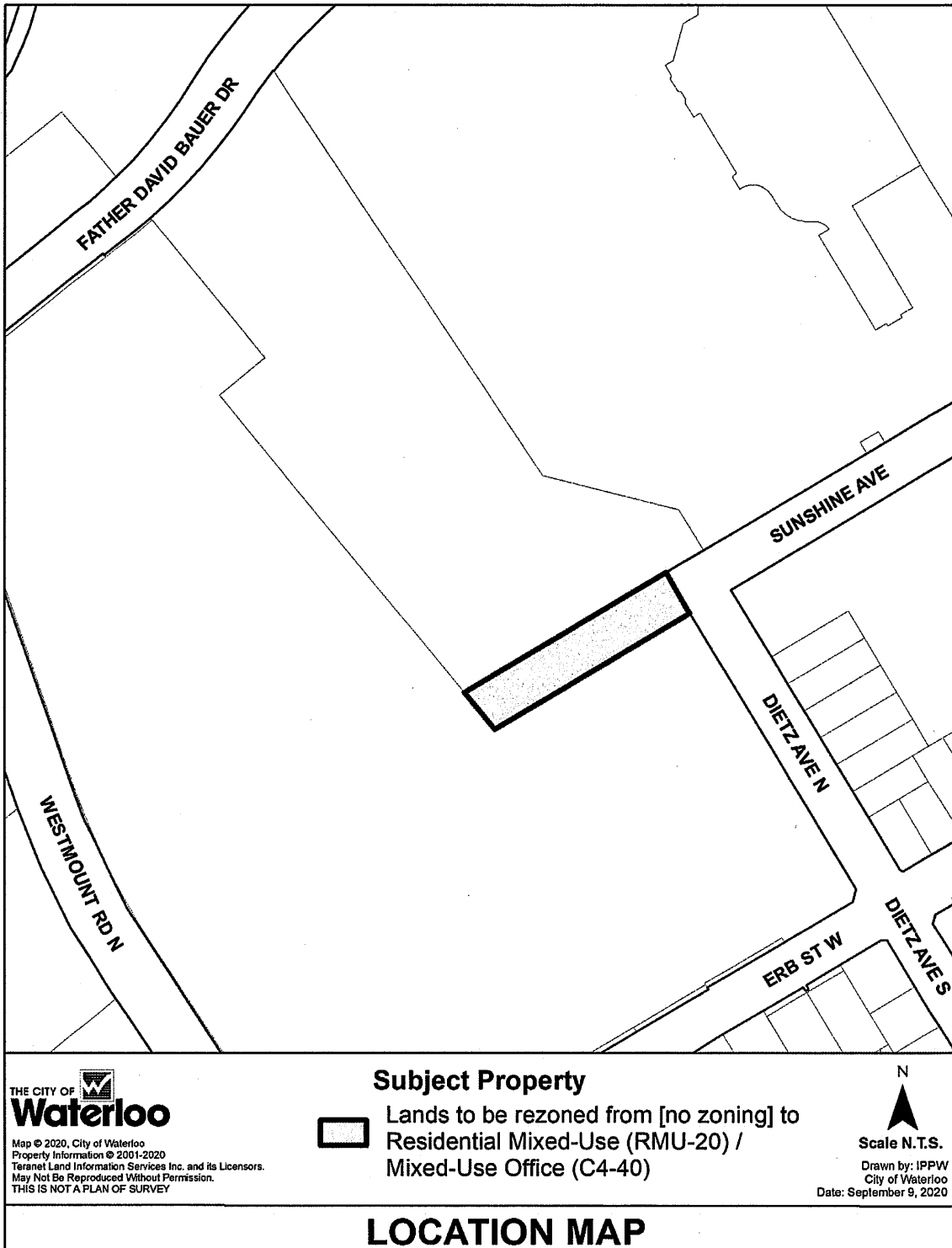
  
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**O. Smith, City Clerk**

Julie Scott, Acting City Clerk

Schedule 'A'

This is Schedule 'A' to By-law No. 2020 - 063 passed this 21<sup>st</sup> day of Sept., 2020.



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2020 09 21 By-Law\_General Amendments Part 2\_ZBL2018-050\_139 Father David Bauer Dr\_final.pdf ▾

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**1 Approval of Bylaws**   **2 Financial Review**   **Agreements**   **By-Laws**   **Civic Address (Non-street file)**   **Common**



**Approval - Division/Department:**

**Division/Department Approval Date:**

**Approval - Legal:**

**Legal Approval Date:**

**Approval - Finance:**

**Finance Approval Date:**