

EXPLANATORY NOTE

By-law No. 2020 - 066

General Amendments to ZBL2018-050 (Part 2): 635 Erb Street West & 12 Westhill Drive
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 - 066 amends By-law 2018-050 for the lands known municipally as 635 Erb Street West & 12 Westhill Drive. The purpose of the amending by-law is to clarify the first storey height regulation in Exception C226.

Through the approval of Zoning By-law Amendment Z-17-21 (By-law No. 2019-043), the City established site specific zoning provisions for 635 Erb Street West & 12 Westhill Drive, including a minimum first storey height of 3.6 metres. The first storey height regulation is intended to apply to apartment buildings and the like, not townhouses or stacked townhouses.

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

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THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2020 – 066

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):
635 Erb Street West & 12 Westhill Drive

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 repealing the existing regulation (b).v. of Exception C226 in Schedule 'C' of the said By-law 2018-050 ("Site Specific Zoning") and replacing it with the following:
 - v. A minimum FIRST STOREY height of 3.6 metres for an APARTMENT BUILDING, MIXED USE BUILDING, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY;

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 21st day of September, 2020.



D. Jaworsky, Mayor



~~D. Smith, City Clerk~~

Julie Scott, Acting City Clerk



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| General | Specific | Audit | Categories | Classifications | Ratings | References |
| Security Clearance | Versions | WebDAV | | | | |

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: