

EXPLANATORY NOTE

By-law No. 2020 - 069

City-wide General Amendments to ZBL2018-050 (Part 2): Private Roads

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 - 069 amends By-law 2018-050 on a city-wide basis. The purpose of the amending by-law is to add and modify definitions as well as modify regulations pertaining to private roads. This amending by-law shall not apply to a complete site plan application submitted to the City of Waterloo prior to the effective date of this by-law.

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 – 069

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): Private Roads

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 definition of Driveway in Section 2 of the said By-law 2018-050 (“Definitions”) and replacing it with the following:

DRIVEWAY means that portion of a LOT used for the passage of motor vehicles from a STREET, LANE, PRIVATE ROAD or COMMON ELEMENT ROAD to a PARKING SPACE or loading area.

2. That Zoning By-law 2018-050 is hereby amended by adding the following definition to Section 2 of the said By-law 2018-050 (“Definitions”):

PRIVATE ROAD means a non-municipal privately-owned road other than a COMMON ELEMENT ROAD.

3. That Zoning By-law 2018-050 is hereby amended by repealing the existing regulation 3.C.10.1 in Section 3 of the said By-law 2018-050 (“General Regulations”) and replacing it with the following:

3.C.10.1 Notwithstanding anything to the contrary, for CLUSTER DEVELOPMENT, BUILDINGS shall comply with the regulations in Table 3C and the regulations of the zoning applied to the LOT, whichever is more restrictive:


Table 3C: CLUSTER DEVELOPMENT Regulations

STREET LINE setback (minimum)	6.00 metres
COMMON ELEMENT ROAD or PRIVATE ROAD setback (minimum)	6.00 metres
INTERIOR LOT LINE setback (minimum)	7.50 metres
BUILDING Separation – residential (minimum)	2.40 metres
BUILDING Separation – non-residential (minimum)	6.00 metres

This amendment to regulation 3.C.10.1 shall not apply to a complete site plan application submitted to the City of Waterloo prior to the effective date of this by-law. For the purposes of the foregoing, a “complete site plan application” means an application for approval of plans and drawings pursuant to Subsection 41(4) and Subsection 41(5) of the Planning Act. Excludes a pre-application consultation submission pursuant to Subsection 41(3.1) of the Planning Act.

4. 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



O. Smith, City Clerk

Julie Scott, Acting City Clerk

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By-Law_General Amendments Part 2_ZBL2018-050_Private Roads.pdf

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: