EXPLANATORY NOTE

By-law No. 2027-_____
251 Hazel Street
Zoning By-law Amendment Z-25-28
251 Hazel Inc.
Council Meeting: _____
IPPW2027-____

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2027-____ amends By-law 2018-050 for the lands known municipally as 251 Hazel Street (the “Lands”).

The purpose of this amending by-law is to remove the Holding (H) symbol from the Lands and to add a Site Specific Exception to Schedule ‘C’ of By-law 2018-050 to provide a site specific provision for the Lands to increase the maximum permitted density.

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

Prepared by:

DRAFT

THE CORPORATION OF
THE CITY OF WATERLOO

BY-LAW NO. 2027-____

BY-LAW TO AMEND BY-LAW 2018-050 BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

251 Hazel Street

DRAFT

WHEREAS

1. By-law 2018-50 was passed by the Council of the Corporation of the City of Waterloo on September 10, 20218 and is in full force and effect.

2. The Council of the Corporation of the City of Waterloo deems it desirable to amend By-law 2018-050 in accordance with the provisiosn 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 adding Site Specific Exception "C___", as set out in Schedule 'B' attached hereto, to Schedule 'C' of said By-law 2018-050 for the lands shown as "251 Hazel Street" on Schedule 'A' attached hereto and municipally known as 251 Hazel Street.

2. That Zoning By-law 2018-050 is hereby amended by adding "C___" to the zoning map attached to said By-law 2018-050 as Schedule 'C1' for the lands shown as "251 Hazel Street" on Schedule 'A' attached hereto and municipally known as 251 Hazel Street.

3. That Zoning By-law 2018-050 is hereby amended by removing the Holding (H) symbol from the lands shown as "251 Hazel Street" on Schedule 'A' attached hereto and municipally known as 251 Hazel Street.

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 ____ day of _____, 2027.

_____

S. Weber, City Clerk

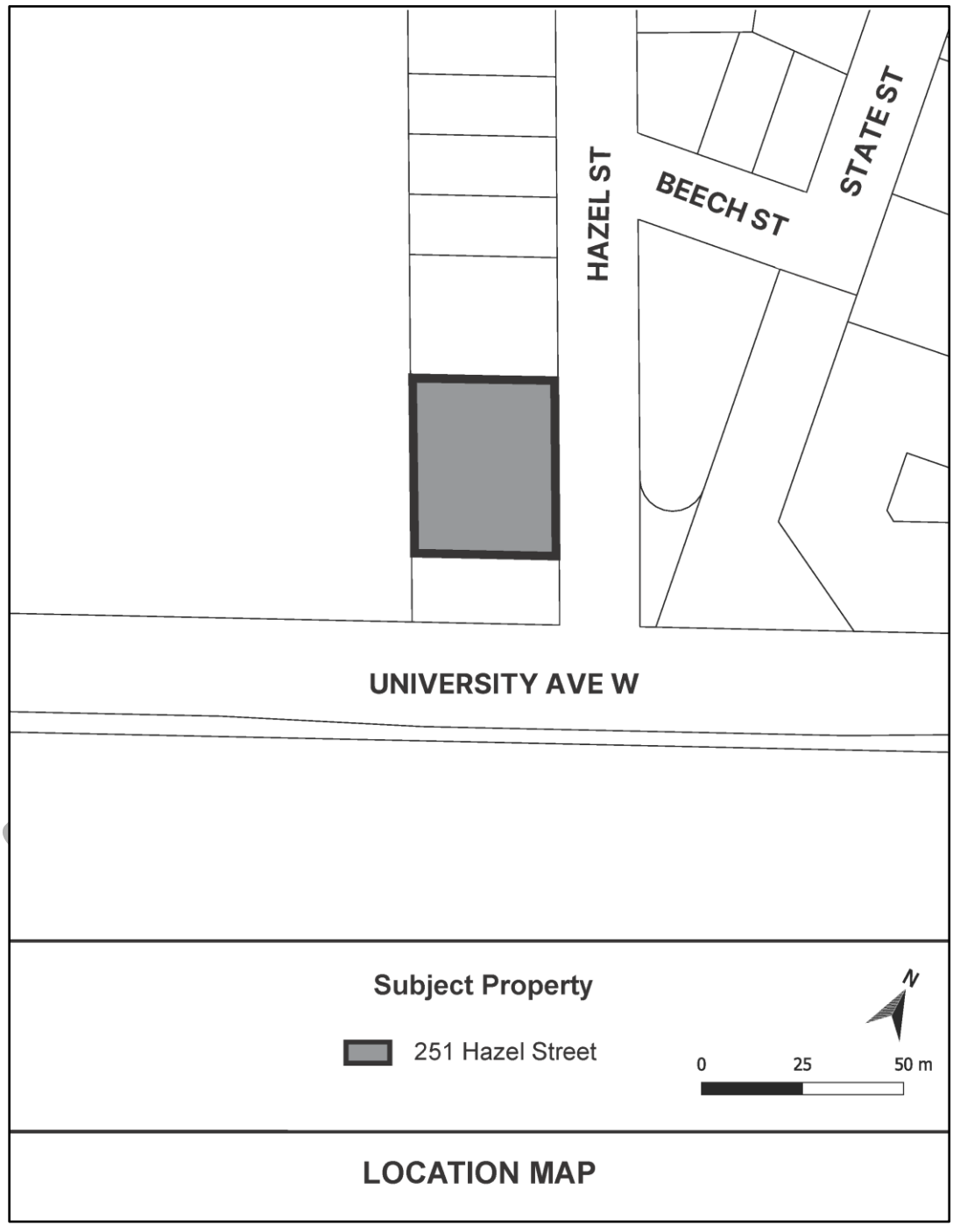
_____

J. Finley-Swaren, City Clerk

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Schedule ‘A’

This is Schedule ‘A’ to By-law No. 2027-____ passed this ____ day of _____, 2027



Schedule 'A'

This is Schedule 'B' to By-law No. 2027-____ passed this ____ day of _____, 2027

Exception	**Address**	**Zoning**	**File Reference**
C###	251 Hazel Street	RN-12	Z-25-28 IPPW2027-XXX

Location: 251 Hazel Street, as shown on Schedule 'C1' of this BY-LAW

Site Specific Regulations:

1) Notwithstanding anything to the contrary, the following site-specific regulations shall apply to the lands known municipally as 251 Hazel Street:

Performance Standards

a. Density (maximum): 800 BEDROOMS per hectare

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