

September 4th 2026

Z-26-17 City Wide Zoning By-law Amendment

Pursuant to Sections 34 and 39 of the Planning Act (Ontario), the City of Waterloo is advancing an application to amend Zoning By-law 2018-050. This application is intended to proceed through delegated authority pursuant to City of Waterloo By-law No. 2023-073, which delegates decision-making authority to the City's Director of Planning for Zoning By-law Amendments that are deemed to be minor in nature.

The City of Waterloo periodically undertakes general amendments to its Zoning By-law ("By-law") in order to keep these land use planning instruments current, provide clarity, and improve efficiencies. This review is a continuation of the amendments advanced and approved by Council through Amendment Z-26-01; the intent of Zoning Amendment Z-26-17 is primarily in response to Ontario Regulation 257/25 to improve clarity and ensure effectiveness throughout the By-law.

Ontario Regulation 257/25

On November 19th 2025, Ontario Regulation 545/06 (Zoning By-laws, Holding By-laws and Interim Control By-laws) was amended by Ontario Regulation 257/25 which implemented a prescribed setback distance of 90% for the purposes of subsection 34 (1.4) of the Planning Act.

As per subsection 34 (1.5) subsection 34 (1.5) does not apply to a building or structure located,

- (a) in the Greenbelt Area within the meaning of the *Greenbelt Act, 2005*;
- (b) on a parcel of land that is not a parcel of urban residential land; or
- (c) on a parcel of land that includes any land in an area prescribed for the purposes of subsection 41 (1.2) of this Act. 2025, c. 9, Sched. 7, s. 4 (1); 2025, c. 14, Sched. 10, s. 4 (2).

City of Waterloo Zoning By-law 2018-050

Through amendment application Z-26-17, the City of Waterloo is proposing a new schedule to the Zoning By-law, showing the exemption areas to the prescribed setback distance of 90%, as per subsection 34 (1.5) (see attached Map).

The intent of the new schedule is to increase transparency of the exemption areas as per subsection 34 (1.5) to property owners within the City of Waterloo; the addition of this schedule will allow property owners to determine if they are outside of the exemption area, and are able to implement the prescribed setback distance of 90% to their subject lands.

In addition to the new schedule, Staff are proposing the implementation of new regulations within Section 3 (General Regulations), which provide specific zones (R6 & R6S) the ability

to apply the prescribed setback distance to properties which are identified as within the exemption areas. Through this amendment application, the City of Waterloo may identify additional amendments to Zoning By-law 2018-050 as necessary.

Written comments can be provided prior to **September 19th at 4:30pm** in the following ways:

- Via the Engage Page link: https://www.engagewr.ca/Z-26-17_general_amendment
- Via email to Kaitlyn Bisch, Kaitlyn.Bisch@waterloo.ca
- By dropping off a hardcopy at Waterloo City Hall, addressed to Kaitlyn Bisch, Planning Division, 2nd floor, 100 Regina St S, Waterloo, ON
- By placing a hardcopy in the Waterloo City Hall after hours mail slot to the left of the side door entrance on William Street

All written submissions should clearly state “Zoning By-law Amendment Z-26-17” at the top of the letter/correspondence. If you wish to be notified of the decision on application Z-26-17, you must provide written notification that you wish to be kept informed of the outcome of the application. Please include your name, address, telephone number, and email on your correspondence. We encourage the public to provide input into these important development applications. The public is informed and notified that names, addresses and comments may be made public.

After considering comments received from interested persons, corporations and public bodies, the Director of Planning may refer this application to Waterloo City Council for a decision. Be advised that no public meeting will be held, unless the Director of Planning refers this application to City Council.

If you have any questions, comments, or require clarification, please contact the Planner at the information provided below.

Thank you,



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O.Reg 254/23 - Variance

