



THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2025 –

BY-LAW TO AMEND BY-LAW NO. 2018-050 BEING A ZONING BY-LAW TO IMPLEMENT SITE-SPECIFIC PROVISIONS ON THE LANDS MUNICIPALLY KNOWN AS 277 & 279 HAZEL STREET

WHEREAS:

1. Zoning By-law No. 2018-050 was passed by the Council of The Corporation of the City of Waterloo (“Council”) on September 10, 2018, and is in full force and effect.
2. Council deems it desirable to further amend Zoning By-law No. 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 Schedule “C” of By-law No. 2018-050 is amended by adding the Exception “CXXX” Regulations as contained in Schedule “A” of this By-law.
2. That Schedule “C1” of By-law No. 2018-050 is amended by adding the lands known municipally as 277 and 279 Hazel Street as shown in Schedule “B” of this By-law.
3. That the holding symbol (“H”) be removed.

Enacted this ____ day of _____, 2025.

D. McCabe, Mayor

J. Finley-Swaren, City Clerk

Schedule “A” to By-law 2025-XX

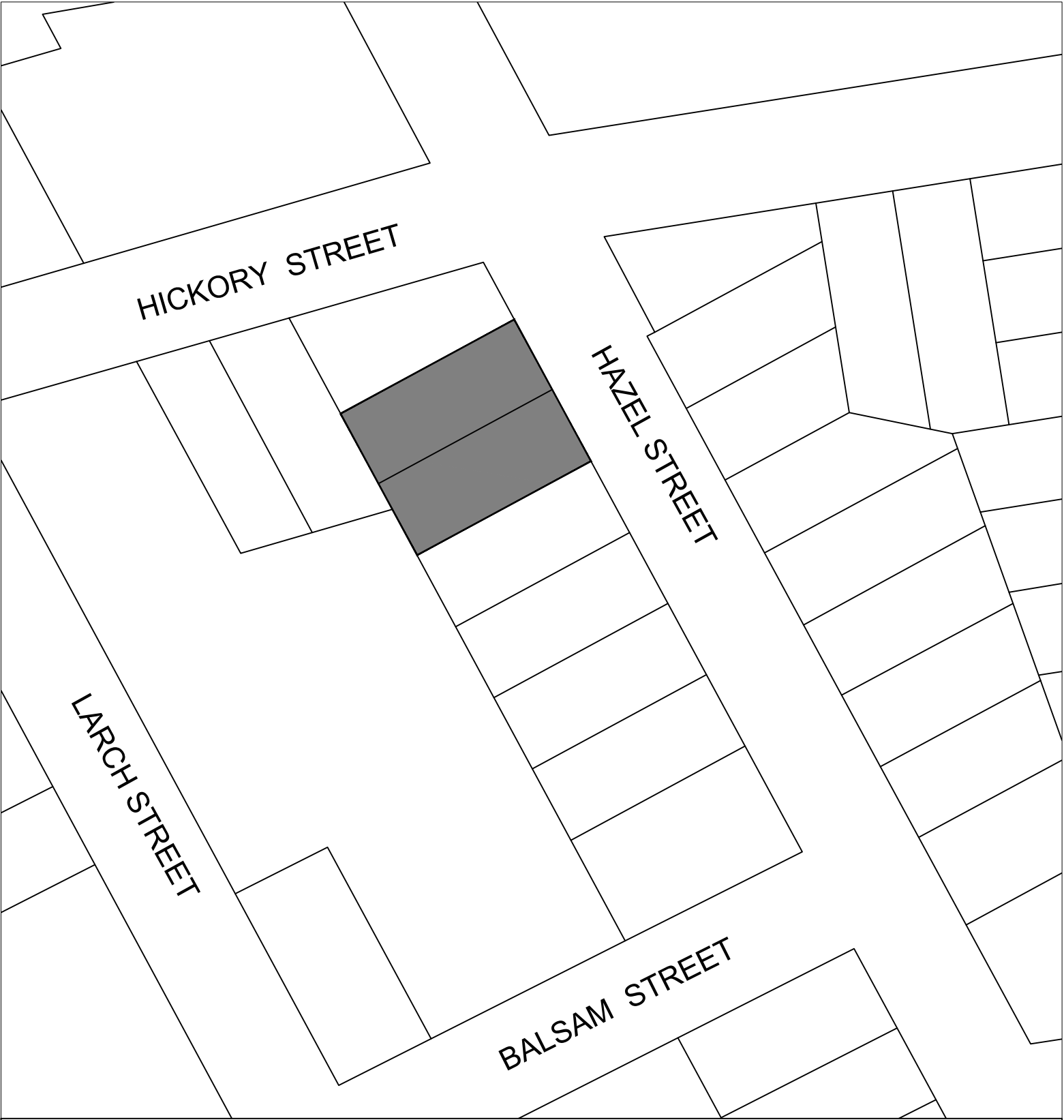
Exception	Address	Zoning	File Reference
XX	277 & 279 Hazel Street	RN-6	--

Location: 277 and 279 Hazel Street as shown on Schedule “C1” to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, a multi-unit residential building shall be permitted on the lands known municipally as 277 and 279 Hazel Street, subject to the following regulations:
 - i. SOUTH SIDE YARD setback (minimum): 2 metres
 - ii. REAR YARD setback (minimum): 6.3 metres
 - iii. Height of FIRST STOREY (minimum): 3.7 metres
 - iv. DENSITY (maximum): 381 bedrooms per hectare

Schedule B



Subject Property



RN6 with site specific provision CXXX



NOT TO SCALE