

# Z-19-01 GENERAL AMENDMENTS TO ZONING BY-LAW 2018-050

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TO BE INCLUDED AS PART OF GENERAL AMENDMENTS

### Section 1 – General

NO AMENDMENTS TO SECTION 1 – GENERAL

### Section 2 – Definitions

<b>Amendment to BEDROOM</b> <ul style="list-style-type: none"><li>• Formatting error for bullet points.</li></ul>
<b>Amendment to CHILD CARE</b> <ul style="list-style-type: none"><li>• Clarification of the HOME CHILD CARE definition to better align with the Region of Waterloo’s provisions.</li></ul>
<b>Amendment to CLUSTER DEVELOPMENT</b> <ul style="list-style-type: none"><li>• Clarification of uses included in the Cluster Development definition.</li></ul>
<b>Amendment to COVERAGE</b> <ul style="list-style-type: none"><li>• Clarification of the components included in lot coverage calculations.</li></ul>
<b>Amendment to DIRECTOR</b> <ul style="list-style-type: none"><li>• The title of the Director of Planning has changed as of December 3, 2018.</li></ul>
<b>Amendment to DRIVEWAY</b> <ul style="list-style-type: none"><li>• Distinction between a driveway and drive aisle in the existing definition.</li></ul>
<b>Amendment to DRUG STORE</b> <ul style="list-style-type: none"><li>• Clarification of uses excluded within Drug Stores.</li></ul>
<b>Amendment to FRONT LOT LINE</b> <ul style="list-style-type: none"><li>• Incorrect reference to a section in the By-law.</li></ul>
<b>Amendment to GAZEBO</b> <ul style="list-style-type: none"><li>• Clarification of Gazebos as accessory structures.</li></ul>

<p><b>Amendment to MEZZANINE</b></p> <ul style="list-style-type: none"> <li>• Creation of a definition for Mezzanines.</li> </ul>
<p><b>Amendment to OUTDOOR ROOFTOP PATIO</b></p> <ul style="list-style-type: none"> <li>• Creation of a definition for Outdoor Rooftop Patios.</li> </ul>
<p><b>Amendment to PERSONAL SERVICE SHOP</b></p> <ul style="list-style-type: none"> <li>• Spelling error.</li> </ul>
<p><b>Amendment to PET SERVICES, CLASS A</b></p> <ul style="list-style-type: none"> <li>• Spelling error.</li> </ul>
<p><b>Amendment to PER SERVICES, CLASS B</b></p> <ul style="list-style-type: none"> <li>• Spelling error.</li> </ul>
<p><b>Amendment to RESERVE</b></p> <ul style="list-style-type: none"> <li>• Creation of a definition for Reserves.</li> </ul>
<p><b>Amendment to RETAIL STORE</b></p> <ul style="list-style-type: none"> <li>• Clarification of uses excluded within Retail Stores.</li> </ul>

### Section 3 – General Regulations

<p><b>Amendment to 3.A.1 ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES</b></p> <ul style="list-style-type: none"> <li>• Clarification of items not contemplated as an accessory structure.</li> </ul>
<p><b>Amendment to 3.A.5 ARCHITECTURAL PROJECTIONS</b></p> <ul style="list-style-type: none"> <li>• Clarification of the restrictions to Class 'C' Architectural Projections when encroaching into street line setbacks.</li> </ul>
<p><b>Amendment to 3.C.1 CANNABIS DISPENSARIES</b></p> <ul style="list-style-type: none"> <li>• Revisions will reflect Provincial legislation as well as Council's adoption of private cannabis retail stores.</li> </ul>
<p><b>Amendment to 3.C.14 CUSTOM SERVICE SHOP</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.D.2 DECKS</b></p> <ul style="list-style-type: none"> <li>• Clarification of existing provisions to address wrap-around decks.</li> <li>• Clarification of restrictions when encroaching into rear yard setback.</li> <li>• Clarification of lot coverage calculations.</li> </ul>
<p><b>Amendment to 3.F.1 FLOODPLAIN ZONING</b></p> <ul style="list-style-type: none"> <li>• Clarification of where to locate floodplain information on schedule mapping.</li> </ul>

<p><b>Amendment to 3.H.2 HOME CHILD CARE</b></p> <ul style="list-style-type: none"> <li>• Revisions will reflect the feedback from the Region of Waterloo’s Community Services department.</li> <li>• Clarification of residential buildings that permit home child care and whom can operate the business.</li> <li>• Removal of the requirement that a Zoning Certificate be obtained.</li> </ul>
<p><b>Amendment to 3.L.2 LODGING HOUSES</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.L.3 LODGING ROOM</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.L.4 LOT AREA – REDUCTIONS PROHIBITED</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.L.5 LOT DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.L.6 LOW RISE RESIDENTIAL AREA - LANDSCAPED BUFFER</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to MEZZANINE</b></p> <ul style="list-style-type: none"> <li>• Creation of general regulations for mezzanines, as determined by the Building Code.</li> </ul>
<p><b>Amendment to 3.M.3 MICROBREWERIES</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.M.4 MODEL HOMES</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.M.5 MODEL SUITES</b></p> <ul style="list-style-type: none"> <li>• Adjustment to section number.</li> </ul>
<p><b>Amendment to 3.N.2 NON-CONFORMING PROPERTIES / USES</b></p> <ul style="list-style-type: none"> <li>• Clarification of wording to refer to “legal” non-conforming properties/uses.</li> </ul>
<p><b>Amendment to 3.O.3 OUTDOOR STORAGE</b></p> <ul style="list-style-type: none"> <li>• Clarification that outdoor storage is permitted in all commercial zones subject to restrictions.</li> </ul>
<p><b>Amendment to 3.P.2 PATIOS – GENERAL REGULATIONS</b></p> <ul style="list-style-type: none"> <li>• Amendment to 3.P.2.1 to include Outdoor Rooftop Patios.</li> <li>• Creation of general regulations for Outdoor Rooftop Patios.</li> </ul>
<p><b>Amendment to 3.P.6 PROHIBITED LAND USES</b></p> <ul style="list-style-type: none"> <li>• Clarification of wording regarding living accommodations in tents, recreational trailers, transport trailers, etc.</li> </ul>
<p><b>Amendment to 3.R.4 REGULATED AREAS – EROSION HAZARDS / SLOPES</b></p> <ul style="list-style-type: none"> <li>• Clarification of where to locate Regulated Area information on schedule mapping.</li> </ul>

<p><b>Amendment to 3.R.5 RESERVES</b></p> <ul style="list-style-type: none"> <li>• Clarification of wording and interpretation.</li> </ul>
<p><b>Amendment to 3.S.1 SECOND RESIDENTIAL UNITS</b></p> <ul style="list-style-type: none"> <li>• Clarification of uses that prohibit and permit Second Residential Units.</li> </ul>
<p><b>Amendment to 3.S.5 SPLIT ZONING</b></p> <ul style="list-style-type: none"> <li>• Spelling error.</li> </ul>
<p><b>Amendment to 3.W.1 Wells</b></p> <ul style="list-style-type: none"> <li>• Creation of regulation to request decommissioning of unused water wells, carried over from previous Zoning By-law.</li> </ul>
<p><b>Amendment to 3.Y.1 YARD – REAR YARD REDUCTION ON CORNER LOT</b></p> <ul style="list-style-type: none"> <li>• Adjustment to title and section number.</li> </ul>

## Section 4 – Interpretations

*NO AMENDMENTS TO SECTION 4 – INTERPRETATIONS*

## Section 5 – Enforcement

*NO AMENDMENTS TO SECTION 5 – ENFORCEMENT*

## Section 6 – Parking, Driveways, Loading

<p><b>Amendment to 6.1.6 LOCATION OF PARKING</b></p> <ul style="list-style-type: none"> <li>• Clarification of the interpretation of legal parking stalls, carried over from Zoning By-law No. 1108 and No. 1418.</li> </ul>
<p><b>Amendment to 6.1.3 PARKING - USE SPECIFIC PARKING RATES</b></p> <ul style="list-style-type: none"> <li>• Clarification of the interpretation of parking requirements for restaurants and take-out restaurants.</li> </ul>
<p><b>Amendment to 6.3 ELECTRIC VEHICLE PARKING, HYDRAULIC LIFT PARKING</b></p> <ul style="list-style-type: none"> <li>• Clarification of regulations for residential and non-residential uses.</li> </ul>
<p><b>Amendment to 6.4 ACCESSIBLE PARKING</b></p> <ul style="list-style-type: none"> <li>• Clarification of the interpretation of Accessible Parking Access Aisles.</li> </ul>

<p><b>Amendment to 6.6 BICYCLE PARKING SPACES</b></p> <ul style="list-style-type: none"> <li>• Spelling errors.</li> </ul>
<p><b>Amendment to 6.7 THREE-CAR PRIVATE GARAGES</b></p> <ul style="list-style-type: none"> <li>• Removal of provisions which are redundant with provisions in section 6.8 DRIVEWAY REGULATIONS.</li> </ul>
<p><b>Amendment to 6.8 DRIVEWAY REGULATIONS</b></p> <ul style="list-style-type: none"> <li>• Revisions to driveway dimensions to clarify requirements for residential zones, commercial and employment zones, as well as driveways abutting a Regional road.</li> <li>• Clarification of how driveway widths are measured.</li> <li>• Grammatical errors.</li> <li>• Adjustment to section numbers.</li> </ul>

## Section 7 – Residential Zoning Categories

<p><b>Amendment to RESIDENTIAL ONE (R1)</b></p> <ul style="list-style-type: none"> <li>• Clarification of Class A / Class B Group Homes as permitted Complementary Uses.</li> </ul>
<p><b>Amendment to RESIDENTIAL TWO (R2)</b></p> <ul style="list-style-type: none"> <li>• Clarification of Class A / Class B Group Homes as permitted Complementary Uses.</li> </ul>
<p><b>Amendment to RESIDENTIAL THREE (R3)</b></p> <ul style="list-style-type: none"> <li>• Clarification of Class A / Class B Group Homes as permitted Complementary Uses.</li> </ul>
<p><b>Amendment to RESIDENTIAL FOUR (R4)</b></p> <ul style="list-style-type: none"> <li>• Clarification of Class A / Class B Group Homes as permitted Complementary Uses.</li> </ul>
<p><b>Amendment to RESIDENTIAL FIVE (R5)</b></p> <ul style="list-style-type: none"> <li>• Clarification of Class A / Class B Group Homes as permitted Complementary Uses.</li> </ul>
<p><b>Amendment to RESIDENTIAL SIX (R6)</b></p> <ul style="list-style-type: none"> <li>• Clarification of Class A / Class B Group Homes as permitted Complementary Uses.</li> </ul>
<p><b>Amendment to RESIDENTIAL MIXED-USE (RMU)</b></p> <ul style="list-style-type: none"> <li>• Creation of provisions to address legal non-conforming uses in the RMU zone.</li> <li>• Grammatical error.</li> </ul>

## Section 8 – Commercial Zoning Categories

<p><b>Amendment to UPTOWN COMMERCIAL CORE (U1)</b></p> <ul style="list-style-type: none"> <li>• Correction to section reference.</li> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to UPTOWN MIXED-USE (U2)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to MIXED-USE COMMUNITY COMMERCIAL (C1)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to MIXED-USE NEIGHBOURHOOD COMMERCIAL (C2)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to CONVENIENCE COMMERCIAL (C3)</b></p> <ul style="list-style-type: none"> <li>• Correction to table reference.</li> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to MIXED-USE OFFICE (C4)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to CORRIDOR COMMERCIAL (C5)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to CONESTOGA COMMERCIAL CENTRE (C7)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to STATION AREA MIXED-USE COMMUNITY COMMERCIAL (C1A)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL A (C2A)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL B (C2B)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>
<p><b>Amendment to STATION AREA MIXED-USE OFFICE (C4A)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> </ul>

## Section 9 – Employment Zones

<p><b>Amendment to BUSINESS EMPLOYMENT ONE (E1)</b></p> <ul style="list-style-type: none"> <li>• Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.</li> <li>• Adjustment to section number.</li> </ul>
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**Amendment to BUSINESS EMPLOYMENT TWO (E2)**

- Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.
- Adjustment to section number.

**Amendment to FLEXIBLE INDUSTRIAL (E3)**

- Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.

**Amendment to STATION AREA BUSINESS EMPLOYMENT TWO (E2A)**

- Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.
- Adjustment to section number.

**Amendment to STATION AREA BUSINESS EMPLOYMENT TWO B (E2B)**

- Clarification of drive-through permissions.
- Removal of outdoor storage regulation. Refer to 3.O.3 OUTDOOR STORAGE for general regulations.
- Adjustment to section number.

## Section 10 – Institutional Zones

NO AMENDMENTS TO SECTION 10 – INSTITUTIONAL ZONES

## Section 11 – Open Space Zoning Categories

NO AMENDMENTS TO SECTION 11 – OPEN SPACE ZONING CATEGORIES

## Section 12 – E.S.L. Zoning Categories

NO AMENDMENTS TO SECTION 12 – E.S.L. ZONING CATEGORIES

## Section 13 – Speciality Zoning Categories

### Amendment to LIST OF ZONES

- Correction to the title of the ZC zone

## Schedule 'A' – Zoning Map

### Amendment to 277 Sunview Street

- Zone change from (H)RN-6 to OS1. The subject property, located at 277 Sunview St, was purchased by the City to expand the parkette.

### Amendment to 285 Benjamin Road

- Zone change from I-12 to I-10. The suffix of "12" is not a permitted height in the Institutional zone.

### Amendment to 500 Hallmark Drive

- Zone change from I-12 to I-10. The suffix of "12" is not a permitted height in the Institutional zone.

## Schedule 'B'

NO AMENDMENTS TO SECTION 12 – SCHEDULE 'B'



## Schedule 'C' – Site Specific Zoning

<b>Amendment to Exception C82</b> <ul style="list-style-type: none"><li>• Spelling error.</li></ul>
<b>Amendment to Exception C97</b> <ul style="list-style-type: none"><li>• Clarification of maximum height permitted.</li></ul>
<b>Amendment to Exception C119</b> <ul style="list-style-type: none"><li>• Clarification of units included in site specific regulations</li></ul>
<b>Amendment to Exception C198</b> <ul style="list-style-type: none"><li>• Correction to section references.</li></ul>
<b>Amendment to Exception C203</b> <ul style="list-style-type: none"><li>• Amendment to include bonusing permissions carried forward from original by-law (No. 2013-028).</li></ul>
<b>Amendment to Exception C__</b> <ul style="list-style-type: none"><li>• Creation of a site-specific exception for the lands municipally known as 672 Erbsville Road, to acknowledge the holding (H) symbol currently in effect.</li></ul>
<b>Amendment to Exception C__</b> <ul style="list-style-type: none"><li>• Creation of site-specific exception for the lands municipally known as 619 Wild Ginger Avenue, to permit additional uses not carried forward from pervious zoning.</li></ul>
<b>Amendment to Exception C__</b> <ul style="list-style-type: none"><li>• Creation of site-specific exception for the lands municipally known as 460 Erb Street West, to reflect previous regulations not carried forward.</li></ul>
<b>Amendment to Exception C__</b> <ul style="list-style-type: none"><li>• Creation of several site-specific exceptions for those by-laws passed after the approval date of Zoning By-law 2018-050 (September 10, 2018).</li></ul>