
NOTICE OF THE PASSING OF A ZONING BY-LAW

Community Planning Permit By-law - Erb Street Corridor (Z-26-06)

City of Waterloo - Wards 1 (Southwest), 6 (Central-Columbia), and 7 (Uptown)

Take notice that the Council of the Corporation of the City of Waterloo passed By-law No. 2026-034, on May 11, 2026, under Sections 34 and 70.2 of the Planning Act, R.S.O. 1990, as amended, and O. Reg. 545/06 and O. Reg. 173/16 and also passed By-law No. 2026-035 under Section 23.1 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended. Council has considered all written and oral submissions in reaching its decision to approve By-laws 2026-034 and 2026-035.

And take notice that an appeal to the Ontario Land Tribunal in respect to all, or part, of this Zoning By-law may be made by the applicant, a specified person*, public body**, or registered owner of any land to which the By-law would apply, who, before the By-law was passed, made oral submissions at a public meeting or provided written submissions to the Council of the City of Waterloo, or the Minister of Municipal Affairs and Housing,

* **"Specified person"** means a specified person as defined in Section 1 of the Planning Act, R.S.O. 1990 c.P.13, at www.ontario.ca/laws/statute/90p13

** **"Public Body"** means a municipality, a local board, a hospital as defined in Section 1 of the *Public Hospital Act*, a ministry, department, board, commission, agency, or official of a Provincial or Federal Government or a First Nation.

by filing with the Clerk of the Corporation of the City of Waterloo either via the Ontario Land Tribunal e-file service (first time users will need to register for a My Ontario account) at <https://olt.gov.on.ca/e-file-service/> by selecting **City of Waterloo** as the Approval Authority, or in person at **100 Regina St South, Waterloo City Centre (Legislative Services Office)**, not later than 4:30pm on June 15, 2026. The filing of an appeal after 4:30pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file, or for in person appeals by certified cheque/money order with the appeal forms, made payable to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerkinfo@waterloo.ca.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies is attached. The complete By-law is available for inspection in the City of Waterloo Legislative Service's office during regular business hours.

Dated at the City of Waterloo this 26 day of May, 2026. Julie Finley-Swaren, City Clerk

- NOTE:**
- i) Only individuals, corporations and public bodies (as defined above), may appeal a Zoning By-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group.
 - ii) No person or public body (as defined above), shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to City Council, or in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

EXPLANATORY NOTE

By-law No. 2026-034 implements a Community Planning Permit System (CPPS) for the Erb Street Corridor. A CPPS is a land use planning tool which streamlines development application review by combining zoning amendments, minor variance, and site plan control processes into a single application and approval process. This by-law repeals Zoning By-law 2018-050 for the Erb Street Corridor and replaces it with a Community Planning Permit By-law (CPPB). The CPPB establishes the permitted and discretionary land uses, development standards, variance thresholds, exemptions, and procedures for processing Community Planning Permit applications including public notice requirements, transition provisions, conditions of approval and the requirements for facilities, services and matters. The internal review procedures for Community Planning Permit applications are contained in Section 1B.7 and Figure 1 of the by-law.

Under a Community Planning Permit By-law, an appeal to the Tribunal against a decision on a community planning permit application may be made only by the owner of the land to which the application relates.

By-law No. 2026-035 amends By-law No. 2025-080, being a by-law to delegate authority to execute documents, to provide the Director of Planning the ability to execute Community Planning Permit System agreements as appropriate.

For further information regarding the above matter, please contact the City of Waterloo Integrated Planning and Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario, by calling Tristin Deveau at 519.747.8753 or by email at tristin.deveau@waterloo.ca

