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THE CORPORATION OF THE CITY OF WATERLOO BY-LAW NO. 2026 -

A BY-LAW TO AMEND BY-LAW NO. 2018-050, BEING A ZONING BY-LAW FOR THE CORPORATION OF THE CITY OF WATERLOO.

WHEREAS the Municipal Council of the Corporation of the City of Waterloo deems it desirable to amend By-law No. 2018-050 as hereinafter provided.

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

1. That By-law No. 2018-050 is hereby amended to insert Exception CXXXX into Schedule C-1 of the City of Waterloo Zoning By-law No. 2018-050 for the lands municipally known as 388 Phillip Street in Waterloo, ON.

- 1.1. Notwithstanding anything to the contrary in By-law No. 2018-050, the following regulations shall apply to the lands shown in Schedule "C" – Site Specific Zoning:

A. Permitted Uses

- (a) Additional Ancillary Permitted Uses to be permitted are to include:
 - i. FOOD STORE

B. Site-Specific Regulations

- (a) The maximum BUILDING FLOOR AREA of a FOOD STORE shall not exceed 5,500 square metres. (NOTE: 46.4% of Total Building Floor Area)
 - (b) The maximum collective BUILDING FLOOR AREA of any other Ancillary uses shall not exceed 3,175 square metres. (NOTE: Permitted by MV Application A-39/24)
 - (c) A horizontal pipe installation to extend a geothermal system shall be permitted. Vertical wells and boreholes shall be prohibited.

C. Holding Symbol

- (a) A holding symbol (H1) is hereby applied to the Lands. A FOOD STORE shall not be permitted until the holding symbol (H1) is lifted. Prior to passing a by-law to lift the holding symbol (H1), in whole or in part, the owner shall provide written confirmation from the Region of Waterloo that sufficient water servicing capacity is available to service the proposed FOOD STORE, to the satisfaction of the City.

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- (b) A holding symbol (H2) is hereby applied to the portion of the Lands as illustrated in Schedule A of By-law 2026-XX. No new BUILDING or STRUCTURE shall be permitted within the portion of the Lands subject to the holding symbol (H2), until the holding symbol (H2) is lifted. Prior to passage of a by-law to lift the holding symbol (H2), in whole or in part, the owner shall prepare a comprehensive Master Plan for the lands and proposed development thereon, in accordance with the City’s terms of reference for Master/Block Plans and Official Plan Policy 10.5(14), to the satisfaction of the CITY, to demonstrate how an active transportation connection can be accommodated on the Lands.

In all other respects the provisions of By-law No. 2018-050 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the *Planning Act, R.S.O, C.P.13*.

READ a first and second time in the Council Chambers of the City of Waterloo this

_____ day of _____, 2026.

Mayor

Clerk