

EXPLANATORY NOTE

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By-law No. 2026 - 073
209 Frobisher Dr
Zoning By-law Amendment Z-26-07
1001166682 Ontario Inc.
IPPW2026-029

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2026 - 073 amends By-law 2018-050 for the lands known municipally as 209 Frobisher Dr (the "Lands"), as shown on the attached Key Map. The purpose of the amending by-law is to rezone the lands from Business Employment One (E1-27) to (Holding) Flexible Industrial ((H)E3-27), add Site Specific Exception C306 to provide site specific provisions to allow 'Light' Industrial uses, permit Office as an ancillary use and apply a Holding symbol for specific uses.

If you require further information or have any questions, please contact the City of Waterloo's Planning Division at 519-747-8752.

Prepared By:

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Planning Division
City of Waterloo
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THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2026 – 073

BY-LAW TO AMEND BY-LAW NO. 2018-050, BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

209 Frobisher Dr

WHEREAS:

1. By-law 2018-050 was passed by the Council of The Corporation of The City of Waterloo on September 10, 2018 and is in full force and effect, as amended.
2. Section 39.2 the Planning Act, R.S.O. 1990 c.P.23, as amended, (the "Act") enables the council of a local municipality to delegate the authority to pass certain by-laws under Section 34 of the Act that are of a minor nature.
3. The Council of The Corporation of The City of Waterloo passed By-law 2023-073 pursuant to Section 39.2 of the Act to delegate to the City's Director of Planning the authority to approve an application and/or pass a by-law to amend the Zoning By-law that is of a minor nature pursuant to Section 34 and 39.2 of the Planning Act.
4. The Director of Planning of the City of Waterloo deems the proposed amendment to be minor and deems it desirable to pass this By-law amending the Zoning By-law with respect to lands municipally known as 209 Frobisher Dr as identified on Schedule 'A' attached hereto (the "Lands").

THEREFORE THE DIRECTOR OF PLANNING OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

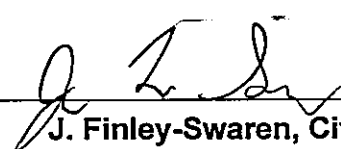
1. That Zoning By-law 2018-050 is hereby amended by changing the zoning on Schedule 'A' (Zoning Map) of Zoning By-law 2018-050 for the lands identified as "Lands to be rezoned from Business Employment One (E1-27) to (Holding) Flexible Industrial ((H)E3-27) with site specific provisions in C306" on Schedule 'A' attached hereto from "Business Employment One" (E1-27) to "(Holding) Flexible Industrial" ((H)E3-27), with site specific provisions.

2. That Zoning By-law 2018-050 is hereby amended by adding Site Specific Exception "C306" to Schedule 'C' of By-law 2018-050 as set forth in Schedule 'B' attached hereto.
3. That Zoning By-law 2018-050 is hereby amended by adding Site Specific Exception "C306" to the map attached as Schedule 'C1' to Zoning By-law 2018-050 for the lands identified as "Lands to be rezoned from Business Employment One (E1-27) to (Holding) Flexible Industrial ((H)E3-27) with site specific provisions in C306" on Schedule 'A' attached hereto.
4. This by-law shall come into force and effect on the date of its final passing by the Director of Planning of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O.1990, c.P.13 and amendments thereto.

Enacted this 16 day of July, 2026.



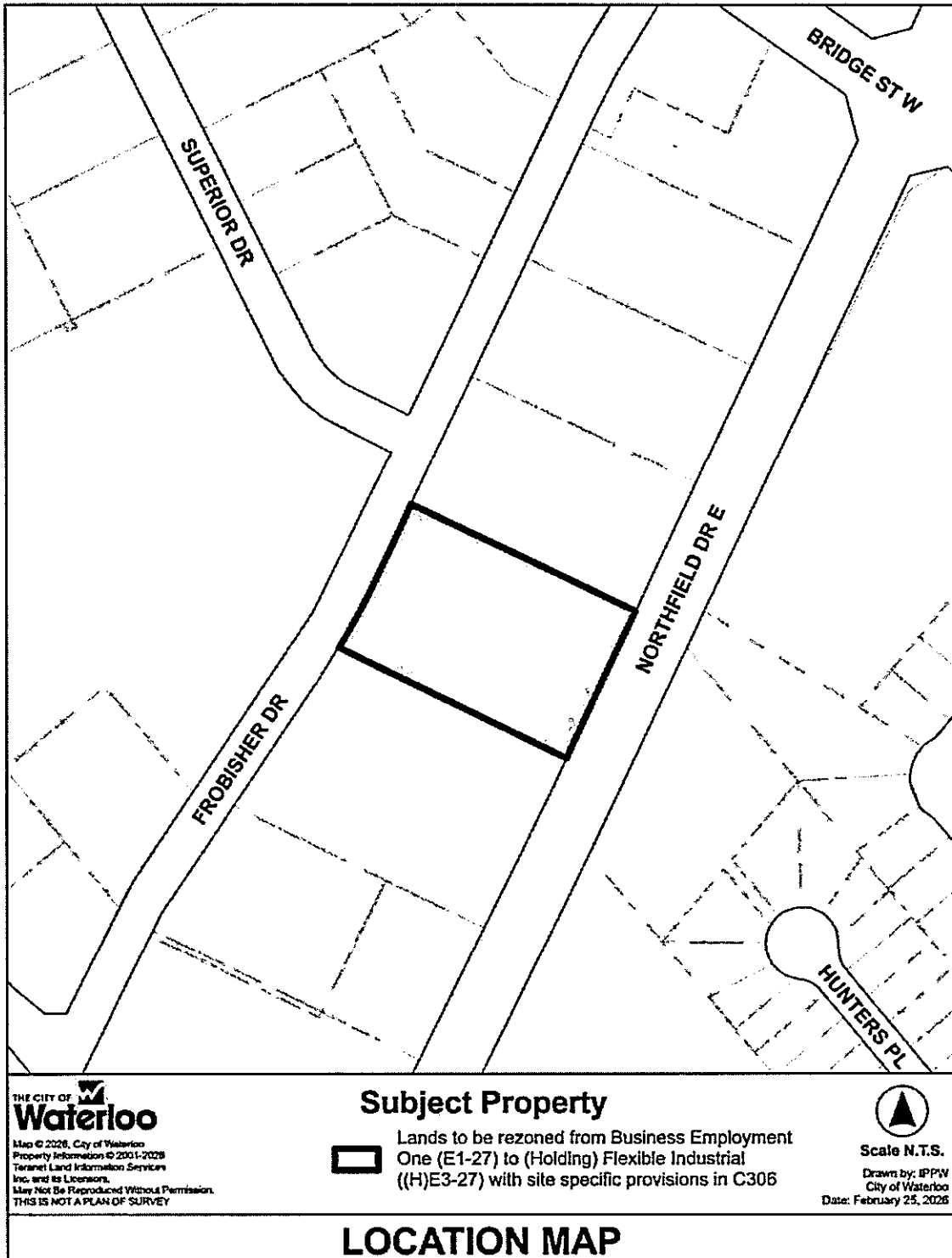
J. Gotter, Director of Planning



J. Finley-Swaren, City Clerk

Schedule 'A'

This is Schedule 'A' to By-law 2026 - 073 passed on this 16 day of July, 2026



Schedule 'B'

This is Schedule 'B' to By-law 2026 - 073 passed on this 16 day of July, 2026

Exception	Address	Zoning	File Reference
C306	209 Frobisher Dr	(H)E3-27	Z-26-07

Location: 209 Frobisher Drive, as shown on Schedule 'C1' of this BY-LAW.

Site Specific Regulations:

- i. Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands known municipally as 209 Frobisher Drive, shown on Schedule 'C1' to this BY-LAW as C306 (the "**Lands**"):
 - A. Notwithstanding anything to the contrary, in addition to those USES identified in Section 9.3.1.1, the following primary USES shall be permitted:
 - 'LIGHT' INDUSTRIAL ASSEMBLY
 - 'LIGHT' INDUSTRIAL MANUFACTURING
 - 'LIGHT' INDUSTRIAL PROCESSING
 - B. Notwithstanding anything to the contrary, OFFICE shall only be permitted as an ancillary use, meaning the OFFICE use shall be subordinate and incidental to, and directly associated with, a USE permitted in section 9.3.1.1 (excluding OFFICE) or subsection A. above.
 - C. Ancillary OFFICE (maximum): An ancillary OFFICE use shall not exceed twenty five percent (25%) of the total BUILDING FLOOR AREA occupied by the associated USE permitted in section 9.3.1.1 (excluding OFFICE) or subsection A. above.
 - D. A holding symbol (H) is hereby applied to the Lands, known as 209 Frobisher Drive:
 - (a) Notwithstanding anything to the contrary, the following USES shall not be permitted until such time as the holding symbol is removed:
 - ARTIST STUDIO (CLASS B)
 - AUTOMOBILE SERVICE CENTRE
 - CUSTOM SERVICE SHOP
 - Dry Cleaning and Laundry Facility
 - FOOD AND BEVERAGE MANUFACTURING INDUSTRY
 - INDUSTRIAL ASSEMBLY
 - INDUSTRIAL MANUFACTURING
 - INDUSTRIAL PROCESSING
 - LABORATORY
 - MAKERSPACE (CLASS B)
 - PET SERVICES (CLASS B)
 - PHARMACEUTICAL INDUSTRY
 - TRUCK DEPOT
 - (b) For purposes of clarity, the holding symbol shall not apply to the USES specified in subsection A. above.

- (c) Prior to the passing of a by-law to remove the holding symbol, in whole or in part, the owner of the Lands shall:
- i. Demonstrate compliance with the Provincial D-6 Guideline: "Compatibility Between Industrial Facilities and Sensitive Land Uses" to the satisfaction of the CITY; and
 - ii. Demonstrate compliance with the Ministry of the Environment, Conservation and Parks' Environmental Noise Guideline NPC-300, to the satisfaction of the CITY.

 By-law - Z-26-07 - 209 Frobisher Dr.pdf ▾

General	Specific	Audit	Categories	Category Audit	Classifications	File Properties	Ratings	References	Reminders	Version
1 Approval of Bylaws		2 Financial Review		Civic Address (Non-street file)						
Approval - Division/Department: Natalie Hardacre, Mngr Dev Ping										
Division/Department Approval Date: 06/19/2026 Clear										
Approval - Legal: Geoff Daley										
Legal Approval Date: 06/22/2026 Clear										
Approval - Finance: N/A										
Finance Approval Date: Clear										
Submit Apply Reset Remove										

APPLICATION NO.: Zoning By-law Amendment Z-26-07

PROPERTY OWNER: 1001166682 Ontario Inc.

PROPERTY LOCATION: 209 Frobisher Drive

LEGAL DESCRIPTION: PT BLK 9 PL 1682 CITY OF WATERLOO PTS. 1 TO 5 ON 58R-12800 S/T RIGHT IN 1368377; S/T 1487611, 969232; WATERLOO, PIN 22282-0161

AUTHORITY

Pursuant to By-law No. 2023-073, the City's Director of Planning has delegated authority to:

- a.) approve an application and/or pass a by-law to remove a holding ("H") symbol pursuant to Section 36 of the Planning Act
- b.) approve an application and/or pass a by-law to permit the temporary use of land, buildings or structures pursuant to Section 39 of the Planning Act
- c.) approve an application and/or pass a by-law for housekeeping amendments to the Zoning By-law pursuant to Section 34 of the Planning Act
- d.) to approve an application and/or pass a by-law to amend the Zoning By-law this is of a minor nature pursuant to Sections 34 and 39.2 of the Planning Act

THE FOLLOWING IS THE DECISION OF THE DIRECTOR OF PLANNING:

That Zoning By-law Amendment Z-26-07, 209 Frobisher Drive, be **approved**.

THE REASONS FOR THE ABOVE NOTED DECISION INCLUDE:

Having considered:

- the application
- all written and oral submissions
- the professional opinions of municipal staff, including those set out in Section 5 of IPPW2026-029,

the City's Director of Planning, under delegated authority pursuant to By-law No. 2023-073, approves Zoning By-law Amendment Z-26-07, 1001166682 Ontario Inc., for 209 Frobisher Drive, in accordance with Section 6 of report IPPW2026-029.

Approved by:


Digitally signed
by Joel Cotter
Date: 2026.07.15
19:40:53 -0400

Joel Cotter, MCIP, RPP
Senior Director IPPW, Director of Planning, City Planner

July 15, 2026

Dated