



STAFF REPORT
Planning

Title: HAF Community Planning Permit System Initiative: Zoning By-law Amendment Z-26-06 – Final Erb Street Corridor Community Planning Permit By-law

Report Number: IPPW2026-021

Author: Tanja Curic and Tristin Deveau

Council Date: May 11, 2026

File: Housing Accelerator Fund - 230082

Attachments: Appendix 1 – By-law to Implement a Community Planning Permit System
Appendix A – Erb Street Corridor Map
Appendix B – Community Planning Permit By-law
Appendix 2 – By-law to Amend By-law No. 2025-080, Being a By-law to Delegate Authority to Execute Documents
Appendix 3 – Second Drafts Public Engagement Summary
Map 1 – Community Planning Permit Area

Ward Nos.: Ward 1 - Southwest
Ward 6 - Central-Columbia
Ward 7 - Uptown

Recommendations:

1. That Council approve report IPPW2026-021.
2. That Council approve Zoning By-law Amendment Z-26-06 to implement the Community Planning Permit By-law, as follows:
 - a) That Zoning By-law 2018-050 is hereby deemed to be repealed with respect to the Erb Street Corridor, as shown in Map 1, in accordance with Section 9 of O. Reg 173/16, as amended from time to time.
 - b) That the Community Planning Permit By-law for the Erb Street Corridor be approved, as set out in Appendix '1' (the "By-law") to IPPW2026-021.
3. That Council permit City-initiated amendments to its Official Plan Amendment 58 By-law 2024-097 policies before the fifth anniversary of the first day of passing of the By-law.
4. That Council permit any person or public body authority to request an amendment to the Community Planning Permit By-law before the fifth anniversary of the first day of passing of the By-law.

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5. That Council deem that any City By-law that refers to Zoning By-law 2018-050 and/or the Site Plan Control By-law 2013-124 will be taken to also mean the Community Planning Permit By-law for the Erb Street Corridor.
6. That Council approve an amendment to By-law No. 2025-080, being a by-law to Delegate Authority to Execute Documents, as set out in Appendix 2 to IPPW2026-021.
7. That Council direct staff to create a new Complete Community Contribution Reserve Fund, and to establish an accompanying policy, as part of the Reserve and Reserve Fund annual update report in December 2026.

A. Executive Summary

The City of Waterloo received a Housing Accelerator Fund (“HAF”) grant to implement nine housing initiatives focused on increasing the supply of housing and/or streamlining development processes. Federal disbursement of HAF grant monies is dependent on the City of Waterloo achieving specific milestones and the issuance of 650 building permits by 2027 that are over and above the City’s historical housing growth. This report relates to one of the HAF initiatives, being the development and implementation of a Community Planning Permit System (“CPPS”) for a portion of the Erb Street Corridor.

Zoning By-law Amendment Z-26-06 seeks to implement a Community Planning Permit By-law for the Erb Street Corridor as shown on Map 1. The benefits of a CPPS include a single by-law to control land use, a single permit application, and one decision from the approval authority (instead of separate processes and approvals). This report presents the final Community Planning Permit By-law (see Appendix 1), provides an overview of the second draft by-law engagement (attached in Appendix 3) and highlights modifications made to the final Community Planning Permit (“CPP”) By-law. Approval of the CPP By-law will help to streamline development applications in this area.

B. Financial Implications

Fees and Charges

A CPPS framework comes with new fees and charges. The fees and charges being proposed for the CPPS, as outlined further in Section 5, will be advanced as part of a 2027 Fees and Charges By-law to be presented to Council on June 15, 2026. It is noted that the three classes of applications (Class 1, Class 2 and Class 3) have been further divided into minor, standard and major applications in response to comments received, best practice, and general alignment with the City’s existing fee structure for minor variance, site plan, and zoning by-law amendment applications.

Complete Community Contribution (CCC) Fee:

Within a CPPS area, Community Benefits Charges through Section 37 of the Planning Act do not apply, however, a new Complete Community Contribution fee will be required for Class 1, 2, and 3 permits within a CPPS area. A separate reserve fund is proposed to

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be established to facilitate the tracking and administration of these collected funds as outlined in Section 5.0. The CCC fee is proposed to be 4% of the land value for the development within the CPPS area. As the calculation for the CCC fee and the Community Benefit Charge (CBC) are the same, there should be no financial inequities for developers. The separate reserve fund and policy will be established as part of the annual Reserve and Reserve Fund update in December 2026.

Cash-in-Lieu of Affordable Housing

The CPPS provision for cash-in-lieu of affordable housing, to be decided upon at a future date by Council (no earlier than July 1, 2027), will present an opportunity for the City to fund new affordable housing development. Cash-in-lieu of affordable housing collected from the CPPS, once implemented, will be held in a separate affordable housing program within the newly established CCC reserve fund, to be made available to Not-for-Profits through the City's Affordable Rental Housing Grant Program.

Should the Community Planning Permit By-law be appealed, potential costs related to an Ontario Land Tribunal hearing may be incurred, funded by the Planning Litigation Reserve Fund.

C. Technology Implications

None.

D. Link to Strategic Plan

(Strategic Priorities: Reconciliation, Equity, Accessibility, Diversity and Inclusion; Environmental Sustainability and Climate Action; Complete Community; Infrastructure and Transportation Systems; Innovation and Future-Ready)

(Guiding Principles: Equity and Inclusion; Sustainability; Integrity; Workplace Wellbeing; Community-centred; Operational Excellence)

Complete Community: This initiative will help to streamline development applications in a strategic growth area of the city. This initiative is one of the actions in the City's Affordable Housing Strategy and will help the City achieve its Housing Accelerator Fund commitment of 650 additional units over and above the city's historical growth rate.

E. Previous Reports on this Topic

- IPPW2025-037 – HAF Community Planning Permit System Initiative: Second Draft Community Planning Permit By-law and Complementary Urban Design Guidelines
- IPPW2024-057 – HAF Community Planning Permit System Initiative: Draft Community Planning Permit By-law and Complementary Urban Design Guidelines
- CAO2024-014 – Housing Accelerator Fund Launch and Progress Reporting
- IPPW2023-037 – Housing Accelerator Fund – City of Waterloo Application



HAF Community Planning Permit System Initiative: Zoning By-law Amendment Z-26-06 – Final Erb Street Corridor Community Planning Permit By-law IPPW2026-021

1.0 Purpose and Background

To help address housing affordability and supply challenges facing communities across Ontario and Canada, governments at all levels are seeking to enable more housing and/or streamline development processes. The *Planning Act* enables municipalities to integrate and streamline certain applications for concurrent review through a Community Planning Permit System (“CPPS”). This land use planning tool streamlines development application review by combining zoning amendment, minor variance and site plan control processes into one application and approval process, which could deliver units to the market more expeditiously. The benefits of a CPPS include a single by-law to control land use, a single permit application, and one decision from the approval authority (instead of separate processes and approvals).

Leveraging the HAF grant, a CPPS has been developed for the Erb Street Corridor (as shown in Figure 1) which is primarily a medium rise strategic growth area that is experiencing redevelopment interest. Staff note that in November 2025, the CPPS boundary was scoped down from a larger area that included the Uptown Protected Major Transit Station Areas to focus solely on the Erb Street Corridor. This change was made to facilitate the successful implementation of the CPPS and in response to comments received. Staff also note the corridor excludes 414 Westhaven Street (formerly 635 Erb Street West and 12 Westhill Drive) at the request of the owner which already has complex development approvals.

This report provides an overview of the final Community Planning Permit (“CPP”) By-law as well as an overview of the second phase of engagement and any impacts it has had on the final version of the CPP By-law. Provided that developers activate their land use planning approvals, this initiative will help Waterloo achieve its Provincial housing pledge and the overall building permit requirements in the HAF grant conditions.

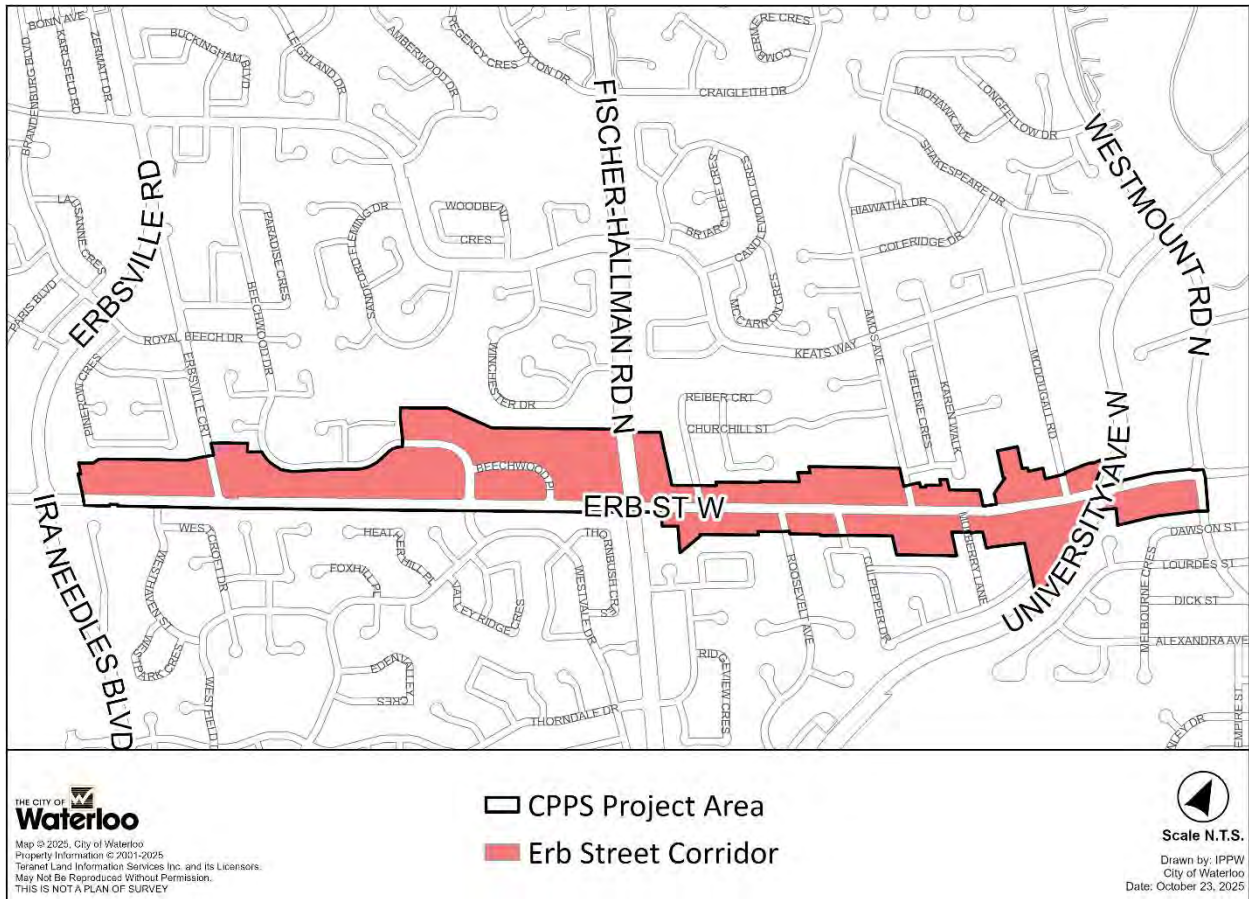


Figure 1. Project Area Map

2.0 Community Planning Permit By-law and Amendments to Existing By-laws

To implement the Community Planning Permit By-law, a City-initiated zoning by-law amendment (Z-26-06) is being advanced. Staff are requesting that Council repeal Zoning By-law 2018-050 for the Erb Street Corridor and approve a Community Planning Permit By-law (see Appendix 1). This amendment implements the Community Planning Permit System policies in the Official Plan that took effect on December 17, 2025, through Official Plan Amendment No. 58.

The Community Planning Permit By-law is based on existing regulations in Zoning By-law 2018-50 with modifications to enable CPPS permissions as afforded by the *Planning Act* Ontario Regulation 173/16 such as:

- Streamlined process by combining zoning, minor variance and site plan into one application and approval process;
- Replacement of ‘zones’ with ‘precincts’;
- Broadened definition of ‘development’;
- More flexibility by introducing:

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- Discretionary Uses that define how land can be used if certain conditions and criteria are met;
- Exemptions;
- Conditions of Approval;
- Ability for staff to approve more types of development applications, including Class 1 applications (where there is compliance with applicable standards and site plan-level details are to be addressed) and Class 2 applications (where the proposed variations to development standards are deemed to be minor in nature);
- Enhanced process controls (e.g. complete application and pre-consultation meeting abilities, ability to address site plan-level details); and
- Ability to secure community benefits.

The Community Planning Permit By-law has three classes of permits as outlined in Figure 2. Criteria have been established to distinguish between classes of permits, determined when an applicant is seeking variation to a development standard, as outlined in section 1B.6 of the CPPS by-law.

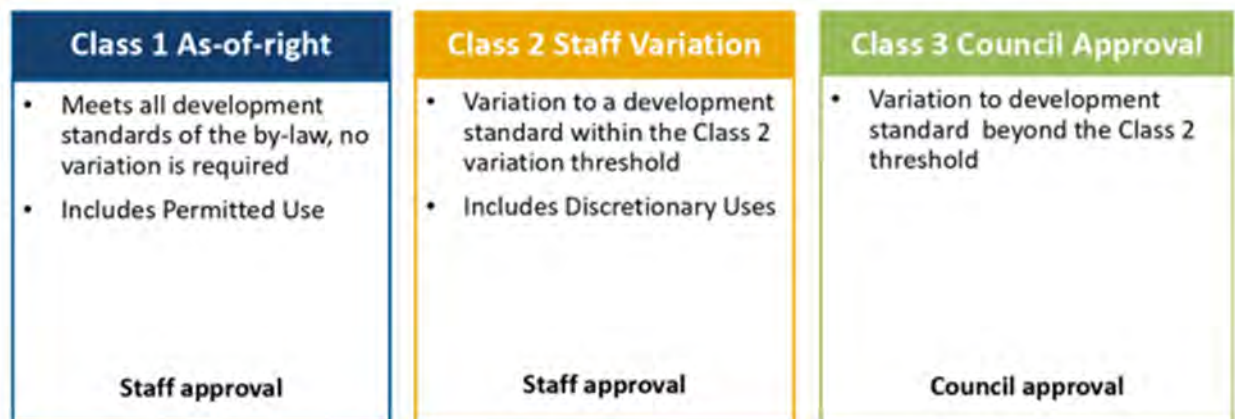
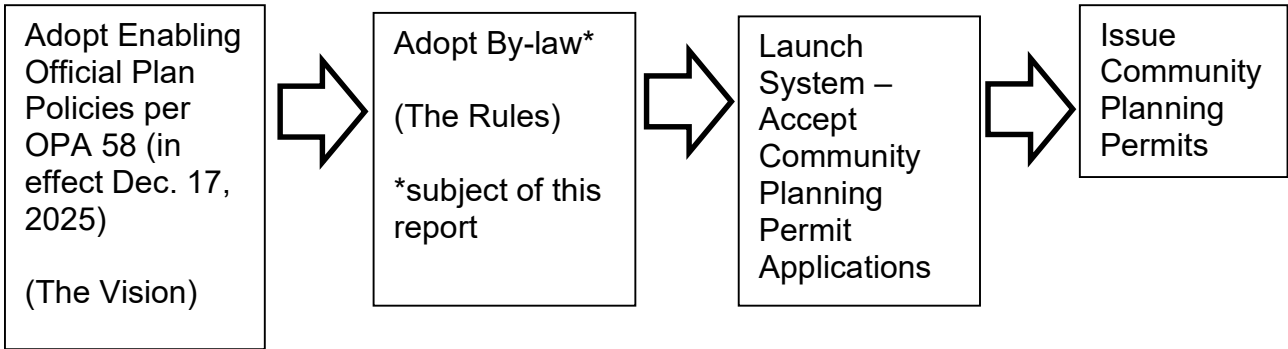


Figure 2. Permit Classes

Appendix 2 contains a by-law to amend By-law No. 2025-080, being a By-law to Delegate Authority to Execute Documents, in order to provide the Director of Planning the ability to execute CPPS agreements as appropriate.

Steps in accordance with Ontario Regulation 173/16 Community Planning Permit System include:



3.0 Consultation

The Community Planning Permit System initiative webpage is found on Engage Waterloo at engagewr.ca/waterloo-haf-initiative-7. A CPPS and associated By-law rely on front-end engagement with the public and other interested parties when these tools are being developed, as there are no third-party appeals for CPP By-law permit applications once the By-law is in effect.

In July 2025, the second draft Community Planning Permit By-law and Urban Design Guidelines were released for public consultation and comment. Three public meetings were held (two public meetings and one meeting with the development industry). The comments received on the second drafts were compiled into a Public Engagement Summary document which includes staff responses as located in Appendix 3.

A few engagement metrics include:

- Engage project page views to date = 4,100
- Public and/or development industry meetings = 6
- Number of individual comments in the second draft engagement summary = 203
- Comments received on the second draft ranged from single word responses to a 29 page document

Pursuant to the *Planning Act* and the City's Official Plan, notice of the Statutory Open House and Formal Public Meeting was advertised in the Waterloo Region Record on April 16. A letter was mailed out to all property owners in the subject area and those within 120 metres of the Community Planning Permit area. The Statutory Open House took place on May 4, 2026.

4.0 Final Community Planning Permit By-law Changes Highlights

Several modifications have been made to the final version of the CPP By-law in response to comments and feedback received on the second draft and continued

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review of other recent Community Planning Permit By-laws in other municipalities.

Some of the key highlights include:

- Boundary scoped to solely the Erb Street Corridor located outside of the Uptown Protected Major Transit Stations Areas, as shown in Figure 1;
- Addition of section headers and references, greater clarity surrounding the application process, and wording changes to make provisions clearer;
- Exempting up to four units and four storeys from requiring a permit;
- For complete active site plan, zoning by-law amendment and minor variance applications, simplifying the transition provisions to provide four years in which to obtain a building permit and commence construction from the effective date of the by-law with the ability of the Director of Planning to provide a one year extension;
- The legislated approval timeline commencing upon submission of a complete application and fee;
- Deferral of Affordable Housing Facilities, Services and Matters in exchange for increased density beyond the Class 1 limit (either units or cash-in-lieu) until a future date by decision of Council which shall be no earlier than July 1, 2027. Note the Complete Community Contribution Facilities, Services and Matters are still proceeding and will be implemented congruently with the CPPS By-law.
 - A [Financial and Market Analysis](#) by N. Barry Lyon Consultants found that development feasibility is currently challenged in the CPPS area and that it would be beneficial to hold off activating the affordable housing facilities, services and matters in exchange for additional density within the Erb Corridor until there is an improved market or there is additional height being considered. The general framework has been identified but this component will not be implemented until no earlier than July 1, 2027 (in line with Inclusionary Zoning implementation), subject to a future financial and market analysis and Council decision;
- Streamlining Section 2 (Definitions), Section 3 (General Provisions) and Section 6 (Parking, Loading and Driveways) by directing readers to the respective sections in Zoning By-law 2018-050, noting any differences are listed in the Community Planning Permit By-law, helping to reduce the by-law by 130 pages and improving consistency and administrative efficiencies;
- Modifying Class 2 staff thresholds to “up to 100% where the variation is determined to be minor in nature when evaluated against the criteria in section 1B.6 – Criteria for Considering Variations” with the exception of maximum height as this would necessitate an Official Plan Amendment;

- This was based on comments received to permit greater flexibility, to reduce the number of applications going to Council for a decision and also based on a review of approved Committee of Adjustment Minor Variance applications in the study area from 2020 to 2025 which showed that the Committee approved applications with variation requests upwards of 100 percent in some cases;
- Improvements to the mapping of the CPP By-law Schedules for clarity and useability and to reflect the scoped boundary change;
- Not implementing Erb Street Corridor Urban Design Guidelines but rather relying on the city-wide Urban Design Manual update project that is currently underway. This was determined as the preferred approach due to the scoping of the project area (i.e. removal of Uptown), to avoid overlapping guidelines, and to be more efficient and streamlined via one core urban design document. Despite this change, the CPP By-law Section 1B (Administration) has been modified to include a provision that allows the City to add urban design directives specific to the Erb Street Corridor if deemed desirable; and
- Modifying existing Site Specific C7 (335 Erb Street West) and C54 (345-347 Erb Street West) to carry over existing commercial permissions. To align with the Official Plan Medium Rise Residential designation on these lands, these properties have been correspondingly designated a Mixed-Use Residential 1 (MUR1-20) precinct in the Community Planning Permit By-law whereas they had been zoned Convenience Commercial-20 (C3-20) in Zoning by-law 2018-050. The updated site specific regulations will allow the property owners to maintain their current commercial permissions while permitting mixed-use redevelopment in line with the direction of the Official Plan.

It is important to note that the Province's recent changes to the *Planning Act* did not include changes to Ontario Regulation 173/16 which are still intact and regulate Community Planning Permit Systems. The final CPP By-law, similar to other municipalities that have adopted a CPPS, is utilizing all the benefits that the tool provides. Changes have not been made to the following:

- Pre-consultation and complete application requirements, so that staff and/or Council have all the information needed to make an informed decision expeditiously. In staff's experience, a comprehensive pre-application consultation process streamlines development approvals, and remains a best practice among municipalities that have advanced a CPPS;
- Not exempting development with five to ten residential dwellings units from the CPPS process. This allows the City to address important site design matters

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such as site circulation, accessibility, site context, road widenings, and lighting for townhouse developments and/or small apartments. However, a provision has been included in the By-law (Section 1B.2.3) that gives the Director of Planning the authority to waive the requirement for a Community Planning Permit for residential development proposing five to ten dwelling units provided the development meets all provisions of the By-law;

- Existing heights and densities; and
- A Facilities, Services and Matters (i.e. community benefits) framework for applications seeking additional density, to secure appropriate community benefits in return for additional density, along with the Complete Community Contribution fee.

5.0 Financial Implications

Fees and Charges

A CPPS framework comes with new fees and charges. The fees and charges being proposed for the CPPS, as outlined in the table below, will be advanced as part of 2027 Fees and Charges By-law to be presented to Council on June 15, 2026. It is noted that the three classes of applications (Class 1, Class 2 and Class 3) have been further divided into minor, standard and major applications in response to comments received, best practice, and general alignment with the City's existing fee structure for minor variance, site plan, and zoning by-law amendment applications.

Service	Fee
Pre-Application Consultation (NOTE C)	\$1,070
Class 1 (meets all standards, site planning)	
Minor (as determined by the Director of Planning)	\$1,550
Standard (as determined by the Director of Planning)	\$10,680
Major (as determined by the Director of Planning)	\$21,900
Applicant initiated change to condition(s) and or plans of CPP - Redline	N/A
Applicant initiated change to condition(s) and or plans of CPP - Class I	\$1,360
Applicant initiated change to condition(s) and or plans of CPP - Class II	\$4,075
Class 2 (staff approval)	
Minor (as determined by the Director of Planning)	\$1,550
Standard (as determined by the Director of Planning)	\$12,280
Major (as determined by the Director of Planning)	\$23,450
Applicant initiated change to condition(s) and or plans of CPP - Redline	N/A
Applicant initiated change to condition(s) and or plans of CPP - Class I	\$1,360
Applicant initiated change to condition(s) and or plans of CPP - Class II	\$4,075

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Service	Fee
Class 3 (council approval)	
Minor (as determined by the Director of Planning)	\$1,550
Standard (as determined by the Director of Planning)	\$26,100
Major (as determined by the Director of Planning)	\$37,300
Applicant initiated change to condition(s) and or plans of CPP - Redline	N/A
Applicant initiated change to condition(s) and or plans of CPP - Class I	\$1,360
Applicant initiated change to condition(s) and or plans of CPP - Class II	\$4,075
CPP Agreement	Note A
Extension of CPP Provisional Approval	\$3,200
Removal of 'H' Holding Symbol - CPP	\$13,950
Amendment to CPP By-law	
Pre-Application Consultation (encouraged)	\$1,070
Zoning By-law Amendment (Standard) - CPP	\$30,820
Sign Fee Deposit	\$415
Sign Fee	Note B
Applicant initiated significant revisions to Zoning By-law Amendment - CPP	\$3,200

NOTE A: Moved under Legal Services.

NOTE B: Actual Cost Incurred plus 15% Administration Charge.

NOTE C: Fee / Charge may be waived by the Director of Planning or their designate, at their sole discretion.

Class I - Basic application, requiring limited effort and time, as determined by the Director of Planning or their designate.

Class II - Laborious application, requiring considerable effort and time, as determined by the Director of Planning or their designate.

Complete Community Contribution (CCC) Fee:

Within a CPPS area, Community Benefits Charges through Section 37 of the Planning Act do not apply, however, a new Complete Community Contribution fee will be required for Class 1, 2, and 3 permits within a CPPS area. A separate reserve fund is proposed to be established to facilitate the tracking and administration of these collected funds as follows:

- Reserve Name: Complete Community Contribution Reserve Fund
- Reserve fund policy: to be established by staff as part of the Reserve and Reserve Fund annual update report in December 2026.
- Purpose: For the provision of facilities, services and matters under Ontario Regulation 173/16.
- Target balance: No established maximum limit, reserve fund balance must be positive.

- Source of funds: Funds collected as a Complete Community Contribution fee for Class 1, 2, and 3 permits under the Community Planning Permit System By-law.
- Use of funds: Provision of facilities, services and matters to support the growth-related costs and capital infrastructure needs related to development in the CPPS area.

The CCC fee is proposed to be 4% of the land value for the development within the CPPS area. As the calculation for the CCC fee and the Community Benefit Charge (CBC) is the same, there should be no financial inequities for developers across the city.

Cash-in-Lieu of Affordable Housing

The CPPS provision for cash-in-lieu of affordable housing, to be decided upon at a future date by Council (no earlier than July 1, 2027), will present an opportunity for the City to obtain funds for affordable housing development. Cash-in-lieu of affordable housing collected from the CPPS will be held in a separate affordable housing program within the newly established CCC reserve fund, and made available to Not-for-Profits through the City's Affordable Rental Housing Grant Program.

6.0 Five-Year Period Resolution

CPPS is governed by *Planning Act* Section 70.2 and Ontario Regulation 173/16. The latter places a five-year moratorium on the consideration of amendments to both the Official Plan CPPS policies and the CPP By-law when they come into effect. The relevant legislation sections are as follows:

- 17.(1) Subject to subsection 18 (1), when a by-law establishing a community planning permit system is passed, no person or public body shall request an amendment to the relevant official plan with respect to policies referred to in section 3 before the fifth anniversary of the day the by-law is passed.
- 17.(3) Subject to subsection 18 (2), no person or public body shall apply to amend a by-law establishing a community planning permit system before the fifth anniversary of the day the by-law is passed.

The legislation allows for exemptions to the moratorium via Council resolution. As CPPS is a new tool for the City, staff are of the opinion that permitting City-initiated requests for amendments to the Official Plan policies is appropriate and that permitting any person or public body to request an amendment to the CPP By-law is also appropriate. This provides opportunity to address unanticipated gaps in policy and to ensure unique development considerations can be addressed where appropriate. As such, staff advance recommendations 3 and 4 to this report.

7.0 Conclusion

Zoning By-law Amendment Z-26-06 is intended to implement a Community Planning Permit By-law and streamline development approvals within a segment of the Erb Street Corridor as shown in Figure 1. It also supports important local objectives such as increasing housing diversity / affordable housing / transit-supportive development, and facilitating high-quality and sustainable design. Comments received on the second draft CPP By-law have been taken into consideration, where appropriate. Staff recommends that Council approve the CPP By-law in Appendix 1 to this report. With CPPS being a new land use planning tool for the City, it will be monitored and staff will report back to Council one year after the first Community Planning Permit has been issued. If necessary, updates will be made to the CPP By-law through city-initiated general amendments from time to time.

8.0 Recommendations

1. That Council approve report IPPW2026-021.
2. That Council approve Zoning By-law Amendment Z-26-06 to implement the Community Planning Permit By-law, as follows:
 - a) That Zoning By-law 2018-050 is hereby deemed to be repealed with respect to the Erb Street Corridor, as shown in Map 1, in accordance with Section 9 of O. Reg 173/16, as amended from time to time.
 - b) That the Community Planning Permit By-law for the Erb Street Corridor be approved, as set out in Appendix '1' (the "By-law") to IPPW2026-021.
3. That Council permit city-initiated amendments to its Official Plan Amendment 58 By-law 2024-097 policies before the fifth anniversary of the first day of passing of the By-law.
4. That Council permit any person or public body authority to request an amendment to the Community Planning Permit By-law before the fifth anniversary of the first day of passing of the By-law.
5. That Council deem that any City By-law that refers to Zoning By-law 2018-050 and/or the Site Plan Control By-law 2013-124 will be taken to also mean the Community Planning Permit By-law for the Erb Street Corridor.
6. That Council approve an amendment to By-law No. 2025-080, being a by-law to Delegate Authority to Execute Documents, as set out in Appendix 2 to IPPW2026-021.
7. That Council direct staff to create a new Complete Community Contribution Reserve Fund, and to establish an accompanying policy, as part of the Reserve and Reserve Fund annual update report in December 2026.

APPENDIX 1 – BY-LAW TO IMPLEMENT A COMMUNITY PLANNING PERMIT SYSTEM



**THE CORPORATION OF
THE CITY OF WATERLOO**

BY-LAW NO. 2026 –

**BY-LAW TO IMPLEMENT A COMMUNITY PLANNING
PERMIT SYSTEM FOR THE ERB STREET CORRIDOR**

WHEREAS section 70.2 of the Planning Act, R.S.O. 1990, c.P.13, as amended (“**Planning Act**”) authorizes the Lieutenant Governor in Council to enact a regulation which establishes a community planning permit system that local municipalities may by by-law adopt to control land use development within the municipality;

WHEREAS Ontario Regulation 173/16, as amended (“**O. Reg 173/16**”) authorizes the council of a local municipality to establish a community planning permit system within the municipality for any area(s) set out in the by-law in accordance with O. Reg 173/16;

AND WHEREAS the council of the Corporation of the City of Waterloo deems it desirable to implement a community planning permit system for the lands shown as Erb Street Corridor on **Appendix “A”** to this By-law (the “**Erb Street Corridor**”);

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

1. **Appendices “A”** and **“B”** form part of this By-law.
2. That the Community Planning Permit By-law for the Erb Street Corridor as set forth in **Appendix “B”**, is adopted.
3. That Zoning By-law 2018-050 is hereby deemed to be repealed in accordance with Section 9 of O. Reg 173/16, as amended from time to time, in respect of the Erb Street Corridor.

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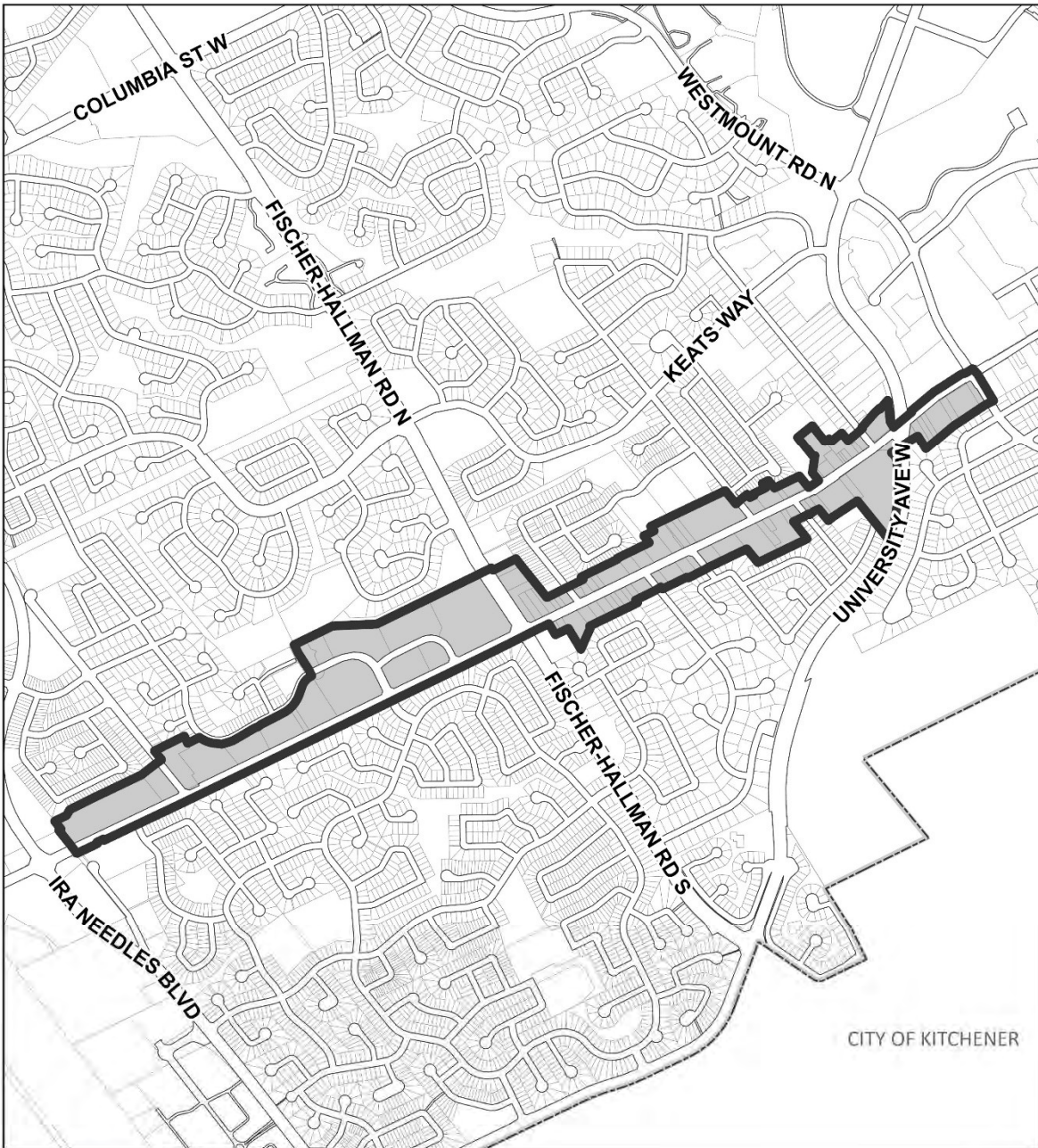
4. This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act.

Enacted this _____ day of _____, 2026.


D. McCabe, Mayor

J. Finley-Swaren, City Clerk

Appendix A to Appendix 1– Erb Street Corridor Map



Map © 2026, City of Waterloo
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 Erb Street Corridor



Scale N.T.S.

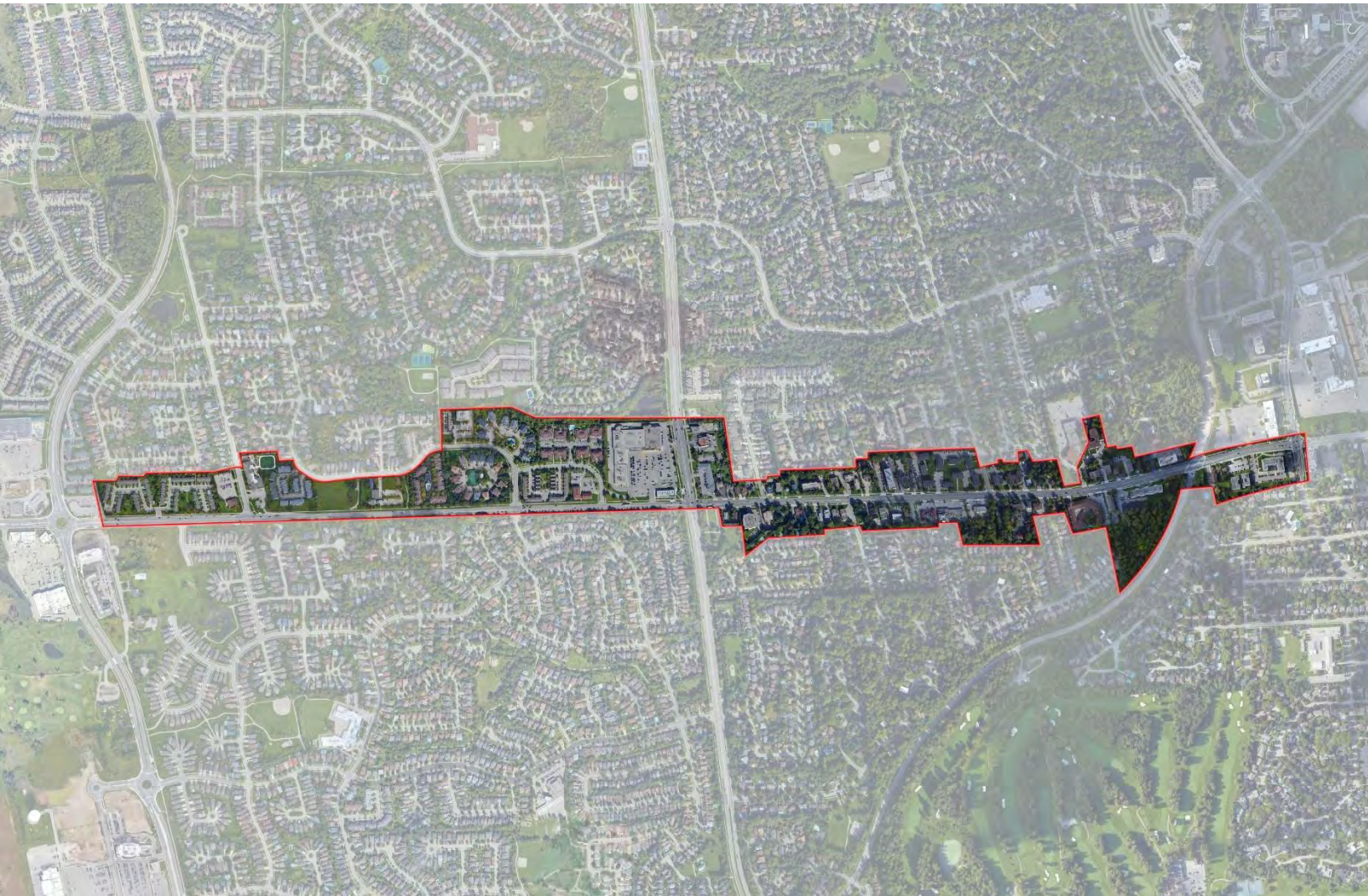
Drawn by: IPPW
City of Waterloo
Date: April 1, 2026

LOCATION MAP

Appendix B to Appendix 1 – Community Planning Permit By-law

Community Planning Permit By-law Erb Street Corridor

RECOMMENDED April 2026



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Schedule 'C1' – Site Specific Precincts Map

APPENDICES:

Appendix 'A' – Holding Provisions

SECTION 1A – GENERAL

1A.1 SHORT TITLE

This BY-LAW shall be referred to as the “Community Planning Permit Area By-law” of The Corporation of the City of Waterloo.

1A.2 SCOPE

The provisions of this BY-LAW apply to the Community Planning Permit Area within WATERLOO as delineated on Schedule ‘A’.

1A.3 APPLICATION

1A.3.1 Within the lands subject to this BY-LAW as delineated on Schedule ‘A’, no BUILDING or STRUCTURE shall hereafter be erected, altered, enlarged, reconstructed, rebuilt, located or used in whole or in part by any PERSON except in conformity with the provisions of this BY-LAW and applicable law.

1A.3.2 Within the lands subject to this BY-LAW as delineated on Schedule ‘A’, no change in the use of any land, BUILDING or STRUCTURE shall hereafter be made in whole or in part by any PERSON except in conformity with the provisions of this BY-LAW and applicable law.

1A.4 PRECINCT CITATIONS

Precinct citations will be denoted as a letter or a group of letters, and labeled on Schedule ‘A’. Precinct citations may be followed by a number, a suffix, or a number and suffix. A prefix may be applied before the precinct citation.

1A.5 SCHEDULES

Schedules hereto form an integral part of this BY-LAW and are described in greater detail in Section 11 of this BY-LAW.

1A.6 ADMINISTRATION

Administration of this BY-LAW is hereby delegated to the DIRECTOR.

1A.7 REPEAL

1A.7.1 On the day that this BY-LAW comes into force and effect, Comprehensive Zoning By-law 2018-050 as amended, where applicable, shall be deemed to be repealed with respect to the Community Planning Permit Area as delineated on Schedule ‘A’ to this BY-LAW in accordance with Section 9 of O. Reg 173/16, as amended from time to time. Further, in accordance with subsection 8(2) of O. Reg. 173/16, as amended from time to

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time, subsections 41(2)(3) and (13) of the Planning Act (Ontario) do not apply to the Community Planning Permit Area as delineated on Schedule 'A' to this BY-LAW.

- 1A.7.2 Notwithstanding section 1A.7.1, the relevant provisions of Comprehensive Zoning By-law 2018-050 as amended and Site Plan Control By-law 2013-124 shall continue to apply to any lands within the Community Planning Permit Area as delineated on Schedule 'A' to this BY-LAW in respect to the Transition Provisions in section 1A.9.

1A.8 EFFECTIVE DATE

This BY-LAW shall come into force and effect on the date that it is passed.

1A.9 TRANSITION PROVISIONS

- 1A.9.1 Except as provided in section 1A.9, the provisions of this BY-LAW shall apply.

Transition clauses related to building permit applications

- 1A.9.2 Nothing in this BY-LAW shall prevent the erection, alteration, enlargement, reconstruction, or use of any BUILDING or STRUCTURE provided that a complete building permit application is submitted to the CITY prior to the EFFECTIVE DATE of this BY-LAW and:

- a) the BUILDING or STRUCTURE is in compliance with the zoning provisions in effect on the submission date; and,
- b) the BUILDING or STRUCTURE is consistent with an approved site plan, where applicable.

- 1A.9.3 For the purposes of section 1A.9.2, a "complete building permit application" means a building permit application that satisfies the complete application requirements set out in the BUILDING CODE and Building Code Act (Ontario), as determined by the Chief Building Official for the CITY.

Transition clauses related to site plan applications

- 1A.9.4 Nothing in this BY-LAW shall prevent the erection, alteration, enlargement, reconstruction, or use of any BUILDING or STRUCTURE provided that:
- a) a complete site plan application is submitted to the CITY prior to the EFFECTIVE DATE of this BY-LAW which is in compliance with the zoning provisions in effect on the day before the EFFECTIVE DATE of this BY-LAW; and,
 - b) a building permit is:

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- i. obtained and construction commenced within four (4) years of the EFFECTIVE DATE of this BY-LAW, or such later date as agreed to by the DIRECTOR provided that such later date is within five (5) years of the EFFECTIVE DATE of this BY-LAW; and
- ii. in compliance with the approved site plan submitted pursuant to section 1A.9.4(a).

1A.9.5 For the purposes of section 1A.9.4, an “Approved Site Plan” means an application pursuant to section 41 of the PLANNING ACT that has received Final Site Plan Approval from the DIRECTOR or on appeal from the Ontario Land Tribunal, including the execution and registration of an agreement pursuant to subsection 41(7)(c) of the PLANNING ACT.

1A.9.6 For the purposes of section 1A.9.4, a “complete site plan application” means an application for approval of plans and drawings pursuant to subsection 41(4) and subsection 41(5) of the PLANNING ACT. Excludes pre-application consultation submissions pursuant to subsection 41(3.1) of the PLANNING ACT.

1A.9.7 Notwithstanding section 1A.9.4, nothing in this BY-LAW shall prevent a minor amendment to an existing and approved Site Plan or an in force Site Plan Agreement, at the discretion of the DIRECTOR. More substantial amendments will require approval through the requirements of this BY-LAW.

Transition clauses related to minor variance applications

1A.9.8 Nothing in this BY-LAW shall prevent the erection, alteration, enlargement, reconstruction, or use of any BUILDING or STRUCTURE provided that:

- a) a complete minor variance application pursuant to section 45 of the PLANNING ACT is submitted to the CITY prior to the EFFECTIVE DATE of this BY-LAW; and
- b) a building permit (if applicable) is:
 - i. obtained and construction commenced within four (4) years of the EFFECTIVE DATE of this BY-LAW, or such later date as agreed to by the DIRECTOR provided that such later date is within five (5) years of the EFFECTIVE DATE of this BY-LAW;
 - ii. in compliance with the approved minor variance application submitted pursuant to section 1A.9.8(a); and
 - iii. where applicable, in compliance with an approved site plan submitted pursuant to section 41 of the PLANNING ACT, which may be

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submitted after the approved minor variance application submitted pursuant to section 1A.9.8(a).

Transition clauses related to zoning by-law amendment applications

1A.9.9 Nothing in this BY-LAW shall prevent the erection, alteration, enlargement, reconstruction, or use of any BUILDING or STRUCTURE provided that:

- a) a complete zoning by-law amendment application pursuant to section 34 of the PLANNING ACT is submitted to the CITY prior to the EFFECTIVE DATE of this BY-LAW; and
- b) a building permit (if applicable) is:
 - i. obtained and construction commenced within four (4) years of the EFFECTIVE DATE of this BY-LAW, or such later date as agreed to by the DIRECTOR provided that such later date is within five (5) years of the EFFECTIVE DATE of this BY-LAW;
 - ii. in compliance with the approved zoning by-law amendment application submitted pursuant to section 1A.9.9(a); and
 - iii. where applicable, in compliance with an approved site plan submitted pursuant to section 41 of the PLANNING ACT, which may be submitted after the approved zoning by-law amendment application submitted pursuant to section 1A.9.9 a).

1A.9.10 For the purposes of section 1A.9.9, a “complete zoning by-law amendment application” means a formal application for approval of an amendment to the CITY’s Zoning By-law pursuant to section 34 of the PLANNING ACT, including any prescribed supporting materials as required through the CITY’s Official Plan. Excludes pre-application consultation submissions.

Force Majeure

1A.9.11 In the event the ability to obtain a building permit and commence construction pursuant to sections 1A.9.4(b), 1A.9.8(b) and 1A.9.9(b) is delayed, hindered, or prevented by any of the following acts:

- insufficient capacity within the electrical (power) system
- insufficient capacity within the municipal water supply system
- insufficient capacity within the municipal sanitary treatment system
- insurrection
- war

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then the time periods specified in sections 1A.9.4(b)(i), 1A.9.8(b)(i) and 1A.9.9(b)(i) shall be extended for a period equivalent to the period of such delay as determined by the DIRECTOR.

Transition to Community Planning Permit Application

1A.9.12 A zoning by-law amendment application, minor variance application, and/or site plan application that is in progress on the EFFECTIVE DATE of this BY-LAW may be processed as a Community Planning Permit application in accordance with the provisions of this BY-LAW at the request of the applicant and at the discretion of the DIRECTOR. The DIRECTOR may allow for deviations to the pre-consultation and complete application submission requirements outlined in Section 1B (Administration) of this BY-LAW, taking into consideration the extent of review completed to that date for the zoning by-law amendment application, minor variance application, and/or site plan application as the case may be.

- a) Proposed modifications may be subject to additional submission requirements to support the application, to the satisfaction of the Approval Authority specified in Table 1A.

1A.9.13 Any lands and/or applications that are subject to an Ontario Land Tribunal appeal at the time of passing of this BY-LAW and subsequently approved by the Tribunal shall prevail over the provisions of this BY-LAW in the event of any conflict, and shall be incorporated into this BY-LAW as a site specific amendment or Community Planning Permit.

SECTION 1B – ADMINISTRATION

1B.1 APPLICATION OF THIS BY-LAW

- 1B.1.1 No DEVELOPMENT or change of USE shall be undertaken within the area identified on Schedule 'A' of this BY-LAW, except in accordance with the provisions of this BY-LAW.
- 1B.1.2 Every DEVELOPMENT and change of USE on or after the EFFECTIVE DATE of this BY-LAW and within the area identified on Schedule 'A' shall require a Community Planning Permit.

1B.2 EXEMPTIONS

- 1B.2.1 Notwithstanding any provision in this BY-LAW to the contrary, the following types of DEVELOPMENT shall not require a Community Planning Permit:
- a) The alteration of a site for which a permit has been issued in accordance with CITY By-law 2010-066 or any successor by-law thereto.
 - b) The removal of a tree for which authorization has been granted in accordance with CITY By-law 2014-078 or any successor by-law thereto.
 - c) DEVELOPMENT in accordance with an issued Building Permit from the Chief Building Official for the CITY.
 - d) DEVELOPMENT consistent with an Approved Site Plan pursuant to section 1A.9.4 that has received Final Site Plan Approval from the DIRECTOR or on appeal from the Ontario Land Tribunal, including the execution and registration of an agreement pursuant to subsection 41(7)(c) of the PLANNING ACT, before the EFFECTIVE DATE of this BY-LAW.
 - e) DEVELOPMENT consistent with a minor variance approved by the Committee of Adjustment for the CITY or on appeal from the Ontario Land Tribunal before the EFFECTIVE DATE of this BY-LAW.
 - f) Placement of a portable classroom pursuant to section 41(1.1) of the PLANNING ACT.
 - g) The undertakings of a post-secondary institution pursuant to section 62.0.2 of the PLANNING ACT.

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- h) Interior renovations within a BUILDING or STRUCTURE provided there is no change in USE.
- i) Improvements, repairs, maintenance or replacement of an EXISTING lawfully established BUILDING or STRUCTURE (including the replacement of windows, doors, stairs, and DECKS) that will not result in:
 - i. changes to the EXISTING footprint, setbacks, location, height, or gross floor area of the BUILDING or STRUCTURE; and
 - ii. the alteration of EXISTING GRADE except in accordance with 1B.2.1(a).

1B.2.2 Subject to compliance with the provisions, standards and requirements set out in this BY-LAW, the following types of DEVELOPMENT shall not require a Community Planning Permit:

- a) Infrastructure projects undertaken by a PUBLIC AUTHORITY.
- b) Public Services as set out in section 3.P.9 of CITY Zoning By-law 2018-050.
- c) A DETACHED BUILDING, an addition to a DETACHED BUILDING and/or any associated ACCESSORY STRUCTURE that meet all provisions of this BY-LAW.
- d) A COACH HOUSE and/or an addition to a COACH HOUSE that meet all the provisions of this BY-LAW.
- e) A FREEHOLD SEMI-DETACHED BUILDING, an addition to a FREEHOLD SEMI-DETACHED BUILDING and/or any associated ACCESSORY STRUCTURE that meet all provisions of this BY-LAW.
- f) A FREEHOLD TOWNHOUSE BUILDING, an addition to a FREEHOLD TOWNHOUSE BUILDING and/or any associated ACCESSORY STRUCTURE that meet all provisions of this BY-LAW.
- g) Minor works meeting the intent of the BY-LAW where deemed appropriate by the DIRECTOR.

1B.2.3 The DIRECTOR, at their sole discretion, may waive the requirement for a Community Planning Permit for residential DEVELOPMENT proposing five to ten DWELLING UNITS provided the DEVELOPMENT meets all provisions of this BY-LAW.

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1B.3 COMMUNITY PLANNING PERMIT CLASSES, NOTICE AND APPROVALS

Community Planning Permit Classes

- 1B.3.1 Community Planning Permit classes:
- Class 1 – Standards Met
 - Class 2 – Staff Variation
 - Class 3 – COUNCIL Variation,
- as summarized in section 1B.3 and Table 1A.
- 1B.3.1.1 Community Planning Permit, Class 1: applies to DEVELOPMENT that meets all applicable provisions, standards and requirements of this BY-LAW and the OFFICIAL PLAN as amended. No variation is required.
- 1B.3.1.2 Community Planning Permit, Class 2: applies to DEVELOPMENT that does not meet applicable provisions, standards and requirements of this BY-LAW. Variation is required, which may be granted by the DIRECTOR.
- 1B.3.1.3 Community Planning Permit, Class 3: applies to DEVELOPMENT that does not meet applicable provisions, standards and requirements of this BY-LAW. Variation is required, which may be granted by COUNCIL.

Delegating Approvals

- 1B.3.2.1 COUNCIL hereby delegates to the DIRECTOR all of the power that COUNCIL has to grant Community Planning Permits and variations from the provisions, standards and requirements of this BY-LAW as set out in Table 1A.
- 1B.3.2.2 COUNCIL hereby delegates to the DIRECTOR the authority to execute agreements and other documents relating to Community Planning Permits as set out in Table 1A, subject to the form and content of such agreements and other documents being acceptable to the City Solicitor.
- 1B.3.2.3 Notwithstanding anything to the contrary, Council may, at its discretion, retain approval authority for any matter delegated in section 1B.3.2.1 or section 1B.3.2.2.

Notification Requirements

- 1B.3.3 The CITY will provide public notice of a Community Planning Permit application in accordance with Table 1A. The CITY may update its public notices without amendment to this BY-LAW. A Notice of Decision will be provided for all Community Planning Permits in accordance with section 1B.18.

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Referrals to Council

- 1B.3.4 At the time of submitting an application, an applicant may request that an application for a Class 2 Community Planning Permit be processed as an application for a Class 3 Community Planning Permit, where the applicant is of the opinion that the application would benefit from COUNCIL review and decision.
- 1B.3.5 The DIRECTOR, at their sole discretion, may refer an application for a Class 1 Community Planning Permit to COUNCIL at any time prior to the decision on the application.
- 1B.3.6 The DIRECTOR, at their sole discretion, may refer an application for a Class 2 Community Planning Permit to COUNCIL at any time prior to the decision on the application.

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TABLE 1A: Community Planning Permit Classes, Delegated Authority, and Public Notice Procedure

Class of Permit	Description	Approval Authority	Issuance of Provisional Approval of Community Planning Permit	Application Public Notice Procedures
Class 1 Community Planning Permit	Application meets all provisions, standards and requirements of this BY-LAW. No variation is required.	DIRECTOR	DIRECTOR	No notice required.
Class 2 Community Planning Permit	<p>Application generally meets the intent of the provisions, standards and requirements of this BY-LAW but requires a variation based on one or more of the following:</p> <ul style="list-style-type: none"> ● any variation to Definitions (Section 2) ● any variation to General Regulations (Section 3) ● any variation to Parking, Driveways, Loading (Section 6) ● variation of one or more DEVELOPMENT provisions, standards and requirements within the Class 2 Variation Limits identified in Sections 7, 8, 9, and 10 of this BY-LAW ● approval of a listed Discretionary USE ● variation to a Site Specific Provision in Schedule 'C' 	DIRECTOR	DIRECTOR	<p>Notification posted on CITY website for public access.</p> <p>Notice provided by on-site signage to include: an explanation of the application, Applicant, City staff contact, and where additional information on the application can be found, including how and when to submit comments.</p>

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Class of Permit	Description	Approval Authority	Issuance of Provisional Approval of Community Planning Permit	Application Public Notice Procedures
Class 3 Community Planning Permit	<p>Application generally meets the intent of the provisions, standards and requirements of this BY-LAW but requires a variation based on one or more of the following:</p> <ul style="list-style-type: none"> • variation of one or more DEVELOPMENT provisions, standards and requirements beyond the Class 2 Variation Limits identified in Sections 7, 8, 9, and 10 of this BY-LAW, provided that the variation is: (i.) in accordance with section 1B.6; and (ii.) in conformity with the OFFICIAL PLAN, provincial policy and applicable legislation 	COUNCIL	DIRECTOR	<p>Notification posted on CITY website for public access.</p> <p>Mail to registered owners of land within 120 metres of the subject property.</p> <p>Notice provided by on-site signage to include: an explanation of the application, Applicant, City staff contact, and where additional information on the application can be found, including how and when to submit comments.</p>

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1B.4 DISCRETIONARY USES

- 1B.4.1 A discretionary USE shall only be permitted if the criteria set out in this BY-LAW (including associated footnotes) for the discretionary USE have been addressed to the satisfaction of the Approval Authority.
- 1B.4.2 Notwithstanding anything to the contrary, for any proposed new USE within any Precinct, an amendment to this BY-LAW shall be required in accordance with section 1B.21 (By-law Amendment Process).

1B.5 VARIATIONS

- 1B.5.1 Variations to the provisions, standards and requirements of this BY-LAW may be considered through the Class 2 Community Planning Permit process or the Class 3 Community Planning Permit process in accordance with the objectives of this BY-LAW and the OFFICIAL PLAN.
- 1B.5.2 Variations shall be applied as an amount or percentage of a provision, standard or requirement. The amount or percentage of the variation shall be in accordance with the variation thresholds in this BY-LAW.
- 1B.5.3 Where a provision, standard or requirement in sections 3 (General Regulations) or 6 (Parking, Driveways, Loading) has no variation threshold, the DIRECTOR may approve or provisionally approve DEVELOPMENT that varies from the provision, standard or requirement, subject to compliance with section 1B.6 (Criteria for Considering Variations) and subject to conformity to the OFFICIAL PLAN, and consistency with and conformity to provincial policy and applicable legislation.
- 1B.5.4 For a Class 2 Community Planning Permit application, the DIRECTOR may approve or provisionally approve DEVELOPMENT that varies from the provisions, standards or requirements within section 7, 8, 9 and 10 of this BY-LAW, provided the variation does not exceed the established Class 2 variation threshold (limit), and subject to compliance with section 1B.6 (Criteria for Considering Variations) and conformity to the OFFICIAL PLAN, and consistency with and conformity to provincial policy and applicable legislation.
- 1B.5.5 For a Class 3 Community Planning Permit application, COUNCIL may approve or provisionally approve DEVELOPMENT that varies from the provisions, standards or requirements within section 7, 8, 9 and 10 this BY-LAW beyond the established Class 2 variation threshold (limit), subject to compliance with section 1B.6 (Criteria for Considering Variations) and conformity to the OFFICIAL PLAN, and consistency with and conformity to provincial policy and applicable legislation.

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1B.5.6 Notwithstanding anything to the contrary, if in the opinion of the Approval Authority the criteria for variation in this BY-LAW are not met, the Class 2 Community Planning Permit / Class 3 Community Planning Permit may be denied.

1B.6 CRITERIA FOR CONSIDERING VARIATIONS

1B.6.1 Where a variation is required for a Community Planning Permit, in addition to any other requirement(s) of this BY-LAW, the following criteria shall be complied with to the satisfaction of the Approval Authority prior to the issuance of a Community Planning Permit:

- a) the proposed DEVELOPMENT maintains the general intent of this BY-LAW;
- b) the proposed DEVELOPMENT conforms to the OFFICIAL PLAN and any other applicable policies of the CITY;
- c) the proposed DEVELOPMENT is consistent with policies of upper-levels of government (Federal, Provincial, REGIONAL) and any other authority having jurisdiction;
- d) the proposed DEVELOPMENT conforms to applicable statutes, plans, and/or other like documents of upper-levels of government (Federal, Provincial, REGIONAL) and any other authority having jurisdiction;
- e) the proposed DEVELOPMENT is consistent with the intent of applicable urban design policies, standards, manuals and guidelines;
- f) any potential off-site and adverse impacts resulting from the proposed DEVELOPMENT are identified and mitigated;
- g) the proposed DEVELOPMENT is compatible with, and context sensitive to, the planned context and area character; and
- h) the proposal is desirable for the appropriate development or use of the land, BUILDING(S) or STRUCTURE(S) thereon.

In the event of any conflict between the criteria specified above, the most restrictive criteria shall apply.

1B.6.2 Where a BUILDING is proposed to include multiple DWELLING UNITS, the BUILDING shall be planned for a mix of DWELLING UNIT types (e.g., bachelor, 1-bedroom, 2-bedroom and 3+-bedroom DWELLING UNITS) wherever practicable, in addition to the criteria in section 1B.6.1.

1B.6.3 Where a variation to a Class 2 Community Planning Permit is proposed, the DIRECTOR may scope the extent of the criteria in section 1B.6.1, having regard to the nature and scope of the variation and provided there is compliance with the general intent of the criteria.

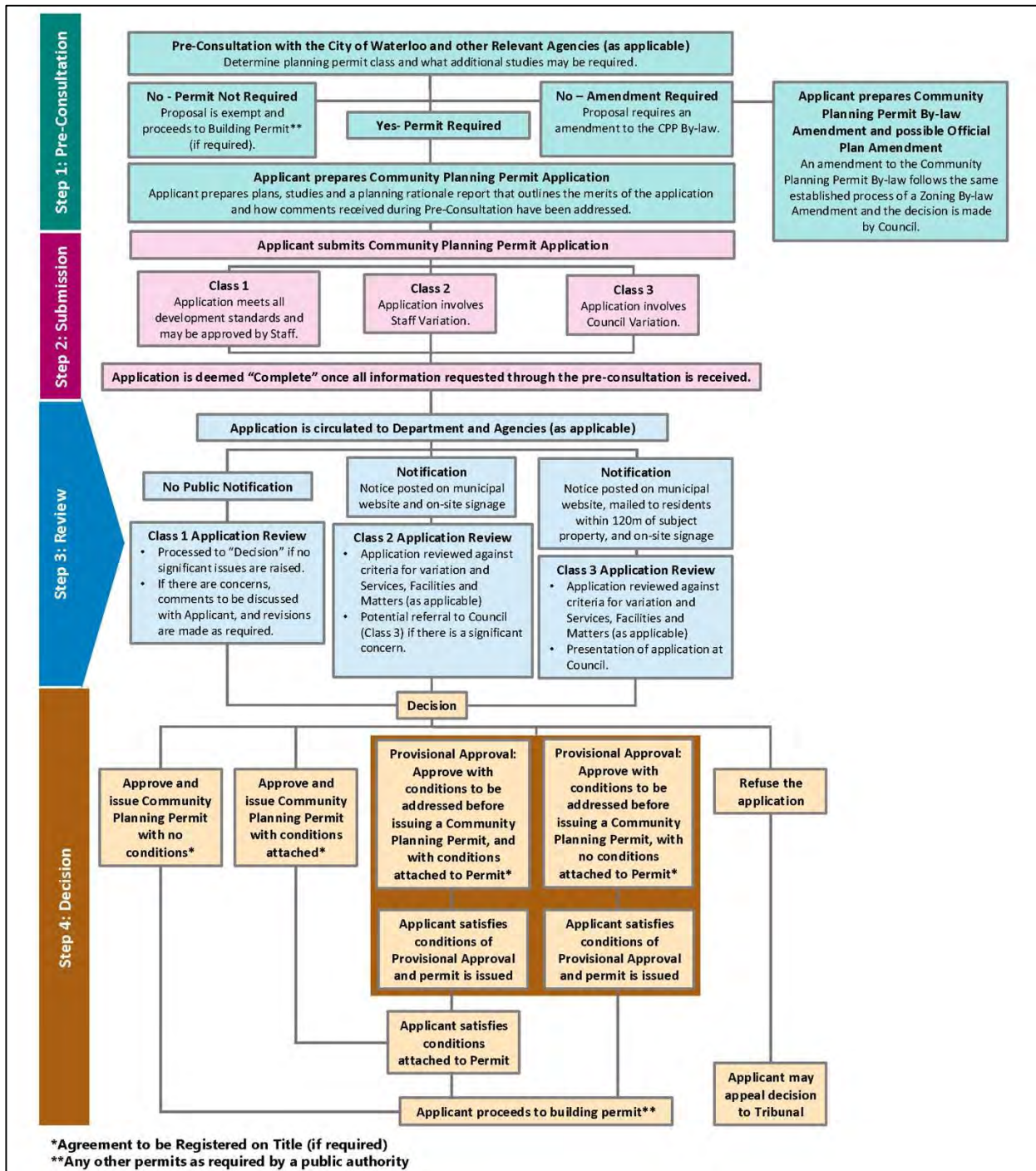
1B.6.4 Every Community Planning Permit application will be evaluated on its merits and in compliance with this BY-LAW.

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1B.7 APPLICATION PROCESS

1B.7.1 The Community Planning Permit review process generally consists of the steps illustrated in Figure 1 (Community Planning Permit Application Process):

Figure 1: Community Planning Permit Application Process



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1B.8 PRE-APPLICATION CONSULTATION

- 1B.8.1 Prior to the submission of a Community Planning Permit application, a pre-application consultation meeting shall be held between the applicant, the CITY, and relevant agencies to obtain an overview of the application and establish the requirements for a complete Community Planning Permit application as specified in a checklist issued by the CITY. A pre-application consultation meeting shall not be required for exemptions outlined in section 1B.2 (Exemptions) of this BY-LAW.
- 1B.8.2 For Community Planning Permit applications that affect a matter of REGIONAL interest, (including but not limited to REGIONAL roads, transit services, water supply capacity, airport services, source water protection, affordable housing), the REGION will be invited to the pre-application consultation meeting to address matters under its jurisdiction.
- 1B.8.3 Where the complete application checklist issued by the CITY requires a plan, drawing, technical study / report, the extent of the matters / issues to be addressed therein will be in accordance with professional standards of practice, applicable policy and standards document, relevant terms of reference documents, and any other requirement identified at the pre-application consultation meeting or on the complete application checklist issued by the CITY.
- 1B.8.4 Wherever practicable, technical plans, drawings, studies / reports for natural hazards shall be submitted by the applicant to the CITY as part of the pre-application consultation meeting request.
- 1B.8.5 The DIRECTOR may, at their sole discretion, waive the requirement for a pre-application consultation meeting for any application by way of written confirmation. The written confirmation shall also contain a complete application checklist.

1B.9 COMPLETE APPLICATION REQUIREMENTS

- 1B.9.1 Complete application requirements for a Community Planning Permit shall include:
- a) Community Planning Permit application form that is completed and signed;
 - b) submission of required fees;
 - c) application submission requirements identified on Schedule 1 of Ontario Regulation 173/16, as amended; and
 - d) all submission requirements identified through sections 1B.8 (Pre-Application Consultation) and 1B.10 (Required Information, Materials, Studies and Reports).

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1B.10 REQUIRED INFORMATION, MATERIALS, STUDIES AND REPORTS

- 1B.10.1 A list of technical studies and reports that may be required to be submitted as part of a complete application for a Community Planning Permit is contained in the OFFICIAL PLAN. Additional plans, drawings, and technical studies / reports may also be required by agencies (inclusive of the REGION) at the time of application.
- 1B.10.2 All required plans, drawings, and technical studies / reports shall be prepared by qualified professionals retained by and at the expense of the applicant, and signed and stamped by the qualified professional.
- 1B.10.3 At the discretion of the Approval Authority, any required plan, drawing, and technical study / report may be subject to peer review at the expense of the applicant.

1B.11 PUBLIC NOTIFICATION REQUIREMENTS

- 1B.11.1 Public notification requirements shall be as specified in Table 1A.
- 1B.11.2 Notice of all complete Class 3 Community Planning Permit applications will be circulated to COUNCIL for information purposes.

1B.12 EVALUATION OF APPLICATIONS

- 1B.12.1 Applications will be evaluated for compliance with applicable law, policies, standards, manuals, and guidelines and all other relevant considerations, including but not limited to the site planning standards and guidelines in the Urban Design Manual and the directives specified in 1B.12.2.
- 1B.12.2 (intentionally left blank)

1B.13 DECISION

- 1B.13.1 After reviewing a complete Community Planning Permit application, the Approval Authority may:
- a) Approve the application without conditions and issue a Community Planning Permit;
 - b) Approve the application and issue a Community Planning Permit with conditions;
 - c) Approve the application subject to conditions being met before the issuance of a Community Planning Permit, subject to Section 1B.15 (Provisional Approval);
 - d) Approve the application subject to conditions being met before the issuance of a Community Planning Permit, subject to Section 1B.15 (Provisional Approval) and with conditions; or

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- e) Deny the application if, in the opinion of the Approval Authority, the provisions, standards and requirements of this BY-LAW are not met, including the criteria for variation from a provision, standard or requirement.

1B.13.2 Notwithstanding anything to the contrary, when considering a Community Planning Permit application, the Approval Authority may confer with any PERSON or public bodies that may have an interest in the application.

1B.13.3 Timing listed in Figure 1 refers to prescribed timelines within the PLANNING ACT. Decisions regarding Community Planning Permit applications may take longer than the prescribed timelines to ensure that proper review, consultation and consideration of all relevant matters has been undertaken.

1B.13.4 The Approval Authority may impose a lapsing date in relation to the Community Planning Permit application and/or the issued Community Planning Permit.

1B.14 CONDITIONS OF APPROVAL

1B.14.1 Where a Community Planning Permit is required in accordance with the provisions of this BY-LAW, the CITY may approve the permit with conditions. Conditions may be secured through the form of an agreement to be registered on title, and in accordance with section 1B.17 (Agreements). All conditions must be satisfied within a specified timeframe to the satisfaction of the Approval Authority. A condition may be imposed if:

- a) the condition is clear and precise;
- b) the condition is quantifiable, as applicable; and
- c) the condition includes a clear statement as to whether it must be satisfied before construction, renovation, demolition or change in use.

1B.14.2 A condition of approval shall not be applied in relation to:

- a) interior design;
- b) the layout of interior areas, other than interior walkways, stairs, elevators and escalators; or
- c) the manner of construction and standards of construction.

1B.14.3 The CITY may impose on its own accord, or on behalf of government agencies, the following types of conditions as a condition of approval:

- a) the completion of required studies, plans and/or other documents;
- b) the submission of supplemental studies, plans and/or other documents;
- c) the implementation of actions or recommendations in studies, plans and/or other documents;
- d) the achievement of performance criteria and standards, including but not limited to those related to achieving a high standard of context-sensitive urban design;
- e) securing off-site parking or cash-in-lieu of parking;

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- f) securing active transportation and/or transportation demand management measures and/or infrastructure;
- g) the conveyance of land and/or easements in accordance with applicable law;
- h) the verification of site remediation / record of site condition;
- i) the protection of the natural environment, natural systems, mature vegetation, or remediation of lands;
- j) the efficient use or conservation of energy;
- k) the provision and capacity of transportation and servicing infrastructure;
- l) the conservation of cultural heritage resources;
- m) the availability and capacity of municipal infrastructure and services (including supply and pressure), including stormwater management;
- n) the provision of attainable and/or affordable housing units;
- o) compliance with applicable parkland requirements;
- p) orderly growth and development;
- q) the provision of financial securities, to facilitate compliance with approvals and to indemnify the CITY from DEVELOPMENT related costs;
- r) the application and/or lifting of holding provisions;
- s) the temporary use of lands, BUILDING or STRUCTURES;
- t) impervious coverage;
- u) any matter specified in section 41(7)(a) of the PLANNING ACT;
- v) the conversion of floor area with a BUILDING, STRUCTURE or DWELLING UNIT;
- w) site alteration, grading, drainage, erosion and sediment control;
- x) vegetation protection, vegetation retention, vegetation removal (including trees);
- y) the provision and/or relocation of utilities and telecommunication infrastructure;
- y) the provision of specified facilities, services and matters in exchange for a specific density of DEVELOPMENT as identified in this BY-LAW in section 1B.16; or
- z) entering into agreements relating to any condition.

1B.14.4 The CITY may impose timelines for compliance with any condition. Should any condition not be fulfilled by the imposed timeline, the conditional approval will lapse, except where otherwise stated within an agreement.

1B.14.5 Unless otherwise stated in the condition, the cost to implement the condition shall be borne solely by the owner/applicant.

1B.15 PROVISIONAL APPROVAL

1B.15.1 Provisional approval represents in-principle approval of the Community Planning Permit subject to certain conditions being satisfied prior to issuance of a Community Planning Permit, as stipulated in section 1B.14 (Conditions of Approval) of this BY-LAW.

1B.15.2 The conditions associated with a Provisional Approval shall be satisfied in advance of the issuance of the Community Planning Permit, to the satisfaction of the Approval Authority.

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- 1B.15.3 Provisional Approval does not guarantee the issuance of a Community Planning Permit. If one or more conditions of Provisional Approval are not satisfied as determined by the Approval Authority, the Community Planning Permit shall not be issued. An amendment or modification to the design of the DEVELOPMENT to satisfy one or more conditions may result in the need for a new circulation of the application or new Community Planning Permit application, as determined by the Approval Authority.
- 1B.15.4 Provisional Approval shall be valid for a period of two (2) years, or such later date as determined by the Approval Authority, failing which the Provisional Approval shall lapse.
- 1B.15.5 An extension may be granted to the time period in section 1B.15.4 by the DIRECTOR at their sole discretion. Such extensions shall be based on one (1) year intervals, to a maximum combined three (3) years.

1B.16 FACILITIES, SERVICES, AND MATTERS (COMMUNITY BENEFITS)

Class 1 Permit

- 1B.16.1 The maximum density that may be permitted through a Class 1 Community Planning Permit is shown in Tables 7B, 7D1, 7E, and 8C and is subject to the provision of facilities, services and matters in accordance with section 1B.16.4 and Tables 1B.16A and 1B.16B.

Class 2 Permit

- 1B.16.2 The maximum density that may be permitted through a Class 2 Community Planning Permit is shown in Tables 7B, 7D1, 7E, and 8C and is subject to the provision of facilities, services and matters in accordance with the section 1B.16.4 and Tables 1B.16A and 1B.16B and the criteria outlined in section 1B.6 (Criteria for Considering Variations) of this BY-LAW.

Class 3 Permit

- 1B.16.3 The maximum density that may be permitted through a Class 3 Community Planning Permit is subject to the provision of facilities, services and matters in accordance with the section 1B.16.4 and Tables 1B.16A and 1B.16B and the criteria outlined in section 1B.6 (Criteria for Considering Variations) of this BY-LAW.

Provision of Facilities, Services and Matters - Residential Use

- 1B.16.4 For residential DEVELOPMENT, in exchange for an increased density, the CITY will require the provision of facilities, services and matters as outlined in the Tables 1B.16A and 1B.16B herein, and as follows:

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- a) For a DEVELOPMENT containing multiple BUILDINGS and / or multiple TOWERS on a common PODIUM, the required facilities, services and matters shall be calculated using the entire site, per DWELLING UNIT above the maximum Class 1 Community Planning Permit density threshold.
- b) The required Complete Community Contribution Fee shall be calculated based on all DWELLING UNITS in the BUILDING(S).

1B.16.5 For clarity, DEVELOPMENT that requires a Class 2 Community Planning Permit or a Class 3 Community Planning Permit based on a proposed variation to one or more provisions in this BY-LAW with the exception of maximum density, shall be subject to the facilities, services and matters identified in Table 1B.16A for a Class 1 Maximum Density Threshold.

1B.16.6 **Table 1B.16A: Overview of Required Facilities, Services and Matters**

	Within Class 1 Maximum Density Threshold	Within Class 2 Maximum Density Threshold or a Class 3 Application for Additional Density
Required Facilities, Services and Matters	Complete Community Contribution per Table 1B.16B for DEVELOPMENT with 5 or more storeys and 10 or more residential DWELLING UNITS	Complete Community Contribution per Table 1B.16B for DEVELOPMENT with 5 or more storeys and 10 or more residential DWELLING UNITS AND* Option 1: A minimum percentage of all residential DWELLING UNITS (rental or ownership) above the Class 1 density threshold as specified in an amendment to this BY-LAW, where the DEVELOPMENT is compliant with the maximum building height established by this BY-LAW, shall be provided as Affordable DWELLING UNITS, per Table 1B.16C . OR Option 2: Cash-in-lieu equal to or greater than the value of Option 1, as specified in an amendment to this BY-LAW

**NOTE: Will be in force and effect on a future date by decision of Council which shall be no earlier than July 1, 2027.*

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1B.16.7 **Table 1B.16B: Required Complete Community Contribution Amount**

	Required Contribution Amount
Complete Community Contribution	4% of the value of the land that is the subject of development or redevelopment.**

** An appraisal will be required from an independent accredited real estate appraiser qualified to provide an opinion on the market value of the lands, as of the day before the date a building permit is issued, to the satisfaction of the CITY.

1B.16.8 **Table 1B.16C: Affordability threshold for City of Waterloo Ownership or Rental Affordable Dwelling Units (updated annually by the Province)**

	Affordability threshold (Provincial Affordable Residential Unit Bulletin, as amended)
Affordable Ownership Unit	Affordable ownership price shall be equal to or less than the Provincial Bulletin for the City of Waterloo, as amended from time to time.
Affordable Rental Unit	Affordable rental price shall be equal to or less than the Provincial Bulletin for the City of Waterloo, as amended from time to time.

Application Requirements

1B.16.9 An application for a Community Planning Permit for a density above the Class 1 Community Planning Permit maximum density in Tables 7B, 7D1, 7E, and 8C and within the Class 2 Community Planning Permit density threshold shall demonstrate as part of a complete application that the facilities, services, and matters proposed to be provided are proportional in quantity and / or monetary value to the number of additional BEDROOMS proposed above the Class 1 Community Planning Permit maximum density.

Exemptions for the provision of facilities, services and matters

1B.16.10 Notwithstanding anything to the contrary, facilities, services and matters shall not be required with respect to:

- a) DEVELOPMENT or a change in USE of a BUILDING or STRUCTURE intended for use as a LONG TERM CARE FACILITY inclusive of a GROUP HOME within the meaning of subsection 2(1) of the *Long Term Care Homes Act, 2007*.

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- b) DEVELOPMENT or a change in USE of a BUILDING or STRUCTURE intended for use as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- c) DEVELOPMENT or a change in USE of a BUILDING or STRUCTURE intended for use by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario;
 - ii. a college or university federated or affiliated with a university described in subparagraph (i);
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- d) DEVELOPMENT or a change in USE of a BUILDING or STRUCTURE intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
- e) DEVELOPMENT or a change in USE of a BUILDING or STRUCTURE intended for use as a hospice to provide end-of-life care;
- f) DEVELOPMENT or a change in USE of a BUILDING or STRUCTURE intended for use as residential premises by any of the following entities:
 - i. a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - ii. a corporation without share capital to which the *Canada Not-for-Profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

1B.17 AGREEMENTS

- 1B.17.1 Where a Community Planning Permit is required, an owner/applicant may be required, at the discretion of the Approval Authority, to enter into one or more agreements with the CITY, including but not limited to:
- agreements to secure the implementation of conditions of approval;
 - for the provision of facilities, services and matters; and/or
 - for any other matter as specified in this BY-LAW.

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- 1B.17.2 Such agreements may be registered on title to the property by the CITY at the applicant's / owner's expense.
- 1B.17.3 The form and content of such agreements shall be to the satisfaction of the DIRECTOR and the City Solicitor.
- 1B.17.4 Agreements executed prior to the EFFECTIVE DATE of this BY-LAW shall continue to be valid and binding, and may be amended under this BY-LAW as a condition to a Community Planning Permit.

1B.18 NOTICE OF DECISION

- 1B.18.1 In accordance with the PLANNING ACT, within 15 days of the date of decision, the CITY shall issue a written Notice of Decision to the applicant and to each PERSON or public body that filed a written request to be informed of the decision with the Clerk of the CITY.
- 1B.18.2 The Notice of Decision shall:
- a) include reasons for the decision; and
 - b) give reasons for any conditions imposed and include any imposed conditions.

1B.19 APPEAL RIGHTS AND PROCESS

- 1B.19.1 Any appeal related to a Community Planning Permit application shall be made in accordance with the PLANNING ACT and appropriate regulations thereto, including but not limited to Ontario Regulation 173/16.

1B.20 MODIFICATIONS TO APPROVALS

- 1B.20.1 An applicant may apply to modify a:
- a) provisional approval for a Community Planning Permit; or
 - b) condition of approval applied to a Community Planning Permit.
- Modifications include revisions to the DEVELOPMENT concept and supporting materials, and the removal of Holding provisions.
- 1B.20.2 The DIRECTOR, or on referral COUNCIL, may approve or deny the proposed modification in whole or in part, with or without conditions.
- 1B.20.3 Modifications as specified in section 1B.20.1 shall conform to this BY-LAW, the OFFICIAL PLAN, and applicable law.
- 1B.20.4 An application under section 1B.20.1 may be subject to additional submission materials and requirements as the Approval Authority determines appropriate.

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1B.20.5 An application under section 1B.20.1 shall be subject to applicable fees and charges as specified in the Fees and Charges By-law of the CITY as amended from time to time. At the discretion of the DIRECTOR, or on referral COUNCIL, fees and charges may be waived or reduced if the proposed modification is minor in nature (e.g., redline revision).

1B.21 BY-LAW AMENDMENT PROCESS

1B.21.1 An amendment to this BY-LAW shall be required:

- a) where a proposal includes a USE that is not a Permitted or Discretionary USE
- b) where a proposal includes a proposed amendment to the Community Planning Permit Area and/or an amendment to the boundary of a Precinct
- c) where the CITY deems it appropriate to make general amendments to any of the text or schedules contained in this BY-LAW

An amendment to the OFFICIAL PLAN may also be required.

1B.21.2 An amendment to this BY-LAW may be initiated by the CITY or by an applicant in accordance with applicable law.

1B.21.3 In accordance with the PLANNING ACT, applicant-initiated applications to amend this BY-LAW shall not be made before the fifth anniversary of the EFFECTIVE DATE except in compliance with section 17(5) of Ontario Regulation 173/16, whereby amendments to this BY-LAW are permitted before the fifth anniversary of the EFFECTIVE DATE where COUNCIL declares by resolution that such amendment application is permitted.

1B.21.4 Any amendment to this BY-LAW shall:

- a) be supported by comprehensive planning rationale and an evaluation of the proposed amendment in the context of the goals, objectives, and intent of this BY-LAW, the OFFICIAL PLAN, and applicable policies, plans and legislation;
- b) include an engagement plan for public notifications, open houses, and statutory public meetings in accordance with the PLANNING ACT and as deemed appropriate by the DIRECTOR;
- c) be supported by additional information, materials and/or studies as required by the CITY in consultation with relevant agencies, and identified through the pre-application consultation process; and
- d) comply with this BY-LAW, including section 1B.9 (Complete Application Requirements).

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1B.22 HOLDING PROVISIONS

- 1B.22.1 Where lands were deemed to be subject to a Holding provision by way of a by-law passed pursuant to Section 36 of the PLANNING ACT on the EFFECTIVE DATE of this BY-LAW, the Holding provision shall be deemed to continue to apply.
- 1B.22.2 Holding provisions that existed on the EFFECTIVE DATE of this BY-LAW are indicated on Schedule 'A' to this BY-LAW and listed in Appendix 'A' to this BY-LAW, and pursuant to section 1B.22.1 will be maintained and form part of this BY-LAW until such time as the Holding provision is removed by the DIRECTOR.
- 1B.22.3 An amendment to this BY-LAW is not required to remove a Holding provision applied to lands within the area identified on Schedule 'A' to the BY-LAW. COUNCIL hereby delegates to the DIRECTOR the authority to remove Holding provision in this BY-LAW under section 1B.20 (Modifications to Approvals).

1B.23 LOT CONSOLIDATION OF LANDS OUTSIDE COMMUNITY PLANNING PERMIT AREA

- 1B.23.1 An applicant may apply to modify the boundaries of the area identified on Schedule 'A' to the BY-LAW for lot consolidation purposes where the majority of the parcel of land is within the EXISTING Community Planning Permit Area.
- 1B.23.2 An applicant-initiated amendment to this BY-LAW will be required to modify boundaries in accordance with section 1B.23.1, pursuant to section 1B.21 (By-law Amendment Process), to:
- a) bring the abutting lands into this BY-LAW including Schedule 'A' hereto;
 - b) apply a precinct designation to the abutting lands; and
 - c) repeal Zoning By-law 2018-050 and Site Plan Control By-law 2013-124 in relation to the abutting lands.

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SECTION 2 – DEFINITIONS

Where a term appears in the text of this BY-LAW in capital letters, the term shall have the same meaning as set out in Section 2 of CITY Zoning By-law 2018-050 as amended from time to time, except as specified below. Wherever a term below appears in the text of this BY-LAW in regular font, it is intended to have the meaning ordinarily attributed to it in the English language. Certain definitions may include permitted USES and regulations which shall be observed in addition to those contained in other sections of this BY-LAW. Where a reference is made to OS1 in 2018-050 it shall be deemed to also apply in the same manner, to the OSR precinct in this By-law. Where a reference is made to OS3 in 2018-050 it shall be deemed to also apply in the same manner, to the OSC precinct in this By-law.

Any variation to a definition in Section 2 will be classified as a Class 2 Community Planning Permit variation subject to being minor in nature and will be evaluated against the criteria in Section 1B.6 (Criteria for Considering Variations).

BY-LAW means this by-law, all schedules attached hereto, and every amendment or permit which amends, modifies, varies or supplements this by-law.

COUNCIL means the elected Council of the CITY.

DEVELOPMENT means:

- (a) the construction, erection or placing of one or more BUILDINGS or STRUCTUREs on land,
- (b) the making of an addition or alteration to a BUILDING or STRUCTURE that has the effect of substantially increasing its size or usability,
- (c) the laying out and establishment of,
 - (i) a commercial parking LOT,
 - (ii) sites for the location of three or more mobile homes as defined in subsection 46 (1) of the PLANNING ACT,
 - (iii) sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of the PLANNING ACT, or
 - (iv) sites for the location of three or more trailers as defined in subsection 164 (4) of the MUNICIPAL ACT, 2001,
- (d) site alteration, including but not limited to,
 - (i) alteration of the GRADE of land, and

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- (ii) placing or dumping fill, or
- (e) the removal of vegetation.

DIRECTOR

means the Director of Planning for the CITY and any successor position thereto. Includes designates and delegates as authorized in writing by the DIRECTOR.

EFFECTIVE DATE

means the date on which this BY-LAW comes into force and effect pursuant to section 1A.8.

PUBLIC SCHOOL

means a public elementary SCHOOL and or public secondary SCHOOL that is primarily funded by the Province of Ontario and operates under the jurisdiction of a District SCHOOL Board pursuant to the *Education Act, R.S.O. 1990, c.E.2* as amended. May include adult education and skills development by the District SCHOOL Board.

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means all lands within the geographic boundaries of the City of Waterloo.

SECTION 3 – GENERAL REGULATIONS

General Regulations hereto shall be the same as the general regulations contained in Section 3 of CITY Zoning By-law 2018-050 as amended from time to time, except as specified below. Where a reference is made to OS1 in 2018-050 it shall be deemed to also apply in the same manner, to the OSR precinct in this By-law. Where a reference is made to OS3 in 2018-050 it shall be deemed to also apply in the same manner, to the OSC precinct in this By-law.

Any variation to a general regulation in Section 3 will be classified as a Class 2 Community Planning Permit variation subject to being minor in nature and will be evaluated against the criteria in Section 1B.6 (Criteria for Considering Variations) .

3.F.1 FLOODPLAIN

3.F.1.1 Where the floodplain symbol prefix "(F)" on Schedule 'A1' is applied to a LOT, the lands or part thereof are classified as floodplain (which includes the watercourse), and no PERSON shall ERECT, alter, enlarge, reconstruct, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, nor modify or change the elevation of any land in whole or in part, nor undertake any site alteration, without a PERMIT or written consent from the Grand River Conservation Authority.

3.F.1.2 Where the floodplain symbol prefix "(F)" on Schedule 'A1' is applied to a LOT, the following additional regulations shall apply to:

- the erection, alteration, enlargement, reconstruction, or use of any BUILDING or STRUCTURE in whole or in part;
- any increase in density;
- the use of land in whole or in part;
- any site alteration of land, including changes to the elevation of land, after the EFFECTIVE DATE of this BY-LAW:

a.) the following regulations shall apply to lands identified as Candidate Two Zone Policy Area on Schedule 'A':

- i.) No PERSON shall ERECT, alter, enlarge, reconstruct, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, nor modify or change the elevation of any land in whole or in part, nor undertake any site alteration, within a Candidate Two Zone Policy Area except in accordance with sections 3.F.1.2.a).ii.) and 3.F.1.2.a).iii.).

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- ii.) Notwithstanding section 3.F.1.2.a.)i.), the following uses shall be permitted within a Candidate Two Zone Policy Area provided a PERMIT or written consent is obtained from the Grand River Conservation Authority:
- flood or erosion control works
 - water supply and wastewater management facilities
 - stormwater management or control works
 - Conservation Areas
 - open space lands for passive recreation
 - LANDSCAPED BUFFER
- iii.) Notwithstanding anything to the contrary, additions and alterations to EXISTING facilities, EXISTING BUILDINGS and EXISTING STRUCTURES shall be permitted within a Candidate Two Zone Policy Area provided:
- A.) a PERMIT or written consent is obtained from the Grand River Conservation Authority;
- B.) the addition or alteration shall not increase the number of DWELLING UNITS on the LOT; and
- C.) All BUILDINGS and STRUCTURES shall be FLOODPROOFED to the elevation of the REGULATORY FLOOD, unless otherwise authorized by the Grand River Conservation Authority.

NOTE: Additions and alterations to EXISTING facilities, EXISTING BUILDINGS and EXISTING STRUCTURES within a Candidate Two Zone Policy Area should generally: (a.) exclude HABITABLE FLOOR SPACE below the REGULATORY FLOOD elevation; (b.) exclude non-HABITABLE FLOOR SPACE below the elevation of EXISTING non-HABITABLE FLOOR SPACE; (c.) exclude openings, windows and doors below the REGULATORY FLOOD elevation; and (d.) locate BUILDING services, such as mechanical and electrical services, above the REGULATORY FLOOD elevation.

SECTION 4 – INTERPRETATIONS

4.1 INTERPRETATIONS

The interpretation rules set out in Section 4 apply to all regulations herein, unless the text of the BY-LAW expressly states otherwise.

4.2 LEGISLATION

Wherever legislation is referenced in this BY-LAW, the reference is meant to include all applicable amendments to the legislation and successor legislation thereto, as well as all regulations or other secondary legislation that is passed in accordance with the referenced statute.

4.3 CONFLICT

In the event of any conflict between this BY-LAW and any other by-law passed by the CITY, the more restrictive provision prevails unless applicable law requires otherwise.

In the event of any conflict between provisions in this BY-LAW, the more restrictive provision prevails unless applicable law requires otherwise.

4.4 POST-CONSTRUCTION TOLERANCES

Any measurement provided for in this BY-LAW shall be considered to have a post-construction tolerance of:

a) For a minimum regulation:

- i. Minus 0.05 metres in the case of a linear measurement.
- ii. Minus two percent (2%) in the case of an area measurement.

b) For a maximum regulation:

- i. Plus 0.05 metres in the case of a linear measurement.
- ii. Plus two percent (2%) in the case of an area measurement.

4.5 HEADING & CAPTION NAMES AND NUMBERING

Heading and caption names and numbering appearing in this BY-LAW are for convenience of reference only, do not form an operative part of this BY-LAW, and are not considered to be an integral part of this BY-LAW. Heading and caption names and numbering shall not in any way modify or limit the regulations contained herein or have any effect on the interpretation of this BY-LAW. Accordingly, heading and caption

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names and numbering may be added, deleted, or changed by the DIRECTOR without a formal amendment being required to this BY-LAW.

4.6 DIAGRAMS & IMAGES

Diagrams and images in this BY-LAW are for convenience of reference only, do not form an operative part of this BY-LAW, and are not considered to be an integral part of this BY-LAW. Diagrams and images shall not in any way modify or limit the regulations contained herein. Accordingly, diagrams and images may be added, deleted, or changed by the DIRECTOR without a formal amendment being required to this BY-LAW.

4.7 REFERENCES AND NOTES

4.7.1 References in brackets, illustrated as “(see [inset reference])”, in this BY-LAW are for convenience of reference only, do not form an operative part of this BY-LAW, and are not considered to be an integral part of this BY-LAW. References shall not in any way modify or limit the regulations contained herein or have any effect on the interpretation of this BY-LAW. Accordingly, references may be added, deleted, or changed by the DIRECTOR without a formal amendment being required to this BY-LAW.

4.7.2 Notes, illustrated as “NOTE: [inset note]”, in this BY-LAW are for reference only, do not form an operative part of this BY-LAW, and are not considered to be an integral part of this BY-LAW. Notes shall not in any way modify or limit the regulations contained herein or have any effect on the interpretation of this BY-LAW. Accordingly, notes may be added, deleted, or changed by the DIRECTOR without a formal amendment being required to this BY-LAW.

4.8 SITE SPECIFIC EXCEPTIONS

Where a number in brackets follows a precinct symbol on Schedule ‘C1’ of this BY-LAW, the number refers to a site specific regulation that applies to the lands. Site specific regulations are located in Schedule ‘C’ of this BY-LAW. Unless specifically amended by the site specific regulation, all the regulations within the precinct category applied to the lands and the general provisions of this BY-LAW shall apply.

4.9 SITE SPECIFIC REGULATIONS

Site specific regulations shall supersede the regulations within the precinct category applied to the lands and the general provisions of this BY-LAW.

4.10 TECHNICAL REVISIONS

Provided that the purpose and intent of the BY-LAW is not affected, the DIRECTOR may undertake the following technical revisions without a formal amendment being required to this BY-LAW:

- a) Correction of grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

- b) Changing numbering, cross-referencing, and arrangement of text, tables and schedules.
- c) Revising base mapping and parcel fabric updated from the Ontario Land Registry Office.
- d) Correcting LOT and feature boundary errors and or inconsistencies.
- e) Adjusting the precise boundary of an open space precinct specified in Section 10 of this BY-LAW where such adjustments are supported by a technical assessment approved and or accepted by the CITY.
- f) Adjusting the precise boundary of a REGULATED AREA specified on Schedule 'A1' to this BY-LAW where such adjustments are supported by a technical assessment approved and or accepted by the CITY and the Grand River Conservation Authority.

4.11 SEVERABILITY

In the event that any regulation in this BY-LAW is deemed or determined to be in violation of any law, or held to be invalid or unenforceable by any court or tribunal of competent jurisdiction, the violation and invalidity shall not affect the remainder of this BY-LAW. This BY-LAW shall afterwards be interpreted as though the offending regulation is not contained in this BY-LAW.

4.12 PERMIT DOES NOT CONSTITUTE ACKNOWLEDGEMENT OF COMPLIANCE

The issuance of a PERMIT by any PUBLIC AUTHORITY including the CITY does not constitute an acknowledgement that the requirements of this BY-LAW have been complied with.

4.13 PERMIT COMPLIANCE

4.13.1 No Building Permit shall be issued for the use or occupancy of any land, in whole or in part, that would contravene this BY-LAW, unless otherwise determined by the Chief Building Official of the CITY. No Building Permit shall be issued for the erection, enlargement, alteration, reconstruction, use and or occupancy of any BUILDING or STRUCTURE, in whole or in part, that would contravene this BY-LAW, unless otherwise determined by the Chief Building Official of the CITY.

4.14 INDIRECT ACTION

Any PERSON prohibited from doing something pursuant to this BY-LAW is also prohibited from causing, allowing or permitting that action to be done.

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4.15 INCLUDES

The use of the word “includes” in any tense (for example, “including”, “included”, or “include”) is not intended to restrict or limit any of the words or phrases either preceding or following it.

4.16 GENDER

Words imparting the masculine, feminine or neutral gender shall be interpreted to refer to any gender as applicable in the context.

4.17 NOUNS

Reference to any noun is considered to be a reference to all or any part of that item. For example, reference to a “BUILDING” shall be interpreted as reference to “all or any portion of the BUILDING”.

4.18 DEFINITION BRACKETED TERMS

A bracketed term in the Definition Section of this BY-LAW shall be interpreted as a prefix to the unbracketed term, and may be written as such in this BY-LAW. For example, reference to “LOT LINE (Front)” shall be interpreted as “Front LOT LINE” and may be written as such.

4.19 INTERPRETATION OF DEFINITIONS – RESIDENTIAL BUILDING TERMS

NOTE: Definitions are contained and referenced in Section 2 of this BY-LAW

- a) Within this BY-LAW, ACCESSORY APARTMENT shall have the same meaning as ACCESSORY APARTMENT DWELLING, and may be written as such.
- b) Within this BY-LAW, APARTMENT shall have the same meaning as APARTMENT BUILDING, and may be written as such.
- c) Within this BY-LAW, BACHELOR UNIT shall have the same meaning as BACHELOR DWELLING UNIT, and may be written as such.
- d) Within this BY-LAW, DUPLEX shall have the same meaning as DUPLEX BUILDING, and may be written as such.
- e) Within this BY-LAW, MAISONETTE shall have the same meaning as MAISONETTE BUILDING, and may be written as such.
- f) Within this BY-LAW, SEMI-DETACHED shall have the same meaning as SEMI-DETACHED BUILDING, and may be written as such.
- g) Within this BY-LAW, FREEHOLD SEMI-DETACHED shall have the same meaning as FREEHOLD SEMI-DETACHED BUILDING, and may be written as such.

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- h) Within this BY-LAW, SINGLE DETACHED shall have the same meaning as SINGLE DETACHED BUILDING, and may be written as such.
- i) Within this BY-LAW, STACKED TOWNHOUSE shall have the same meaning as STACKED TOWNHOUSE BUILDING, and may be written as such.
- j) Within this BY-LAW, TOWNHOUSE shall have the same meaning as TOWNHOUSE BUILDING, and may be written as such.
- k) Within this BY-LAW, FREEHOLD TOWNHOUSE shall have the same meaning as FREEHOLD TOWNHOUSE BUILDING, and may be written as such.
- l) Within this BY-LAW, TRIPLEX shall have the same meaning as TRIPLEX BUILDING, and may be written as such.

4.20 TABLES

Permitted USES in this BY-LAW may be described in tabular format. In each case, the first column will describe the USE. Each column to the right of the first column relates to a precinct category as stated. Reading down the first column, locate the row for the USE in question, and read the table cells to the right of the said USE in the applicable precinct category column.

Regulations in this BY-LAW may be described in tabular format. In each case, the first column will describe the regulation. Each column to the right of the first column will relate to a permitted USE as stated. Reading down the first column, locate the row for the regulation in question, and read across to the table cell below the permitted USE. The table cell will contain the regulation (being a number or a formula) that must be complied with to permit the USE.

4.21 GENERAL REGULATIONS

Unless otherwise expressly stated in this BY-LAW, the regulations contained in the General Regulations Section of this BY-LAW take precedence over the regulations contained in any precinct category.

4.22 SPECIFIC DEFINITIONS

Specific definitions stated in a precinct category or site specific precinct provision shall take precedence over the definitions contained and referenced in Section 2 of this BY-LAW.

4.23 GRAND RIVER CONSERVATION AUTHORITY

- 4.23.1 The CITY acknowledges that REGULATED AREAS are subject to the Conservation Authorities Act which authorizes the Grand River Conservation Authority to regulate and

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prohibit development in such areas. The CITY further acknowledges that mapping lines associated with REGULATED AREAS can change, and REGULATED AREA boundaries on Schedule 'A1' shall be interpreted in accordance with Section 4.23.2. Compliance with this BY-LAW does not entitle a PERSON to ERECT, enlarge, alter, or reconstruct any BUILDING or STRUCTURE in whole or in part in REGULATED AREAS, nor grade or place fill in REGULATED AREAS, without first obtaining a PERMIT from the Grand River Conservation Authority.

- 4.23.2 The boundary of a REGULATED AREA shall be determined by a technical analysis and survey acceptable to the Grand River Conservation Authority and the CITY based on Schedule 'A1' of this BY-LAW, subject to minor revisions to such boundaries that are accepted and authorized by PERMIT from the Grand River Conservation Authority.

NOTE: Readers of this BY-LAW are directed to consult with the Grand River Conservation Authority whenever they are considering USES and development (as defined by the Grand River Conservation Authority) within, adjacent or near REGULATED AREAS including floodplains, wetlands, slopes, and watercourses in WATERLOO.

4.24 HIGHWAYS

HIGHWAYS referenced by name in this BY-LAW mean the HIGHWAY so named within WATERLOO.

4.25 PRECINCT MAP

The Precinct Map attached hereto as Schedule 'A' delineates the precincts set forth in this BY-LAW, and together with all notations, references, and other information shown thereon is hereby incorporated in and declared to form part of this BY-LAW to the same extent as if fully described herein.

4.26 BOUNDARIES

Where any uncertainty exists as to the location of a PRECINCT BOUNDARY as shown on the Precinct Map attached hereto as Schedule 'A', the following interpretations shall apply:

- a) Where the PRECINCT BOUNDARY is indicated as approximately following the edge of a HIGHWAY allowance, the HISTORIC CENTRE LINE of the HIGHWAY shall be deemed to be the PRECINCT BOUNDARY.
- b) Where the PRECINCT BOUNDARY is indicated as approximately following the edge of a LANE allowance, the HISTORIC CENTRE LINE of the LANE shall be deemed to be the PRECINCT BOUNDARY.
- c) Where the PRECINCT BOUNDARY is indicated as approximately following the edge of a railway, the centre line of the rail corridor shall be deemed to be the PRECINCT BOUNDARY.

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- d) Where the PRECINCT BOUNDARY is indicated as approximately following a LOT LINE other than a STREET LINE, the LOT LINE shall be deemed to be the PRECINCT BOUNDARY.
- e) Where the PRECINCT BOUNDARY is indicated as approximately parallel to any HIGHWAY and the distance of the PRECINCT BOUNDARY from such HIGHWAY is not indicated, the PRECINCT BOUNDARY shall be construed as being parallel to such HIGHWAY and the distance therefrom shall be determined by scaling the Precinct Map attached hereto as Schedule 'A'.

The Approval Authority, in consultation with any agency or other levels of government as applicable, may exercise discretion in interpreting precinct boundaries where the general objectives of this BY-LAW are met, as determined by the Approval Authority.

4.27 OPEN SPACE BOUNDARIES

Where the boundaries of an open space precinct specified in Section 10 of this BY-LAW do not correspond to a LOT LINE, the boundary shall be determined by survey based on Schedule 'A' of this BY-LAW.

4.28 BUILDING PERMIT - UNCONSTRUCTED AND INCOMPLETE BUILDINGS AND STRUCTURES

- 4.28.1 Where a building permit is issued before the EFFECTIVE DATE of this BY-LAW, an unconstructed BUILDING or STRUCTURE shall be deemed to be lawful under this BY-LAW provided that the BUILDING or STRUCTURE is constructed and used in accordance with the building permit.
- 4.28.2 Where a building permit is issued before the EFFECTIVE DATE of this BY-LAW, an incomplete BUILDING or STRUCTURE shall be deemed to be lawful under this BY-LAW provided that the BUILDING or STRUCTURE is constructed and used in accordance with the building permit.

4.29 PLANNING ACT - SECTION 34(6)

- 4.29.1 This BY-LAW may require a Community Planning Permit Certificate, without which no change shall be made to the USE of the lands, BUILDING or STRUCTURE.
- 4.29.2 A Community Planning Permit Certificate required in section 4.29.1 shall not be refused if the proposed USE is permitted and is in compliance with the provisions of this BY-LAW.

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4.30 ADDITIONS TO EXISTING BUILDINGS

- 4.30.1 Where this BY-LAW states "*shall apply to BUILDINGS constructed after the EFFECTIVE DATE of this BY-LAW*", the term "BUILDINGS" shall include the enlargement of BUILDINGS except as specified in section 4.30.2. The applicable precinct provision(s) shall only apply to the enlargement of the BUILDING if the enlargement is equal to or greater than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.
- 4.30.2 Section 4.30.1 shall not apply to the enlargement of EXISTING BUILDINGS provided that the enlargement is less than ten percent (10%) of the BUILDING FLOOR AREA of the EXISTING BUILDING.

4.31 REGULATIONS FOR FREEHOLD TOWNHOUSES

- 4.31.1 Where FREEHOLD TOWNHOUSES are proposed prior to the related lands being subdivided into LOTS for each FREEHOLD TOWNHOUSE BUILDING DWELLING UNIT, for the purposes of administering the BY-LAW, the LOT LINES for the proposed FREEHOLD TOWNHOUSES shall be interpreted as being the LOT LINES shown in the approved SITE PLAN.

4.32 DRIVEWAY, PRIVATE ROAD, AND COMMON ELEMENT ROAD

- 4.32.1 When determining the width of a DRIVEWAY, PRIVATE ROAD, or COMMON ELEMENT ROAD, the measurement shall exclude any required turning radii at intersections, provided the intent of the Community Planning Permit BY-LAW is maintained.

4.33 APPLICABLE LAW

- 4.33.1 This BY-LAW does not exempt any PERSON or USE from compliance with all other applicable law.

SECTION 5 – ENFORCEMENT

5.1 ENFORCEMENT

This BY-LAW may be enforced by an ENFORCEMENT OFFICER.

5.2 CONFORMITY WITH COMMUNITY PLANNING PERMIT BY-LAW

No PERSON shall ERECT, alter, enlarge, reconstruct, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, except in conformity with this BY-LAW.

NOTE: Letter of Compliance

Prior to the erection, alteration, enlargement, reconstruction, or USE of any BUILDING or STRUCTURE in whole or in part, or the USE of any land in whole or in part, it is recommended that a letter of compliance be obtained from the CITY confirming that the BUILDING, STRUCTURE, and or USE conforms to this BY-LAW. All requests for a letter of compliance should be accompanied by detailed information on the EXISTING and proposed USE(s), BUILDING(S) and STRUCTURE(S) on the lands.

5.3 LAND USE

In this BY-LAW, unless a context otherwise requires, the verb use or to use shall include anything done or permitted by the owner or occupant of any land, BUILDING or STRUCTURE, directly or indirectly, or by or through any trustee, tenant, servant, agent acting for or with the knowledge and consent of such owner or occupant for the purpose of making use of the said land, BUILDING or STRUCTURE.

5.4 OFFENSE - BEDROOMS

5.4.1 No PERSON shall use, in whole or in part, a den, study, living room, dining room, family room, recreation room, or similar HABITABLE FLOOR SPACE as a BEDROOM where such USE would contravene the provisions of this BY-LAW including density.

5.4.2 No PERSON shall convert, in whole or in part, a den, study, living room, dining room, family room, recreation room, or similar HABITABLE FLOOR SPACE into a BEDROOM where such conversion would contravene the provisions of this BY-LAW including density.

5.5 ORDER OF DIRECTION

An ENFORCEMENT OFFICER may order or direct any PERSON:

a.) To discontinue or refrain from:

i. Proceeding with any work or activity that is in contravention of this BY-LAW.

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- ii. Using or occupying any land, BUILDING or STRUCTURE in whole or in part that is in contravention of this BY-LAW.
 - iii. Doing anything that is in contravention of this BY-LAW.
- b.) To carry out works required to bring the lands, BUILDING or STRUCTURE into conformity with this BY-LAW.
 - c.) To obtain any PERMIT or letter of compliance required to bring the lands, BUILDING or STRUCTURE into conformity with this BY-LAW.

5.6 INFERENCE - INVESTIGATION

It is an offence for a PERSON to interfere with an ENFORCEMENT OFFICER who is lawfully conducting an investigation into an allegation that the regulations of this BY-LAW have been or are being contravened.

5.7 INFERENCE - ENFORCEMENT

It is an offence for a PERSON to interfere with an ENFORCEMENT OFFICER engaged in the enforcement of this BY-LAW.

5.8 RIGHT OF ENTRY

5.8.1 Where an ENFORCEMENT OFFICER believes on reasonable grounds that the regulations of this BY-LAW have been or are being contravened, the ENFORCEMENT OFFICER or any PERSON acting under his or her instructions may, at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he or she believes the contravention is occurring.

5.8.2 Except under the authority of a search warrant, an ENFORCEMENT OFFICER or any PERSON acting under his or her instructions shall not enter any room or place actually used as a DWELLING without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

5.9 PENALTIES

5.9.1 Contravention of the provisions of this BY-LAW shall be deemed an offence.

5.9.2 Every PERSON who contravenes any of the provisions of this BY-LAW or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this BY-LAW, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this BY-LAW, or who does any act which contravenes any of the provisions of this BY-LAW, or who fails to comply with any order or direction given under this BY-LAW, is guilty of an offence against this BY-LAW and,

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upon conviction, liable to the penalties prescribed in the PLANNING ACT and all other applicable law. Each day that a contravention exists shall constitute a separate offence.

5.10 PROHIBITION ORDER

In addition to all other remedies and penalties provided by law, the court in which a conviction has been entered for violating the provisions of this BY-LAW, and any court of competent jurisdiction, thereafter, may make an order prohibiting the continuation or repetition of the offence by the PERSON convicted.

SECTION 6 – PARKING, DRIVEWAYS, LOADING

- 6.0.1 Parking, Driveways and Loading Regulations hereto shall be the same as the parking, driveway and loading regulations contained in Section 6 of CITY Zoning By-law 2018-050 as amended from time to time, except as specified below.

Any variation to a regulation as outlined in Section 6 will be classified as a 'Class 2' variation, unless otherwise noted, subject to being minor in nature and will be evaluated against the criteria in Section 1B.6 (Criteria for Considering Variations) and will require a Community Planning Permit application.

SECTION 7 – RESIDENTIAL PRECINCTS

7.1 RESIDENTIAL PRECINCTS

7.1.1 Any variation to a regulation as outlined in Section 7 will be classified as a ‘Class 2’ variation, unless otherwise noted that a variation is classified as a ‘Class 3’ variation. In either case, a Community Planning Permit application will be required.

7.1.2 The Residential Precincts as established by the BY-LAW are as follows:

- Mixed-Use Residential 1 (MUR1)
- Mixed-Use Residential 2 (MUR2)

7.1.3 Permitted and Discretionary Uses

No PERSON shall ERECT, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, for any purpose other than the permitted and discretionary USES, as informed by associated criteria and conditions, shown in Table 7A:

- i. Permitted USES are identified by the symbol (P)
- ii. Discretionary USES are identified by the letter (D);
- iii. Ancillary USES are identified by the letter (A); and
- iv. Criteria or conditions are listed as requirements below Table 7A.

Table 7A: Permitted and Discretionary Uses across Residential Precincts

	MUR1	MUR2
Residential Uses		
ADDITIONAL RESIDENTIAL UNIT	A (5, 7)	A (5, 7)
APARTMENT BUILDING / MULTI-UNIT RESIDENTIAL BUILDING	P	P
ASSISTED LIVING FACILITY	P	P
COACH HOUSE	A (5, 8)	A (5, 8)
DETACHED BUILDING	D (1)	D (1)
FREEHOLD SEMI-DETACHED BUILDING	D (1)	D (1)
FREEHOLD TOWNHOUSE BUILDING	P	-
LONG TERM CARE FACILITY	P	P
MIXED USE BUILDING with DWELLING UNITs above the FIRST STOREY	P	P
STACKED TOWNHOUSE BUILDING	P	-
TOWNHOUSE BUILDING	P	-
Non-Residential Uses		

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BAKE SHOP, including OUTDOOR BAKE SHOP PATIO	A (6)	A (6)
CAFE, including Outdoor Café Patio	A (6)	A (6)
CHILD CARE CENTRE	A (3, 6)	A (3, 6)
COMMERCIAL RECREATION	A (6)	A (6)
COMMERCIAL WELLNESS	A (6)	A (6)
DRUG STORE	A (6)	A (6)
FOOD STORE	A (6)	A (6)
GOVERNMENT USE	P	P
HOME OCCUPATION	D (2, 4)	D (2, 4)
MEDICAL CLINIC	A (6)	A (6)
MUNICIPAL RECREATION FACILITY	P	P
OFFICE	A (6)	A (6)
PERSONAL SERVICE SHOP	A (6)	A (6)
RESTAURANT and TAKE-OUT RESTAURANT	A (3, 6)	A (3, 6)
SPIRITUAL USE	D (2, 3, 9)	D (2, 3, 9)
VARIETY STORE	A (6)	A (6)

Requirements/conditions:

- 1) The regulations of Table 7D2 shall apply
- 2) Subject to appropriate screening (if required)
- 3) Subject to appropriate drop off / DRIVEWAY configuration
- 4) Subject to Section 3.H.3 of CITY Zoning By-law 2018-050 and Table 6A
- 5) USE is subordinate and incidental to a TOWNHOUSE BUILDING, FREEHOLD TOWNHOUSE BUILDING, DETACHED BUILDING, or FREEHOLD SEMI-DETACHED BUILDING
- 6) USE is subordinate and incidental to a MULTI UNIT RESIDENTIAL BUILDING, MIXED-USE BUILDING with DWELLING UNITS above the FIRST STOREY, LONG TERM CARE FACILITY, ASSISTED LIVING FACILITY
- 7) Subject to Section 3.A.1B of CITY Zoning By-law 2018-050
- 8) Subject to Section 3.C.2 of CITY Zoning By-law 2018-050
- 9) Subject to Section 3.S.4 of CITY Zoning By-law 2018-050

7.1.4 Ancillary uses identified in Table 7A are permitted in cases where they are subordinate and incidental to a permitted USE.

7.2 MIXED-USE RESIDENTIAL 1 (MUR1) PRECINCT

7.2.1 Where identified in Tables 7B, 7C, 7D1 and 7D2, the Class 2 Staff Variation Threshold may be up to 100% of the development standard (or the entirety of the development standard where such standard is a percentage) where the variation is determined to be minor in nature by the DIRECTOR when evaluated against the criteria in section 1B.6.1 (Criteria for Considering Variations).

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7.2.2 The following regulations in Table 7B shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Residential 1 (MUR1) precinct:

Table 7B Regulations – Mixed-Use Residential 1 (MUR1)

	MUR1-20 Requirements	Class 2 Staff Variation Threshold
LOT FRONTAGE (minimum)	20 metres	Refer to 7.2.1
STREET LINE setback (minimum)	5.6 metres	Refer to 7.2.1
STREET LINE setback (maximum)	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 7.5 metres of the STREET LINE	Refer to 7.2.1
SIDE YARD setback (minimum)	3 metres	Refer to 7.2.1
REAR YARD setback (minimum)	7.5 metres	Refer to 7.2.1
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater, except for TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS where no LOW RISE RESIDENTIAL LOT LINE setback shall apply	Refer to 7.2.1
BUILDING HEIGHT (minimum)	7.5 metres	Refer to 7.2.1
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	Any variation to maximum BUILDING HEIGHT as measured in STOREYS shall require an Official Plan Amendment. For any variation to maximum BUILDING HEIGHT measured in metres, where such variation complies

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		with maximum number of STOREYS, refer to 7.2.1.
Density (maximum)	450 BEDROOMS per hectare	Refer to 7.2.1
LANDSCAPED OPEN SPACE (minimum)	30%	Refer to 7.2.1
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	N/A

7.2.3 The following additional regulations in Table 7C shall apply to every BUILDING and STRUCTURE in the Mixed-Use Residential 1 (MUR1) precinct constructed after the effective date of this BY-LAW:

Table 7C: Regulations – Mixed-Use Residential Precinct (MUR1)

	MUR1-20 Requirements	Class 2 Staff Variation Threshold
Height of FIRST STOREY (minimum)	4.0 metres	Refer to 7.2.1
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT (see 3.A.4 in By-law 2018-050)	Refer to 7.2.1

7.2.4 Notwithstanding anything to the contrary, every BUILDING shall have a front entrance at GRADE on the FRONT BUILDING FAÇADE and or FLANKAGE BUILDING FAÇADE.

7.2.5 Notwithstanding anything to the contrary, the following regulations shall apply to the Ancillary USES in Table 7A.

- a.) Ancillary USES specified in Table 7A shall ABUT the FRONT BUILDING FAÇADE and or FLANKAGE BUILDING FAÇADE.
- b.) Ancillary USES specified in Table 7A shall only be permitted on the FIRST STOREY of
 - a:
 - MULTI-UNIT RESIDENTIAL BUILDING
 - MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
 - LONG TERM CARE FACILITY
 - ASSISTED LIVING FACILITY

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- c.) Notwithstanding section 7.2.5.b.), the uses identified below as 'A' to 'E' inclusive below shall be permitted on the second STOREY of a:
- MULTI-UNIT RESIDENTIAL BUILDING
 - MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
 - LONG TERM CARE FACILITY
 - ASSISTED LIVING FACILITY
- A. COMMERCIAL RECREATION
 B. COMMERCIAL WELLNESS
 C. OFFICE
 D. PERSONAL SERVICE SHOP
 E. SPIRITUAL USE
- d.) Ancillary USES specified in Table 7A shall not collectively exceed fifteen percent (15%) of the BUILDING FLOOR AREA of the BUILDING in which the Ancillary USES are located or 5,000 square metres, whichever is more restrictive.
- e.) For the Ancillary USES specified in Table 7A, the maximum floor area of each commercial unit shall be 465 square metres.
- f.) Notwithstanding section 7.2.5.e.), the maximum floor area of a FOOD STORE shall be 1,115 square metres. A maximum one (1) FOOD STORE shall be permitted on a LOT.
- g.) Notwithstanding section 7.2.5.e.), the maximum floor area of a DRUG STORE shall be 1,115 square metres. A maximum one (1) DRUG STORE shall be permitted on a LOT.
- 7.2.6 The following minimum PARKING SPACE regulations shall apply to:
- Permitted USES and Discretionary USES in Table 7A, except as specified in Table 6A of Zoning By-law 2018-050.
 - Ancillary USES in Table 7A, except as specified in Table 6A of Zoning By-law 2018-050.

Minimum Parking Rate			
MUR1-20	USE	0.80	PDU*
	Visitor	0.10	PDU*
		0.90	PDU*
Non-Residential Uses	USE	1.80	/100m2*

* PDU = Per DWELLING UNIT
 /100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING and LOADING SPACE requirements are contained in section 6.

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NOTE: Any proposed variation to the Minimum Parking rates noted above shall be subject to a Class 2 Staff Community Planning Permit.

7.2.7 A LONG TERM CARE FACILITY shall comply with the parking regulations in Table 6A of Zoning By-law 2018-050.

7.2.8 An ASSISTED LIVING FACILITY shall comply with the parking regulations in Table 6A of Zoning By-law 2018-050.

7.2.9 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:

- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:
 - HABITABLE FLOOR SPACE
 - circulation spaces, such as hallways, elevators, and the like
 - common indoor AMENITY AREA
 - DWELLING UNIT
 - commercial uses specified in Table 7A
 - institutional uses specified in Table 7A
 - entrance / foyers
 - hydro transformer room
 - management OFFICE
 - lobby, reception area, seating area, and the like
- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 7.2.9.a).
- c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 7.2.9.a) shall ABUT the entire FRONT BUILDING FAÇADE.
- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 7.2.9.a) shall ABUT the entire FRONT BUILDING FAÇADE and or the entire FLANKAGE BUILDING FAÇADE, provided further that:
 - i.) where the BUILDING FLOOR AREA devoted to the uses specified in section 7.2.9.a) only ABUTS the FRONT BUILDING FAÇADE, the STRUCTURED PARKING ABUTTING the FLANKAGE BUILDING FAÇADE shall be visibly screened from view from the STREET;
 - ii.) where the BUILDING FLOOR AREA devoted to the uses specified in section 7.2.9.a) only ABUTS the FLANKAGE BUILDING FAÇADE, the STRUCTURED PARKING ABUTTING the FRONT BUILDING FAÇADE shall be visibly screened from view from the STREET.

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e.) Notwithstanding anything to the contrary, where the FIRST STOREY is partially comprised of STRUCTURED PARKING, the principal BUILDING entrance shall be located on the STREET LINE BUILDING FAÇADE containing the BUILDING FLOOR AREA required in section 7.2.9.a).

7.2.10 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.

7.2.11 Notwithstanding anything to the contrary, the following regulations in Table 7D1 shall apply to the following USES:

- a.) TOWNHOUSE
- b.) STACKED TOWNHOUSE
- c.) FREEHOLD TOWNHOUSE

Table 7D1 Regulations

	TOWNHOUSE	STACKED TOWNHOUSE	FREEHOLD TOWNHOUSE	Class 2 Staff Variation
LOT AREA (minimum)	(none)	(none)	165 sq.m.	Refer to 7.2.1
LOT FRONTAGE - INTERIOR LOT (minimum)	(none)	(none)	5.5 metres	Refer to 7.2.1
LOT FRONTAGE - CORNER LOT (minimum)	(none)	(none)	11.5 metres	Refer to 7.2.1
STREET LINE setback (minimum)	6 metres			Refer to 7.2.1
INTERIOR LOT LINE setback (minimum)	7.5 metres	(none)	(none)	Refer to 7.2.1
SIDE YARD setback (minimum)	(none)	1.8 metres	1.8 metres	Refer to 7.2.1
REAR YARD setback (minimum)	7.5 metres			Refer to 7.2.1
BUILDING HEIGHT (maximum)	13.5 metres for a BUILDING containing a minimum of 4 DWELLING UNITS, and 10 metres in all other instances			Any variation to maximum BUILDING HEIGHT as measured in STOREYS shall require an Official Plan Amendment. For any variation to maximum BUILDING HEIGHT measured in

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				metres, where such variation complies with maximum number of STOREYS, refer to 7.2.1
Density (maximum)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	(none)	Refer to 7.2.1
LOT COVERAGE (maximum)	45%	45%	45%	Refer to 7.2.1
LANDSCAPED OPEN SPACE (minimum)	30%			Refer to 7.2.1
PARKING SPACES (minimum)	0.90 per DWELLING UNIT	0.90 per DWELLING UNIT	1 per DWELLING UNIT	Refer to 7.2.1
VISITOR PARKING SPACES (minimum)	0.10 per DWELLING UNIT	0.10 per DWELLING UNIT	N/A	Refer to 7.2.1
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	More than one (1) permitted	1	Refer to 7.2.1

7.2.12 Should the requirements in Table 7D1 and Table 7D2 be indicated as “none” or “N/A” then the Class 2 Staff Variation Threshold shall not apply.

7.2.13 Notwithstanding anything to the contrary, the following regulations in Table 7D2 shall apply to the following USES which lawfully and actually existed on the date of the passing of this BY-LAW:

- a.) DETACHED BUILDING
- b.) FREEHOLD SEMI-DETACHED BUILDING

Table 7D2 Regulations

	DETACHED	FREEHOLD SEMI-DETACHED	Class 2 Staff Variation
LOT AREA – INTERIOR LOT (minimum)	245 square metres	245 square metres	Refer to 7.2.1
LOT AREA – CORNER LOT (minimum)	340 square metres	340 square metres	Refer to 7.2.1
LOT FRONTAGE – INTERIOR LOT (minimum)	9 metres	7.5 metres	Refer to 7.2.1
LOT FRONTAGE – CORNER LOT (minimum)	12.5 metres	10 metres	Refer to 7.2.1
FRONT YARD setback (minimum)	7 metres	7 metres	Refer to 7.2.1

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FLANKAGE YARD setback (minimum)	6 metres	6 metres	Refer to 7.2.1
SIDE YARD setback (minimum)	1.2 metres	1.2 metres**	Refer to 7.2.1
REAR YARD setback (minimum)	7.5 metres	7.5 metres	Refer to 7.2.1
BUILDING HEIGHT (maximum)	13.5 metres for a BUILDING containing a minimum of 4 DWELLING UNITS, and 10 metres in all other instances	13.5 metres for a BUILDING containing a minimum of 4 DWELLING UNITS, and 10 metres in all other instances	Any variation to maximum BUILDING HEIGHT as measured in STOREYS shall require an Official Plan Amendment. For any variation to maximum BUILDING HEIGHT measured in metres, where such variation complies with maximum number of STOREYS, refer to 7.2.1
LOT COVERAGE, all BUILDINGS (maximum)	45%	45%	Refer to 7.2.1
PARKING SPACES (minimum)	One (1) DWELLING UNIT: One (1) PARKING SPACE Two (2) DWELLING UNITS: Two (2) PARKING SPACES Two (2) DWELLING UNITS: Three (3) PARKING SPACES	One (1) DWELLING UNIT: One (1) PARKING SPACE Two (2) DWELLING UNITS: Two (2) PARKING SPACES Two (2) DWELLING UNITS: Three (3) PARKING SPACES	Refer to 7.2.1

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	Four (4) DWELLING UNITS: Three (3) PARKING SPACES	Four (4) DWELLING UNITS: Three (3) PARKING SPACES	
Number of main BUILDINGS per LOT (maximum)	1	1	None
Number of COACH HOUSES per LOT (maximum)	1	1	None
Number of DWELLING UNITS per LOT (maximum)	4	4	None

** The minimum SIDE YARD setback for FREEHOLD SEMI-DETACHED BUILDINGS on one side of the LOT shall be 0.0 metres.

7.3 MIXED-USE RESIDENTIAL 2 (MUR2) PRECINCT

7.3.1 Where identified in Tables 7E and 7F, the Class 2 Staff Variation Threshold may be up to 100% of the development standard (or the entirety of the development standard where such standard is a percentage) where the variation is determined to be minor in nature by the DIRECTOR when evaluated against the criteria in section 1B.6.1 (Criteria for Considering Variations).

7.3.2 The following regulations in Table 7E shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Residential 2 (MUR2) precinct:

Table 7E: Regulations – Mixed-Use Residential 2 (MUR2)

	MUR2-40 Requirements	Class 2 Staff Variation Threshold
LOT FRONTAGE (minimum)	20 metres	Refer to 7.3.1
STREET LINE setback (minimum)	5.6 metres	Refer to 7.3.1
STREET LINE setback (maximum)	At least 75% of the STREET LINE FRONT BUILDING FAÇADE shall be within 7.5 metres of the STREET LINE	Refer to 7.3.1
SIDE YARD setback (minimum)	3 metres	Refer to 7.3.1
REAR YARD setback (minimum)	7.5 metres	Refer to 7.3.1
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater, except for TOWNHOUSE BUILDINGS and FREEHOLD TOWNHOUSE BUILDINGS	Refer to 7.3.1

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	where no LOW RISE RESIDENTIAL LOT LINE setback shall apply	
BUILDING HEIGHT (minimum)	10.5 metres	Refer to 7.3.1
BUILDING HEIGHT (maximum)	40 metres and 12 STOREYS	Any variation to maximum BUILDING HEIGHT as measured in STOREYS shall require an Official Plan Amendment. For any variation to maximum BUILDING HEIGHT measured in metres, where such variation complies with maximum number of STOREYS, refer to 7.3.1
Density (minimum)	150 BEDROOMS per hectare	Refer to 7.3.1
Density (maximum)	600 BEDROOMS per hectare	Refer to 7.3.1
LANDSCAPED OPEN SPACE (minimum)	30%	Refer to 7.3.1
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	N/A

7.3.3 The following additional regulations in Table 7F shall apply to every BUILDING and STRUCTURE in the Mixed-Use Residential 2 (MUR2) precinct constructed after the effective date of this BY-LAW:

Table 7F: Regulations – Mixed-Use Residential Precinct (MUR2)

	MUR2-40 Requirements	Class 2 Staff Variation Threshold
Height of FIRST STOREY (minimum)	4.0 metres	Refer to 7.3.1
PODIUM Height (minimum)	10.5 metres	Refer to 7.3.1
PODIUM Height (maximum)	14.8 metres and 4 STOREYS	Refer to 7.3.1
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum)	a) 22 metres from a TOWER on the same LOT b) 11 metres from an INTERIOR LOT LINE,	Refer to 7.3.1

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	except where the INTERIOR LOT LINE ABUTS an OSR precinct (see 3.T.5.2 in By-law 2018-050)	
Horizontal TOWER Dimension (maximum)	40 metres	Refer to 7.3.1
TOWER Footprint (maximum)	1,000 square metres	Refer to 7.3.1
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	3 metres (see 3.T.5.1 in By-law 2018- 050)	Refer to 7.3.1
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT (see 3.A.4 in By-law 2018-050)	Refer to 7.3.1

7.3.4 Notwithstanding anything to the contrary, every BUILDING shall have a front entrance at GRADE on the FRONT BUILDING FAÇADE and or FLANKAGE BUILDING FAÇADE.

7.3.5 Notwithstanding anything to the contrary, the following regulations shall apply to the Ancillary USES in Table 7A.

a.) Ancillary USES specified in Table 7A shall ABUT the FRONT BUILDING FAÇADE and or FLANKAGE BUILDING FAÇADE.

b.) Ancillary USES specified in Table 7A shall only be permitted on the FIRST STOREY of a:

- MULTI-UNIT RESIDENTIAL BUILDING
- MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
- LONG TERM CARE FACILITY
- ASSISTED LIVING FACILITY

c.) Notwithstanding section 7.3.5.b.), the USES identified below as 'A' to 'E' inclusive below shall be permitted on the second STOREY of a:

- MULTI-UNIT RESIDENTIAL BUILDING
- MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY
- LONG TERM CARE FACILITY
- ASSISTED LIVING FACILITY

A. COMMERCIAL RECREATION

B. COMMERCIAL WELLNESS

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- C. OFFICE
- D. PERSONAL SERVICE SHOP
- E. SPIRITUAL USE

- d.) Ancillary USES specified in Table 7A shall not collectively exceed fifteen percent (15%) of the BUILDING FLOOR AREA of the BUILDING in which the Discretionary Uses are located or 5,000 square metres, whichever is more restrictive.
- e.) For the Ancillary USES specified in Table 7A, the maximum floor area of each commercial unit shall be 465 square metres.
- f.) Notwithstanding section 7.3.5 e.), the maximum floor area of a FOOD STORE shall be 1,115 square metres. A maximum one (1) FOOD STORE shall be permitted on a LOT.
- g.) Notwithstanding section 7.3.5 e.), the maximum floor area of a DRUG STORE shall be 1,115 square metres. A maximum one (1) DRUG STORE shall be permitted on a LOT.

- 7.3.6 The following minimum PARKING SPACE regulations shall apply to:
- Permitted USES and Discretionary USES in Table 7A, except as specified in Table 6A of Zoning By-law 2018-050.
 - Ancillary USES in Table 7A, except as specified in Table 6A of Zoning By-law 2018-050.

Minimum Parking Rate			
MUR2-40	USE	0.70	PDU*
	Visitor	0.10	PDU*
		0.80	PDU*
Non-Residential Uses	USE	1.80	/100m2*

* PDU = Per DWELLING UNIT
 /100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING and LOADING SPACE requirements are contained in section 6.

NOTE: Any proposed variation to the Minimum Parking rates noted above shall be subject to a Class 2 Staff Community Planning Permit.

7.3.7 A LONG TERM CARE FACILITY shall comply with the parking regulations in Table 6A of Zoning By-law 2018-050.

7.3.8 An ASSISTED LIVING FACILITY shall comply with the parking regulations in Table 6A of Zoning By-law 2018-050.

7.3.9 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:

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- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following USES:
- HABITABLE FLOOR SPACE
 - circulation spaces, such as hallways, elevators, and the like
 - common indoor AMENITY AREA
 - DWELLING UNIT
 - commercial uses specified in Table 7A
 - INSTITUTIONAL uses specified in Table 7A
 - entrance / foyers
 - hydro transformer room
 - management OFFICE
 - lobby, reception area, seating area, and the like
- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the USES specified in section 7.3.9.a).
- c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the USES specified in section 7.3.9.a) shall ABUT the entire FRONT BUILDING FAÇADE.
- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the USES specified in section 7.3.9.a) shall ABUT the entire FRONT BUILDING FAÇADE and or the entire FLANKAGE BUILDING FAÇADE, provided further that:
- i.) where the BUILDING FLOOR AREA devoted to the USES specified in section 7.3.9.a) only ABUTS the FRONT BUILDING FAÇADE, the STRUCTURED PARKING ABUTTING the FLANKAGE BUILDING FAÇADE shall be visibly screened from view from the STREET;
 - ii.) where the BUILDING FLOOR AREA devoted to the USES specified in section 7.3.9.a) only ABUTS the FLANKAGE BUILDING FAÇADE, the STRUCTURED PARKING ABUTTING the FRONT BUILDING FAÇADE shall be visibly screened from view from the STREET.
- e.) Notwithstanding anything to the contrary, where the FIRST STOREY is partially comprised of STRUCTURED PARKING, the principal BUILDING entrance shall be located on the STREET LINE BUILDING FAÇADE containing the BUILDING FLOOR AREA required in section 7.3.9.a).

7.3.10 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.

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7.3.11 Notwithstanding anything to the contrary, the regulations in Table 7D2 shall apply to any DETACHED BUILDING or FREEHOLD SEMI-DETACHED BUILDING which lawfully and actually existed on the date of the passing of this BY-LAW.

SECTION 8 – COMMERCIAL PRECINCTS

8.1 COMMERCIAL PRECINCTS

8.1.1 Any variation to a regulation as outlined in Section 8 will be classified as a 'Class 2' variation, unless otherwise noted that a variation is classified as a 'Class 3' variation. In either case, a Community Planning Permit application will be required.

8.1.2 The Commercial Precincts as established by the BY-LAW are as follows:

- Mixed-Use Community Commercial Precinct (MUCC)

8.1.3 Permitted and Discretionary Uses

No PERSON shall ERECT, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, for any purpose other than the permitted and discretionary uses, as informed by associated criteria and conditions, shown in Table 8A:

- v. Permitted USES are identified by the symbol (P)
- vi. Discretionary USES are identified by the letter (D);
- vii. Ancillary USES are identified by the letter (A); and
- viii. Criteria or conditions are listed as requirements below Table 8A.

Table 8A: Permitted and Discretionary Uses across Commercial Precincts

	MUCC
Residential Uses	
ASSISTED LIVING FACILITY above the FIRST STOREY in a MIXED-USE BUILDING	P
DWELLING UNITS above the FIRST STOREY in a MIXED-USE BUILDING	P
LONG TERM CARE FACILITY above the FIRST STOREY in a MIXED-USE BUILDING	P
Non-Residential Uses	
ALTERNATIVE EDUCATION CENTRE	D (3)
ARTIST STUDIO (CLASS A)	D (3)
AUDITORIUM	D (3)
AUTOMOBILE SERVICE CENTRE	D (1)
BAKE SHOP, including OUTDOOR BAKE SHOP PATIO	P
BANQUET HALL	D (3)
BUSINESS INCUBATOR	P
CAFE, including OUTDOOR CAFE PATIO	P
CAR WASH	D (1, 2)

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CHILD CARE CENTRE	D (3)
COMMERCIAL RECREATION	D (3)
COMMERCIAL SCHOOL	D (3)
COMMERCIAL SERVICE	P
COMMERCIAL WELLNESS	D (3)
COMMUNICATION PRODUCTION	D (3)
CULTURAL FACILITIES	D (3)
DATA CENTRE	D (3)
ELECTRONIC GAMING CENTRE	D (3)
FINANCIAL SERVICE	P
GOVERNMENT USES	D (3)
HOME OCCUPATION (see section 3.H.3 & Table A6)	D (1)
HOTEL	D (3)
HYDRO TRANSFORMER ROOM	A
INSTITUTION	D (3)
MAJOR OFFICE	P
MAKERSPACE (CLASS A)	D (3)
MEDICAL CLINIC	P
MUNICIPAL RECREATION FACILITY	D (3)
NANOBREWERY	P
OFFICE	P
OLD GOLD SHOP	P
PARKING FACILITY	D (3)
PERSONAL BREWING ESTABLISHMENT	D (3)
PERSONAL SERVICE SHOP	P
PET SERVICES (CLASS A)	P
PHARMACEUTICAL DISPENSARY	P
Post Office	P
PRIVATE CLUB	D (3)
PRIVATE SCHOOL	D (3)
PUBLIC MARKET	D (3)
PUBLIC SCHOOL	D (3)
RESTAURANT, Including OUTDOOR RESTAURANT PATIO	P
RESTAURANT (TAKE OUT), including OUTDOOR RESTAURANT PATIO	P
RETAIL STORE (includes DRUG STORE, SPECIALTY FOOD STORE, VARIETY STORE)	P
SPIRITUAL USE	D (3)
TAKE-OUT RESTAURANT	P
TECH OFFICE	P
TEMPORARY FARMERS MARKET	D (3)
TRAINING FACILITY	P

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TRANSPORTATION SERVICE	D (1, 3)
VETERINARY CLINIC	P

Requirements/conditions:

- 1) Subject to appropriate screening (if required)
- 2) Subject to appropriate drop off / queuing / DRIVEWAY configuration
- 3) Discretionary Uses shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT

8.1.4 Ancillary uses identified in Table 8A are permitted in cases where they are subordinate and incidental to a permitted USE.

8.2 MIXED-USE COMMUNITY COMMERCIAL (MUCC) PRECINCT

8.2.1 Where identified in Tables 8B and 8C, the Class 2 Staff Variation Threshold may be up to 100% of the development standard (or the entirety of the development standard where such standard is a percentage) where the variation is determined to be minor in nature by the DIRECTOR when evaluated against the criteria in section 1B.6.1 (Criteria for Considering Variations).

8.2.2 The following regulations in Table 8B shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Community Commercial (MUCC) precinct:

Table 8B Regulations – Mixed-Use Community Commercial Precinct (MUCC)

	MUCC requirements	Class 2 Staff Variation Threshold
STREET LINE setback (minimum)	5.6 metres	Refer to 8.2.1
SIDE YARD setback (minimum)	5.0 metres	Refer to 8.2.1
REAR YARD setback (minimum)	5.0 metres	Refer to 8.2.1
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater	Refer to 8.2.1
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted	N/A

8.2.3 Within a LOW RISE RESIDENTIAL LOT LINE setback, there shall be a LANDSCAPED BUFFER ABUTTING the LOW RISE RESIDENTIAL LOT LINE.

8.2.4 The LANDSCAPED BUFFER in section 8.2.3 shall be a minimum average depth of three metres (3m), and at no point less than one-point-five metres (1.5m).

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8.2.5 The LANDSCAPED BUFFER in section 8.2.3 shall contain plant materials that form a visual screen and are not less than one-point-five metres (1.5m) in height.

8.2.6 The following regulations in Table 8C shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING or STRUCTURE in the Mixed-Use Community Commercial (MUCC) Precinct constructed after the effective date of this BY-LAW:

Table 8C: Regulations – Mixed-Use Community Commercial Precinct (MUCC)

	MUCC 1-20	MUCC 1-40	Class 2 Staff Variation Threshold
Density (minimum)	N/A	150 BEDROOMS per hectare	Refer to 8.2.1
Density (maximum)	450 BEDROOMS per hectare	600 BEDROOMS per hectare	Refer to 8.2.1
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	40 metres and 12 STOREYS	Any variation to maximum BUILDING HEIGHT as measured in STOREYS shall require an Official Plan Amendment. For any variation to maximum BUILDING HEIGHT measured in metres, where such variation complies with maximum number of STOREYS, refer to 8.2.1.
Height of FIRST STOREY (minimum)	N/A	4.0 metres	Refer to 8.2.1
PODIUM Height (maximum)	14.0 metres	14.8 metres	Refer to 8.2.1
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum) (see 8.2.7)	N/A	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE ABUTS lands within the OSR Precinct (see 3.T.5.1 and 3.T.5.2 in	Refer to 8.2.1

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		Zoning By-law 2018-050)	
Horizontal TOWER Dimension (maximum)	N/A	40 metres	Refer to 8.2.1
TOWER Footprint (maximum)	N/A	1,000 square metres	Refer to 8.2.1
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	Refer to 8.2.1
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT		Refer to 8.2.1

8.2.7 Pursuant to Table 8C, a balcony shall be considered part of the exterior face of the BUILDING for the purposes of measuring TOWER Separation.

8.2.8 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Community Commercial (MUCC) Precinct, except as specified in Table 6A of Zoning By-law 2018-050:

Minimum Parking Rate			
Residential	Use	0.75	PDU*
	Visitor	0.10	PDU*
		0.85	PDU*
Non-Residential	Use	2.40	/100m2*

* PDU = Per Dwelling Unit
/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING and LOADING SPACE requirements are contained in section 6.

NOTE: Any proposed variation to the Minimum Parking rates noted above shall be subject to a Class 2 Staff Community Planning Permit.

8.2.9 Notwithstanding anything to the contrary, PARKING SPACES required for DWELLING UNITS shall be located within STRUCTURED PARKING.

8.2.10 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:

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- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following USES:
- commercial USES specified in Table 8A
 - institutional USES specified in Table 8A
 - entrance / foyers
 - lobby, reception area, seating area, and the like
 - circulation spaces, such as hallways, elevators, and the like
 - hydro transformer room
- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the USES specified in section 8.2.10 a).
- c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the USES specified in section 8.2.10 a) shall abut the entire FRONT BUILDING FAÇADE.
- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the USES specified in section 8.2.10 a) shall abut the entire FRONT BUILDING FAÇADE and the entire FLANKAGE BUILDING FAÇADE.

8.2.11 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.

SECTION 9 – INSTITUTIONAL PRECINCTS

9.1 INSTITUTIONAL PRECINCTS

9.1.1 Any variation to a regulation as outlined in Section 9 will be classified as a 'Class 2' variation, unless otherwise noted that a variation is classified as a 'Class 3' variation. In either case, a Community Planning Permit application will be required.

9.1.2 The Institutional Precincts as established by the BY-LAW are as follows:

- School (S)

9.1.3 Permitted and Discretionary Uses

No PERSON shall ERECT, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, for any purpose other than the permitted and discretionary uses, as informed by associated criteria and conditions, shown in Table 9A:

- i. Permitted USES are identified by the symbol (P)
- ii. Discretionary USES are identified by the letter (D);
- iii. Ancillary USES are identified by the letter (A); and
- iv. Criteria or conditions are listed as requirements below Table 9A.

Table 9A: Permitted and Discretionary Uses across Institutional Precincts

	S
ALTERNATIVE EDUCATION CENTRE	A
BUSINESS INCUBATOR	A
CAFÉ, including OUTDOOR CAFÉ PATIO	A
CHILD CARE CENTRE	A
Community Centre	A
COMMERCIAL RECREATION	A
COMMERCIAL WELLNESS	A
CULTURAL FACILITIES	A
Early Years Centre	A
EDUCATIONAL INSTITUTION	A
Fair	A
GOVERNMENT USE	A
INSTITUTION	A
MAKERSPACE (CLASS A)	A
MUNICIPAL RECREATION FACILITY	A
PRIVATE CLUB	A

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PRIVATE SCHOOL	P
PUBLIC MARKET	A
PUBLIC SCHOOL	P
Recreational Competitions	A
SPIRITUAL USE	A
Sporting Events/Tournaments/Training	A
TEMPORARY FARMERS MARKET	A
TRAINING FACILITY	A
UNIVERSITY/COLLEGE	A (1)

Requirements/conditions:

(1) excludes a university or college residence

9.1.4 Ancillary uses identified in Table 9A are permitted in cases where they are subordinate and incidental to a permitted USE.

9.2 SCHOOL (S) PRECINCT

9.2.1 Where identified in Table 9B, the Class 2 Staff Variation Threshold may be up to 100% of the development standard (or the entirety of the development standard where such standard is a percentage) where the variation is determined to be minor in nature by the DIRECTOR when evaluated against the criteria in section 1B.6.1 (Criteria for Considering Variations).

9.2.2 The development standards in Table 9B shall apply to every LOT, BUILDING and STRUCTURE in the School (S) Precinct:

Table 9B: Development Standards – School (S) Precinct

		Class 2 Staff Variation Threshold
STREET LINE setback (minimum)	6.0 metres	Refer to 9.2.1
SIDE YARD setback (minimum)	5.0 metres or half the height of the BUILDING whichever is greater	Refer to 9.2.1
REAR YARD setback (minimum)	7.5 metres or half the height of the BUILDING whichever is greater	Refer to 9.2.1
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres	Refer to 9.2.1
BUILDING HEIGHT (maximum)	14 metres	Refer to 9.2.1
COVERAGE (maximum)	60%	Refer to 9.2.1

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LANDSCAPED OPEN SPACE (minimum)	30%		Refer to 9.2.1
PARKING SPACES (minimum)	For Permitted Uses specified in Table 9A	2 PARKING SPACES per TEACHING AREA	Refer to 9.2.1
	For Ancillary USES specified in Table 9A that temporarily occupy BUILDING FLOOR AREA within a PRIVATE SCHOOL or PUBLIC SCHOOL	0 PARKING SPACES	
	For Ancillary USES specified in Table 9A that permanently occupy BUILDING FLOOR AREA within a PRIVATE SCHOOL or PUBLIC SCHOOL	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
Ancillary USES (maximum)	Ancillary USES specified in Table 9A collectively shall not exceed 40% of the BUILDING FLOOR AREA		Refer to 9.2.1
Ancillary USES	Ancillary USES specified in Table 9A shall be located in the same BUILDING as the associated Permitted USE specified in Table 9A		N/A

NOTE: BICYCLE PARKING requirements are contained in section 6.6 of CITY Zoning By-law 2018-050.

NOTE: LOADING SPACE requirements are contained in section 6.9 of CITY Zoning By-law 2018-050.

9.2.3 Notwithstanding anything to the contrary, PARKING SPACES are prohibited within the minimum STREET LINE setback.

SECTION 10 – OPEN SPACE PRECINCTS

10.1 OPEN SPACE PRECINCTS

10.1.1 Any variation to a regulation as outlined in Section 10 will be classified as a 'Class 2' variation, unless otherwise noted that a variation is classified as a 'Class 3' variation. In either case, a Community Planning Permit application will be required.

10.1.2 The Open Space Precincts as established by the BY-LAW are as follows:

- Open Space Recreation Precinct (OSR)
- Open Space Conservation Precinct (OSC)

10.2 OPEN SPACE RECREATION (OSR) PRECINCT

10.2.1 Permitted and Discretionary Uses

No PERSON shall ERECT, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, for any purpose other than the permitted and discretionary uses, as informed by associated criteria and conditions, shown in Table 10A:

- i. Permitted USES are identified by the symbol (P)
- ii. Discretionary USES are identified by the letter (D);
- iii. Ancillary USES are identified by the letter (A); and
- iv. Criteria or conditions are listed as requirements below Table 10A.

Table 10A: Permitted and Discretionary Uses in the Open Space Recreation Precinct

	OSR
Cemetery	P
Crematoria, Funeral Home, and Mausoleum ancillary to a Municipal Cemetery	D
Parkland	P
CITY Arboretum and Greenhouse	P
Community Centre	P
GOVERNMENT USE	P
MUNICIPAL RECREATION FACILITY	P
Private Recreation Facility	P
Trails and Pathways	P
Utility Corridor, including hydro transmission and distribution corridors	P

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10.2.2 Where identified in Table 10B, the Class 2 Staff Variation Threshold may be up to 100% of the development standard (or the entirety of the development standard where such standard is a percentage) where the variation is determined to be minor in nature by the DIRECTOR when evaluated against the criteria in section 1B.6.1 (Criteria for Considering Variations).

10.2.3 The following development standards in Table 10B shall apply to every LOT, BUILDING and STRUCTURE in the Open Space Recreation (OSR) Precinct:

Table 10B: Development Standards – Open Space Recreation (OSR) Precinct

		Class 2 Staff Variation Threshold
STREET LINE setback (minimum)	6.0 metres	Refer to 10.2.2
SIDE YARD setback (minimum)	3.0 metres or half the height of the BUILDING, whichever is greater	Refer to 10.2.2
REAR YARD setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater	Refer to 10.2.2
BUILDING HEIGHT (maximum)	In metres, equal to the numerical suffix as shown on the Precinct Map attached as Schedule 'A' to this BY-LAW. Where no suffix is shown on the Precinct Map, the maximum BUILDING HEIGHT shall be 10 metres.	Refer to 10.2.2
COVERAGE (maximum)	40%	Refer to 10.2.2
PARKING SPACES (minimum)	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	Refer to 10.2.2

10.2.4 Notwithstanding anything to the contrary, the following shall be deemed to comply with this BY-LAW:

- the location and height of EXISTING BUILDINGS within a Private Recreational Facility
- the EXISTING COVERAGE of the Private Recreational Facility
- the EXISTING PARKING SPACES for the Private Recreational Facility

10.3 OPEN SPACE CONSERVATION (OSC) PRECINCT

10.3.1 No PERSON shall ERECT, enlarge, locate or reconstruct any BUILDING or STRUCTURE in whole or in part in the Open Space Conservation (OSC) precinct.

10.3.2 No PERSON shall use any land in whole or in part, for any purpose other than the permitted uses, as informed by associated criteria and conditions, shown in Table 10C:

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- i. Permitted USES are identified by the symbol (P);
- ii. Discretionary USES are identified by the letter (D);
- iii. Ancillary USES are identified by the letter (A); and
- iv. Criteria or conditions are listed as requirements below Table 10C.

Table 10C: Permitted and Discretionary Uses in the Open Space Conservation Precinct

	OSC
Beekeeping, subject to compliance with the Ontario Bees Act	P
Conservation Lands, meaning natural resource areas including woodlots, wetlands, grasslands, water courses, and related environmental buffers	P
CITY, REGIONAL, and GRCA flood and erosion control infrastructure	P
Parkland, Trails, and Pathways	P
Restorative, scientific, and educational uses solely related to the natural and environmental resources and systems on the LOT - includes woodland, wetland, grasslands, water course, fish, and wildlife management and conservation	P

10.3.3 The following development standards in Table 10D shall apply to EXISTING BUILDINGS and EXISTING STRUCTURES in the Open Space Conservation (OSC) Precinct:

Table 10D: Development Standards – Open Space Conservation Precinct

Development Standards	
FRONT YARD setback (minimum)	Equals the FRONT YARD EXISTING on the EFFECTIVE DATE of this BY-LAW.
FLANKAGE YARD setback (minimum)	Equals the FLANKAGE YARD EXISTING on the EFFECTIVE DATE of this BY-LAW.
SIDE YARD setback (minimum)	Equals the SIDE YARD EXISTING on the EFFECTIVE DATE of this BY-LAW.
REAR YARD setback (minimum)	Equals the REAR YARD EXISTING on the EFFECTIVE DATE of this BY-LAW.
BUILDING HEIGHT (maximum)	Equals the BUILDING HEIGHT EXISTING on the EFFECTIVE DATE of this BY-LAW.
PARKING SPACES (minimum)	Equals the PARKING SPACES EXISTING on the EFFECTIVE DATE of this BY-LAW.
DRIVEWAY (location and configuration)	Equals the DRIVEWAY EXISTING on the EFFECTIVE DATE of this BY-LAW.
Parking Area (location and configuration)	Equals the Parking Area EXISTING on the EFFECTIVE DATE of this BY-LAW.

SECTION 11 - SCHEDULES

Schedule 'A' – Precincts Map

Schedule 'A1' – Floodplain Map

Schedule 'B' – Street Specific Building Lines

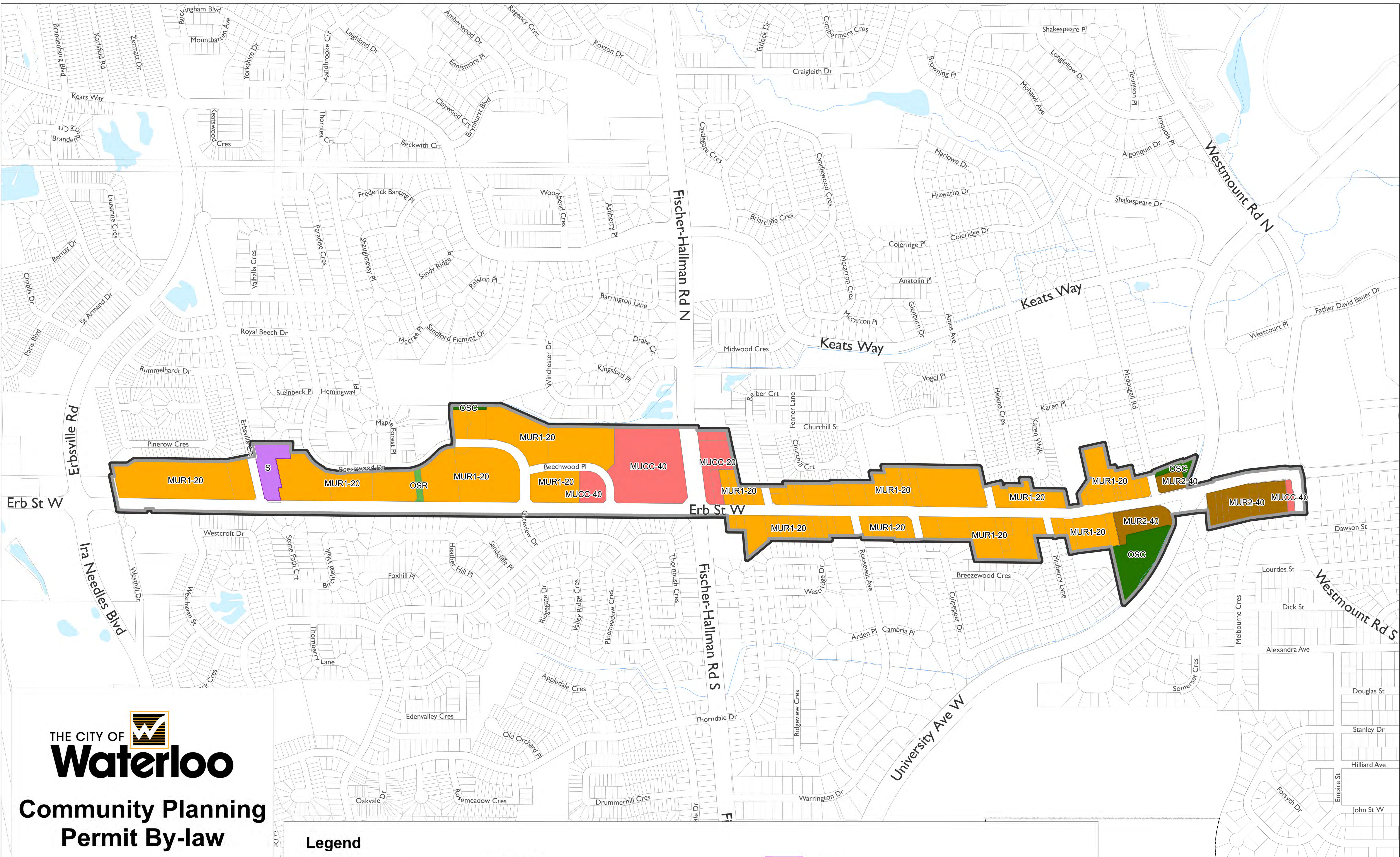
Schedule 'C' – Site Specific Regulations


Schedule 'C1' – Site Specific Precincts Map








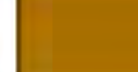




CITY OF WATERLOO

SCHEDULE 'A'

PRECINCTS MAP




THE CITY OF Waterloo
Community Planning
Permit By-law
Precincts Map
Schedule 'A'
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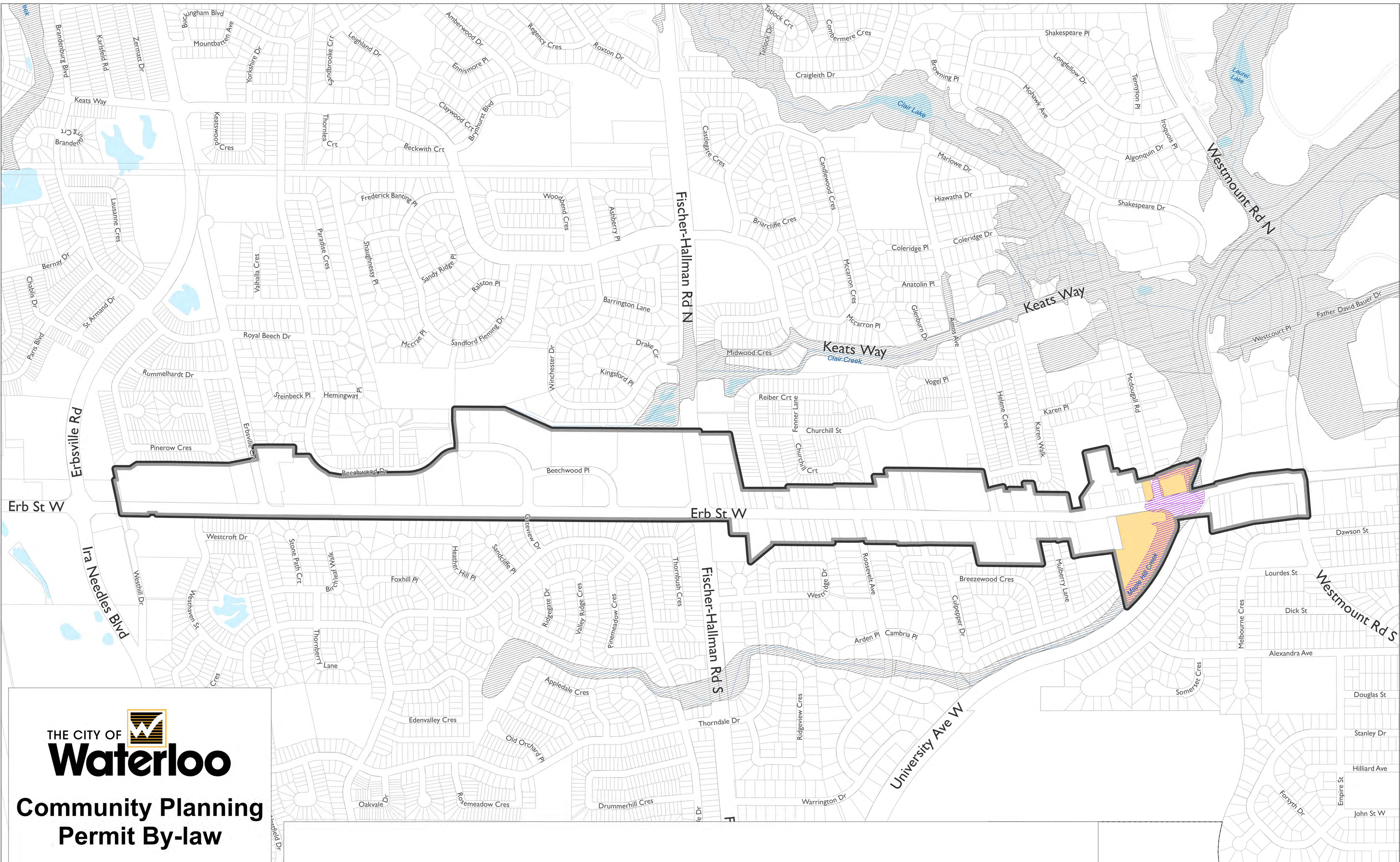
Legend	
	Perennial Creeks
	Intermittent Creeks
	Water Bodies
	City Boundary
	Property Fabric
	CPP By-law Area
Precincts	
	Mixed-Use Residential 1 Precinct
	Mixed-Use Residential 2 Precinct
	Mixed-Use Community Commercial Precinct
	School
	Open Space Conservation Precinct
	Open Space Recreation Precinct

Map Notes
 Projection: UTM Zone 17
 Datum: North American Datum 1983
 Map Created By: GIS, ITS, Community Planning, IPPW
 Map Created On: March 4, 2026

CITY OF WATERLOO

SCHEDULE 'A1'

FLOODPLAIN MAP




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Floodplain Map
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Legend			
	Perennial Creeks		Floodplain
	Intermittent Creeks		Candidate Two Zone Policy Area
	Water Bodies		CPP By-law Area
	Property Fabric		Properties where the (F) prefix applies
	City Boundary		

Map Notes
 Projection: UTM Zone 17
 Datum: North American Datum 1983
 Map Created By: GIS, ITS, Community Planning, IPPW
 Map Created On: March 4, 2026

CITY OF WATERLOO

SCHEDULE 'B'

STREET SPECIFIC BUILDING LINES

B.1 Street Specific Building Lines

Relative to the STREETS hereinafter set forth, the BUILDING LINE shall be measured from the line established by measuring at right angles from the HISTORIC CENTRE LINE of the STREET for the distance stated in Column B:

Column A: STREET

Column B: BUILDING LINE Setback

Erb Street (from Caroline Street to Westmount Road)	12.192 metres
Erb Street (from Westmount Road to City Limits)	15.240 metres
University Avenue (from Westmount Road to Fischer Hallman Road)	18.288 metres

CITY OF WATERLOO

SCHEDULE 'C'

SITE SPECIFIC REGULATIONS

Any variation to a Site Specific Regulation in Schedule 'C' will be classified as a Class 2 Community Planning Permit variation subject to being deemed minor in nature by the DIRECTOR when evaluated against the criteria in Section 1B.6, unless otherwise noted that a variation is classified as a 'Class 3' variation.

CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C7	355 Erb Street West	MUR1-20	By-law 3630 By-law 3923 [C7 – ZBL2018-050]

Location: 355 Erb Street West, Part Lot 10, R.P. 496
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

a) Notwithstanding anything to the contrary, the following Permitted USES shall be permitted on the lands known municipally as 355 Erb Street West in addition to those specified in the Mixed Use Residential 1 (MUR1) precinct:

- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- CAFÉ, including OUTDOOR CAFÉ PATIO
- CHILD CARE CENTRE
- COMMERCIAL SCHOOL
- COMMERCIAL RECREATION
- COMMERCIAL SERVICE
- COMMERCIAL WELLNESS
- ELECTRONIC GAMING CENTRE
- FINACIAL SERVICE
- MEDICAL CLINIC
- NANOBREWERY
- OFFICE
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- PET SERVICES (CLASS A)
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO
- RETAIL STORE (including VARIETY STORE)
- VETERINARY CLINIC

b) Notwithstanding anything to the contrary, the following Permitted USES shall be permitted on the lands known municipally as 355 Erb Street West in addition to those specified in the Mixed Use Residential 1 (MUR1) precinct:

- ALTERNATIVE EDUCATION CENTRE
- ARTIST STUDIO (CLASS A)
- CULTURAL FACILITIES
- INSTITUTION
- MAKERSPACE (CLASS A)
- PUBLIC MARKET
- TEMPORARY FARMERS MARKET
- TRAINING FACILITY

CITY OF WATERLOO

- c) The Permitted USES specified in b) shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT.

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Exception	Address	Precinct	File Reference
C16	302 Erb Street West	MUR1-20	By-law 1981-094 [C16 – ZBL2018-050]

Location: 302 Erb Street West
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

a) Notwithstanding anything to the contrary, the following regulations shall apply to an APARTMENT BUILDING on the lands known municipally as 302 Erb Street West:

- i. Number of DWELLING UNITS (maximum): 100
- ii. LANDSCAPED OPEN SPACE: 55 square metres per DWELLING UNIT
- iii. LOT FRONTAGE (minimum): 18 metres
- iv. STREET LINE setback (minimum): 10.5 metres
- v. SIDE YARD setback (minimum): 10 metres
- vi. REAR YARD setback (minimum): one-half (1/2) height of the BUILDING but no less than an average depth of 10.5 metres
- vii. PARKING SPACES (minimum): 1 PARKING SPACE for every four (4) DWELLING UNITS in the EXISTING APARTMENT BUILDING

CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C27	420 Erb Street West	MUCC-20	By-law 1987-114 [C27 – ZBL2018-050]

Location: 420 Erb Street West, Lot 30, Part Lot 31, R.P. 696, Parts 2 & 3, 58R-5550
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following Permitted USE is hereby added to Table 8A for the lands known municipally as 420 Erb Street West only:
 - i. PHARMACEUTICAL DISPENSARY

- b) Notwithstanding anything to the contrary, the following regulations shall apply to the PHARMACEUTICAL DISPENSARY:
 - i. The PHARMACEUTICAL DISPENSARY shall only be permitted if one (1) or more HEALTH PRACTITIONERS are located in the same BUILDING
 - ii. BUILDING FLOOR AREA (maximum): 100 square metres

- c) Notwithstanding anything to the contrary, the EXISTING LOT and EXISTING BUILDING thereon shall be deemed to conform to this BY-LAW.

CITY OF WATERLOO

Exception C28	Address 372 Erb Street West	Precinct MUR1-20	File Reference By-law 1988-099 Z-23-02 By-law 2023-022 [C28 – ZBL2018-050]
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Location: 372 Erb Street West, Part Lot 32, GCT, Part 2, 58R-2236
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following Permitted USES are hereby added to Table 7A for the lands known municipally as 372 Erb Street West only:
 - OFFICE
 - CHILD CARE CENTRE
- b) Notwithstanding anything to the contrary, the following regulations shall apply to the OFFICE specified in a) above:
 - An OFFICE shall only be permitted in the EXISTING BUILDING.
 - PARKING SPACES (minimum): 3 per 100 square metres of BUILDING FLOOR AREA
- c) Notwithstanding anything to the contrary, the following regulations shall apply to the CHILD CARE CENTRE specified in a) above:
 - A CHILD CARE CENTRE shall only be permitted in the EXISTING BUILDING.
 - PARKING SPACES (minimum): as specified in Table 6A of this BY-LAW
- d) Notwithstanding anything to the contrary, the STREET LINE setback (maximum) requirement in Table 7B shall not apply to the EXISTING BUILDING on the lands known municipally as 372 Erb Street West.

CITY OF WATERLOO

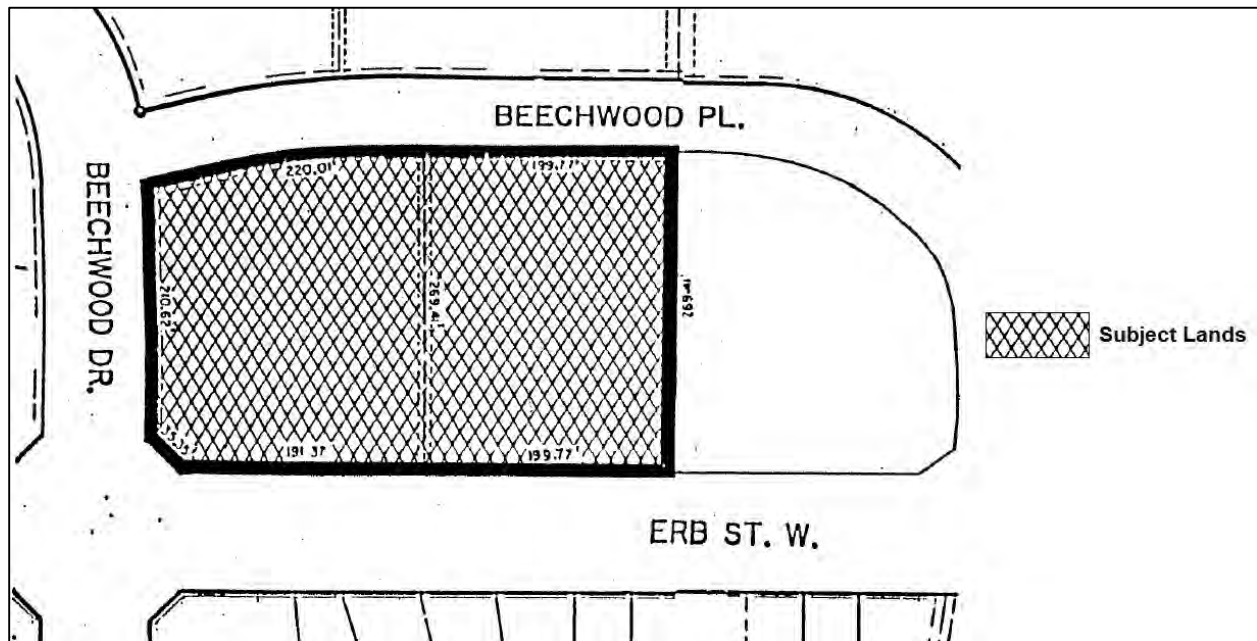
Exception	Address	Precinct	File Reference
C32	459-465 Beechwood Place	MUR1-20	By-law 1990-138 By-law 1990-159 [C32 – ZBL2018-050]

Location: 459-465 Beechwood Place
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following site specific regulations shall apply to TOWNHOUSE BUILDINGS and STACKED TOWNHOUSE BUILDINGS on the lands known municipally as 459-465 Beechwood Place:
- i. LANDSCAPED OPEN SPACE (minimum): 44% of the LOT AREA
 - ii. PARKING SPACES (minimum): 1.35 spaces per DWELLING UNIT
 - iii. AMENITY AREA (minimum): 10% of the LOT AREA
 - iv. BUILDING FLOOR AREA (minimum): 70 square metres per DWELLING UNIT for TOWNHOUSE BUILDINGS
 - v. BUILDING HEIGHT (maximum): 11 metres
 - vi. All other provisions of the MUR1-20 precinct shall apply, except as specified in i. to v. above

Image 1: Subject Lands



CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C48	339 Erb Street West	MUR1-20	By-law 1997-070 [C48 – ZBL2018-050]

Location: 339 Erb Street West, Part Lot 11, R.P. 496
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the EXISTING AUTOMOBILE SERVICE CENTRE shall be permitted.
- b) Notwithstanding anything to the contrary, if the EXISTING AUTOMOBILE SERVICE CENTRE ceases, the permission in a) above shall end.
- c) Notwithstanding anything to the contrary, OUTDOOR STORAGE shall not be permitted.

CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C51	404 Erb Street West	MUR1-20	By-law 1999-122 SPA 19 [C51 – ZBL2018-050]

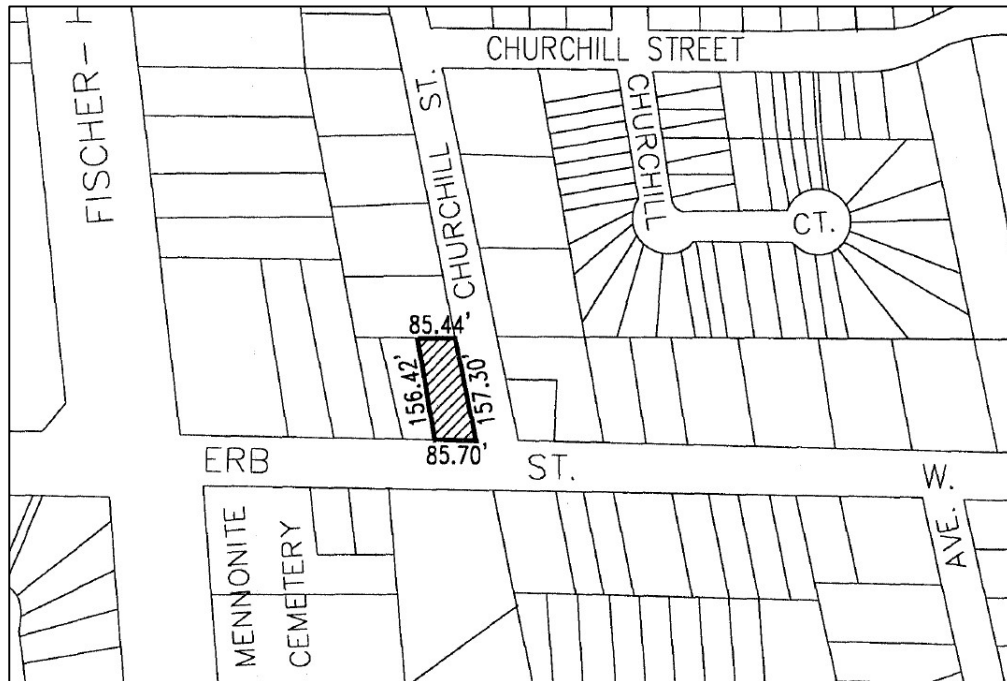
Location: 404 Erb Street West, Part Lot 27, R.P. 696, Part 3, 58R-666
as shown on Schedule 'C1' to this BY-LAW and on Image 1 below

Site Specific Regulations:

- a) The following Permitted USE is hereby added to Table 7A for the lands known municipally as 404 Erb Street West only:
 - MEDICAL CLINIC

- b) Notwithstanding anything to the contrary, the following site specific regulations shall apply to a MEDICAL CLINIC specified in a) above:
 - i. Restricted to a maximum of:
 - a. two (2) chiropractors and a maximum of two (2) support staff
 - b. two (2) registered MASSAGE THERAPISTS and a maximum of two (2) support staff
 - ii. The FIRST STOREY shall be limited to a maximum of 186 square metres and the entire FIRST STOREY may be used for a MEDICAL CLINIC.
 - iii. STOREYS above the FIRST STOREY shall only be used as DWELLING UNITS.
 - iv. FRONT YARD setback (minimum): 10.5 metres
 - v. PARKING SPACES for a MEDICAL CLINIC (minimum): eleven (11) spaces
 - vi. PARKING SPACES for each DWELLING UNIT (minimum): 1 per DWELLING UNIT

Image 1: Subject Lands



CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C54	345-347 Erb Street West	MUR1-20	By-law 2000-114 [C54 – ZBL2018-050]

Location: 345-347 Erb Street West, Part Lots 10 & 11, R.P. 496, Parts 22 & 23, 58R-828
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following Permitted USES shall be permitted on the lands known municipally as 345-347 Erb Street West in addition to those specified in the Mixed-Use Residential 1 (MUR1) precinct:

- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- CAFÉ, including OUTDOOR CAFÉ PATIO
- CHILD CARE CENTRE
- COMMERCIAL SCHOOL
- COMMERCIAL RECREATION
- COMMERCIAL SERVICE
- COMMERCIAL WELLNESS
- ELECTRONIC GAMING CENTRE
- FINANCIAL SERVICE
- MEDICAL CLINIC
- NANOBREWERY
- OFFICE
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- PET SERVICES (CLASS A)
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO
- RETAIL STORE (including VARIETY STORE)
- VETERINARY CLINIC

- b) Notwithstanding anything to the contrary, the following Permitted USES shall be permitted on the lands known municipally as 355 Erb Street West in addition to those specified in the Mixed Use Residential 1 (MUR1) precinct:

- ALTERNATIVE EDUCATION CENTRE
- ARTIST STUDIO (CLASS A)
- CULTURAL FACILITIES
- INSTITUTION
- MAKERSPACE (CLASS A)
- PUBLIC MARKET
- TEMPORARY FARMERS MARKET
- TRAINING FACILITY

CITY OF WATERLOO

- c) The Permitted USES specified in b) shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT.

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Exception	Address	Precinct	File Reference
C56	360 Erb Street West	MUR1-20	By-law 2000-152 [C56 – ZBL2018-050]

Location: 360 Erb Street West, Part Lot 9, R.P. 496
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) Notwithstanding anything to the contrary, the following regulations shall apply to the lands known municipally as 360 Erb Street West:
 - i. Easterly SIDE YARD setback (minimum): 2.4 metres
 - ii. LANDSCAPED OPEN SPACE (minimum): 144 square metres per DWELLING UNIT or 45% of total LOT AREA, whichever is more restrictive

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Exception	Address	Precinct	File Reference
C61	414 Erb Street West	MUR1-20	By-law 2001-143 SPA 21 [C61 – ZBL2018-050]

Location: 414 Erb Street West, Lot 29, R.P. 696
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following Permitted USE is hereby added to Table 7A for the lands known municipally as 414 Erb Street West only:
 - VETERINARY CLINIC

- b) Notwithstanding anything to the contrary, the following additional site specific regulations shall apply to the VETERINARY CLINIC in a) above:
 - i. Number of Veterinarians (maximum): 1
 - ii. Number of VETERINARY CLINIC Employees other than the Veterinarian (maximum): 3
 - iii. STOREYS above the FIRST STOREY and the BASEMENT shall only be used as DWELLING UNITS.
 - iv. BUILDING FLOOR AREA of the FIRST STOREY (maximum): 186 square metres
 - v. Location of VETERINARY CLINIC: restricted to the FIRST STOREY
 - vi. That there shall be no outdoor runs and no overnight stays for animals.
 - vii. PARKING SPACES (minimum):
 - 8 PARKING SPACES for the VETERINARY CLINIC
 - 1 PARKING SPACE per DWELLING UNIT
 - a maximum six (6) PARKING SPACES shall be permitted in the FRONT YARD
 - a maximum three (3) PARKING SPACES shall be permitted in the REAR YARD

CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C145	402 Erb Street West	MUR1-20	2016-049 [C145 – ZBL2018-050]

Location: 402 Erb Street West, Part Lot 19, R.P. 696
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

- a) The following Permitted USE is hereby added to Table 7A for the lands known municipally as 402 Erb Street West only:
 - Community Housing, meaning "*housing owned and operated by a not-for-profit organization, with funding from government, that offers affordable dwelling units and subsidized (rent-geared-to-income) units in the entirety of a residential building.*"
- a) Notwithstanding anything to the contrary, the following additional site specific regulations shall apply to the Community Housing use:
 - i. FLANKAGE YARD setback (minimum): 3 metres
 - ii. SIDE YARD setback (minimum): 2.5 metres
 - iii. REAR YARD setback (minimum): 6.2 metres
 - iv. DAYLIGHT TRIANGLE setback (minimum): 0.6 metres
 - v. PARKING SPACES (minimum): 3 for a BUILDING containing a maximum 9 one-BEDROOM DWELLING UNITS
 - vi. Density (maximum): 159 BEDROOMS per hectare
 - vii. A column may project up to one (1) metre into the SIDE YARD.
 - viii. Balconies may project up to 1.2 metres into the FRONT YARD and REAR YARD.

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Exception	Address	Precinct	File Reference
C246	310, 312, 314 & 316 Erb Street West	MUR1-20	Z-21-08 By-law No. 2022-029 [C246 – ZBL2018-050]

Location: 310, 312, 314, 316 Erb Street West
as shown on Schedule 'C1' to this By-law

Site Specific Regulations:

Notwithstanding anything to the contrary, the following site specific provisions shall apply to the lands identified as 310, 312, 314, and 316 Erb St W:

- i. Westerly SIDE YARD setback (minimum):
 - A. 3.0 metres
 - B. Notwithstanding anything to the contrary, for any portion of the BUILDING with a height of 4.10 metres or less, the minimum side yard setback shall be 1.6 metres.
- ii. REAR YARD setback (minimum):
 - A. 7.5 metres
 - B. Notwithstanding anything to the contrary, for any portion of the BUILDING with a height of 4.10 metres or less, the minimum rear yard setback shall be 1.56 metres.
- iii. Northerly LOW RISE RESIDENTIAL LOT LINE setback (minimum):
 - A. 7.5 metres or half the height of the building, whichever is greater
 - B. Notwithstanding anything to the contrary, for any portion of the BUILDING with a height of 4.10 metres or less, the minimum northerly LOW RISE RESIDENTIAL LOT LINE setback shall be 1.56 metres.
- iv. Easterly LOW RISE RESIDENTIAL LOT LINE setback (minimum):
 - A. 3.0 metres
- v. LANDSCAPED OPEN SPACE (minimum):
 - A. 25.0%
- vi. GREEN ROOF (minimum):
 - A. 0.9% (24.8 square metres)
- vii. Height of FIRST STOREY (minimum):
 - A. 4.5 metres
 - B. Notwithstanding anything to the contrary, for 9.5 metres of the easternmost section of the first floor, the minimum FIRST STOREY height shall be 2.3 metres.
- viii. Residential Parking Rate (minimum)*:
 - A. 0.79 spaces per dwelling unit

*All other parking rates remain as stated in the MUR1-20 Precinct and this BY-LAW.
- ix. Low Rise Residential Landscape Buffer:
 - A. Notwithstanding anything to the contrary, the minimum width of the LOW RISE RESIDENTIAL LANDSCAPED BUFFER shall be an average of 1.70 metres with no point less than 1.5 metres.

CITY OF WATERLOO

Exception	Address	Precinct	File Reference
C282	508 Beechwood Drive	MUR1-20 & OSC	Z-18-07 LPAT PL180793 LPAT PL180874 [C282 – ZBL2018-050]

Location: 508 Beechwood Drive
as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

The following site specific provisions shall apply to the lands identified as 508 Beechwood Drive (the "Lands"):

- a.) Notwithstanding anything to the contrary, the maximum residential density permitted shall be 450 bedrooms per hectare.
- b.) Notwithstanding anything to the contrary, Section 3.S.5.1.a.ii shall not apply to the Lands (508 Beechwood Drive).
- c.) Notwithstanding anything to the contrary, the minimum FRONT YARD setback shall be 7.0 metres above GRADE.
- d.) Notwithstanding anything to the contrary, the minimum FRONT YARD setback shall be 5.0 metres below GRADE.
- e.) Notwithstanding anything to the contrary, an architectural entrance canopy shall be permitted to project into the FRONT YARD setback in c.) herein by a maximum 1.0 metre.
- f.) Notwithstanding anything to the contrary:
 - i. the minimum westerly SIDE YARD setback shall be 7.2 metres;
 - ii. balconies shall be permitted to encroach into the SIDE YARD setback in f.)i. herein by a maximum 0.8 metres.
- g.) Notwithstanding anything to the contrary, the minimum easterly SIDE YARD setback shall be 14 metres, with exception to a set of stairs within the easterly SIDE YARD that provide access to STOREYS below the GRADE, which shall have a minimum setback of 1.5 metres.
- h.) Notwithstanding anything to the contrary, the minimum REAR YARD setback shall be 10 metres.
- i.) Notwithstanding anything to the contrary, Ancillary Uses shall be restricted to the following Uses:
 - CAFÉ
 - CHILD CARE CENTRE
 - SPIRITUAL USE
- j.) Notwithstanding anything to the contrary, the maximum BUILDING HEIGHT shall be 25.5 metres and 7 STOREYS.
- k.) Notwithstanding anything to the contrary, for a BUILDING or part thereof constructed after the effective date of this by-law, the following STEPBACK regulations shall apply:

CITY OF WATERLOO

- i. for the southerly building façade:
 - A. for a minimum 45% of the southerly building façade measured at the second STOREY, for STOREYS three to six inclusive, there shall be a minimum 3.0 metre STEPBACK from the second STOREY building façade;
 - B. for a minimum of 75% of the southerly building façade measured at the seventh STOREY, there shall be a minimum 0.8 metre STEPBACK of the seventh STOREY from the sixth STOREY building façade;
- ii. for the westerly building façade:
 - A. for the entire westerly building façade, for STOREYS three to six inclusive, there shall be a minimum 3.0 metre STEPBACK from the second STOREY building façade;
 - B. for a minimum 50% of the westerly building façade measured at the seventh STOREY, there shall be a minimum 1.2 metre STEPBACK of the seventh STOREY from the sixth STOREY building façade;
- iii. for the northerly building façade:
 - A. for the entire northerly building façade measured at the seventh STOREY, there shall be a minimum 18 metre STEPBACK of the seventh STOREY from the sixth STOREY building façade;

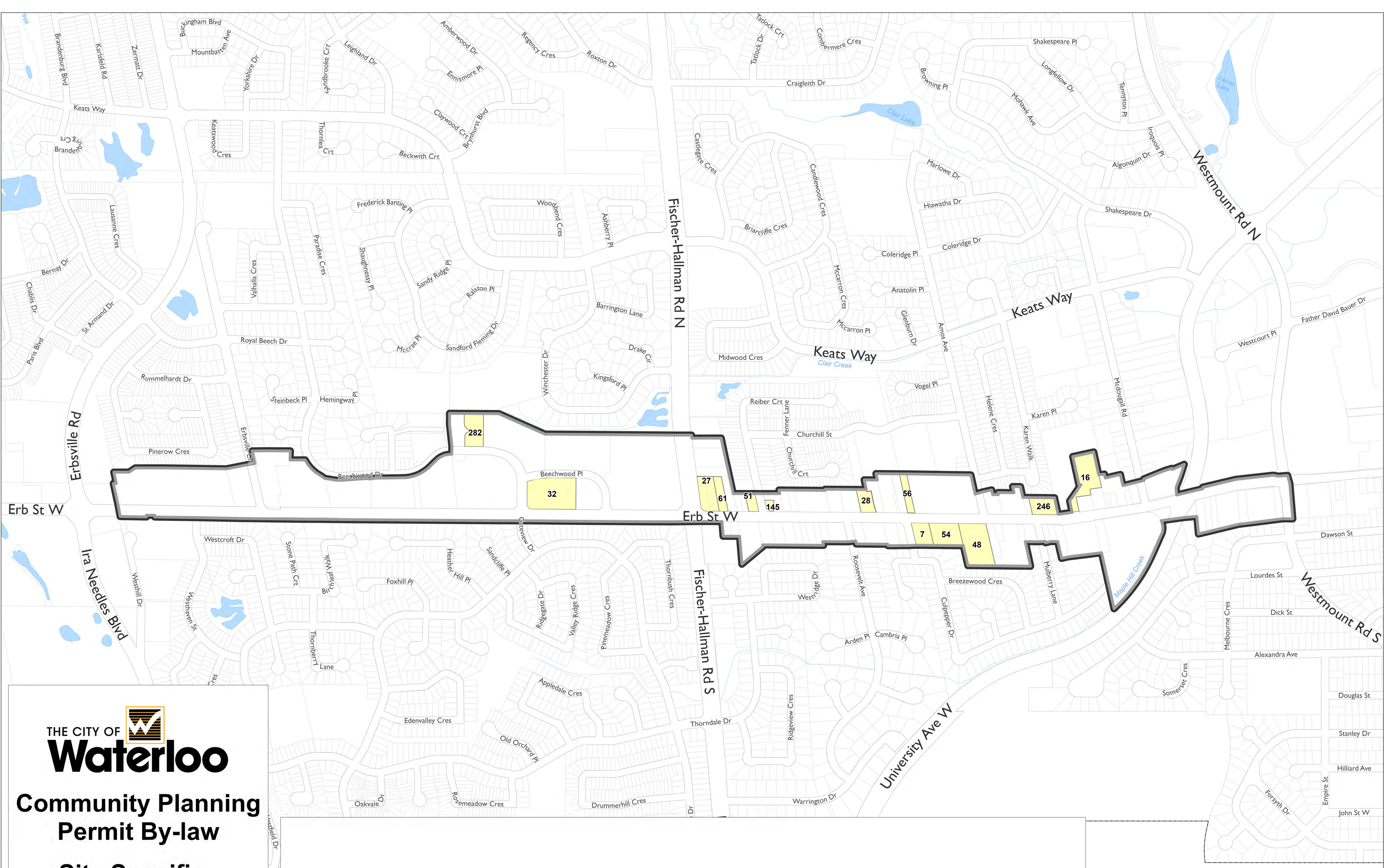
Notwithstanding anything to the contrary, balconies shall be excluded from the STEPBACK provisions herein.

- l.) Notwithstanding anything to the contrary, the following site specific provisions shall apply to the portion of the Lands within the Open Space Conservation (OSC) Precinct:
 - i. a DRIVEWAY may extend into the lands within the OSC Precinct by a maximum of 1.5 metres;
 - ii. a SURFACE PARKING SPACE may extend into the lands within the OSC Precinct by a maximum of 1.5 metres;
 - iii. the portion of the OCS Precinct lands within 5 metres of the REAR LOT LINE shall be naturalized;
 - iv. BUILDINGS and STRUCTURES shall be prohibited on the portion of the Lands within the OSC Precinct.

CITY OF WATERLOO

SCHEDULE 'C1'

SITE SPECIFIC PRECINCTS MAP

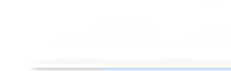

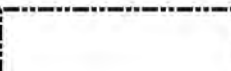
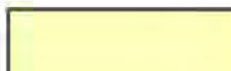

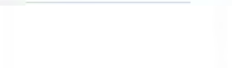




THE CITY OF Waterloo
Community Planning
Permit By-law
Site Specific
Precincts Map
Schedule 'C1'


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Legend

 Perennial Creeks	 Water Bodies	 City Boundary	 Site Specific Precincts
 Intermittent Creeks	 Property Fabric	 CPP By-law Area	

Map Notes

 Projection: UTM Zone 17
 Datum: North American Datum 1983
 Map Created By: GIS, ITS, Community Planning, IPPW
 Map Created On: March 4, 2026

APPENDICES

CITY OF WATERLOO

APPENDIX 'A'

HOLDING PROVISIONS

(none)

APPENDIX 2 – BY-LAW TO AMEND BY-LAW NO. 2025-080, BEING A BY-LAW TO
DELEGATE AUTHORITY TO EXECUTE DOCUMENTS



**THE CORPORATION OF
THE CITY OF WATERLOO**

BY-LAW NO. 2026 –

**BY-LAW TO AMEND BY-LAW NO. 2025-080, BEING A
BY-LAW TO DELEGATE AUTHORITY TO EXECUTE
DOCUMENTS**

WHEREAS section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the “Act”), authorizes a municipal council to delegate its powers and duties under the *Act* or any other Act to a person or body, subject to the rules and restrictions set out in Part II of the *Act*;

AND WHEREAS the Council of the City has passed By-law 2025-080 being a By-law to Delegate Authority to Execute Documents, as amended, (the “Delegation of Authority By-law”);

AND WHEREAS the Council of the Corporation of the City of Waterloo wishes to amend the Delegation of Authority By-law;

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

1. Schedule “E” – Land Use Planning and Development in the Delegation of Authority By-law is hereby amended by inserting the following as rows at the end of the table:

Type of Document/Purchasing Thresholds	Staff Position Authorized to Execute Document	Terms, Conditions, Pre-Requisites or Other Conditions which must be Satisfied Prior to Execution	Documents to be Deposited with Clerks
All agreements related to a Community Planning Permit System, including but not limited to Community Planning Permit Agreements and agreements prescribed by the Planning Act.	Director of Planning	For permits decided by Council, any conditions prescribed by Council must be included in agreements executed under this delegation. Form of all agreements to be satisfactory to the City Solicitor.	X
Community Planning Permit approvals and provisional approvals for Class One and Class Two Community Planning Permit applications.	Director of Planning		

2. This by-law shall come into force and effect on the date of its final passing.

Enacted this _____ day of _____, 2026.

D. McCabe, Mayor

J. Finley-Swaren, City Clerk

APPENDIX 3 – PUBLIC ENGAGEMENT SUMMARY

Waterloo Community Planning Permit System Second Draft Community Planning Permit By-law and Urban Design Guidelines
Summary of Public Comments, Submissions and Responses

NOTES:

1. Responses to the public and development industry engagement sessions were refined or additional information added where appropriate such as considering the findings from NBLC's Financial and Market Analysis.
2. Response comments were generated prior to the decision to scope the Community Planning Permit System initiative boundary to the Erb Corridor located outside of the Uptown Protected Major Transit Station Areas.

ACRONYMNS:

BPH = Bedrooms Per Hectare
CPPS = Community Planning Permit System
CPP = Community Planning Permit
FSM = Facilities, Services and Matters
IZ = Inclusionary Zoning
Laurel/Clair SPA = Laurel/Clair Floodplain Special Policy Area
OP = Official Plan
OPA = Official Plan Amendment
O.REG. = Ontario Regulation
ZBL = Zoning By-law
ZBA = Zoning By-law Amendment
UDG = Urban Design Guidelines
(P)MTSA = (Protected) Major Transit Station Area

#	Commenter	Area of Comments	Date	Comments	Response
1.	Public	General	05-23-2025	The HAF grant requires the City to issue 650 building permits by 2027 that are over and above the City's historical housing growth. What is the City's historical growth is being referenced.	The historical growth being referenced is 1,140 units per year which is based on 12 years of historical data (2011 to 2023). Historical data is based on building permits and is reconciled to the most recent census.
2.	Ryan Mounsey (Urban Insights)	General	07-07-2025	Concerns about 10-unit lack of exemption: undermining the legislative intent of providing housing reforms, implications to cost and permit fees.	The second draft By-law exempts detached buildings with up to four dwelling units from a permit. CPPS's ability to require site planning for developments with 10 or less units comes from O. Reg. 173/16 and a specific provision in O. Reg. 173/16, s.10(14), that says s.41 (Site Plan Control) of the Planning Act applies to an application for a CPP. Applying site planning to townhouse developments and apartments with five or more units will ensure that important matters are addressed such as site circulation, accessibility, lighting, road widenings among other matters.
3.	Ryan Mounsey (Urban Insights)	General	07-07-2025	Concerns about application to small-scale residential development. Provincial amendments to exempt residential projects of 10 units or fewer from site plan control not applied to CPPS. Will add time and administrative burden to projects that contribute to missing middle housing. Believe only a zoning review is necessary and if minor relief is required, it can be pursued through Committee of Adjustment.	See comment above.
4.	Ryan Mounsey (Urban Insights)	General	07-16-2025	If a regulation is not within the 10-20% variance threshold, does that mean all applications must go to Council? Removing the four tests from an application (e.g. 10 units or less or greater) will open it up to more subjective planning decisions and more time intensive if a Council and public meeting are required.	The Committee of Adjustment four tests are being enhanced by criteria established within the by-law as outlined in section 1B.6 as it is broader than simply minor variance.
5.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	Where is the process for a council meeting if exceeds 15-20% variance? What are the timelines involved? If you exceed variance, it will be class 3. With council decision and report how long will this take?	Council decision needs to happen within 45 days after an application has been deemed complete. If there is an amendment to the by-law (changing the precinct or adding a use) this is outside the process and is similar to a Zoning By-law Amendment and is not included in the 45 day timeline. The 45 day decision timeline is applicable regardless of the class of permit. Should Council not make a decision on a Class 3 Permit within the 45 day timeline, the applicant will have the right to appeal the application to the Ontario Land Tribunal for a non-decision.
6.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	Can you add a step associated with steps for Class 3 bump up for Council, I believe the decision timeline will be much longer if this requires a report to Council and should be reflected.	Refer to Figure 1 in the By-law.
7.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	The province has clearly said to exempt 10 units from site plan to fast track development... a CPPS would add more process for this type of development. Do other cities apply CPPS to 10 units or less? I/we believe this should be exempt.	Developments with 10 units or less are not exempt as CPPS is regulated under a different section of the Planning Act. While overlap and similarities exist between the two, a CPPS Permit is not the same as a Site Plan Application. CPPS is regulated under a different section of the Planning Act and requiring a CPPS for developments of 10 units or less does not contradict the Provincial Legislation exempting these developments from the Site Plan process. CPPS provides a streamlined decision timeline of 45 days compared to 60 days for Site Plan.
8.	Development Industry Session -	General	07-17-2025	The horizontal tower dimension variance should be the same (20%) as others as they are defined minor.	Comment noted.

#	Commenter	Area of Comments	Date	Comments	Response
	Ryan Mounsey (Urban Insights)				
9.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	The math should be looked at closely – this could have a tremendous impact on project viability for smaller scale development. A criteria should be established for exemptions. A whole new IZ review is needed prior to implementing this policy/requirement which needs to be done before making a decision on the CPPS (or make this condition upon more evaluation). Projects must be viable.	The exemptions from having to obtain a CPPS permit are detailed in Section 1B.2 of the By-law. It should be noted that the development regulations within the Draft By-law were taken directly from the existing Zoning regulations. The CPPS provides shorter application decision timelines and more flexibility in varying development regulations based on site-specific conditions, both of which should improve project viability from what exists today.
10.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	If you exempt parking from Bill 185, why not exempt 10 units or less? I disagree Bill 23 exempted 10 units or less and should supersede. This is adding a process.	Bill 185 has amended the Planning Act to restrict the ability for a municipality to require vehicle parking within PMTSAs. This applies at the Official Plan level and to any land use by-laws that implement the Official Plan (i.e. Zoning By-law and CPP By-law). There have been no changes to Provincial legislation that restrict the ability for a municipality to require a CPP for developments under 10 units.
11.	Development Industry Session – Alex Vandersluis (Auburn Developments)	General	07-17-2025	The concept of this being a 45-day process is clearly not the case – the city needs to fix how this is being messaged/sold because there is no 45 day approval happening.	Comment noted around using language around a 45 day approval, it is noted it is 45 days to make a decision after an application has been deemed complete and not necessarily approval as a decision could be made to refuse the permit application. Appeal rights come into effect after the 45 day legislated timeline.
12.	Development Industry Session - Alex Vandersluis (Auburn Developments)	General	07-17-2025	There are several properties which have a 30 storey designation under OPA 58 that are outside of the Laurel/Clair SPA, and do not have the 105 metres suffix.	If there is a property, send it along. The second draft of the CPP By-law carries forward the existing zoning of properties, while implementing the council adopted modifications made to the Official Plan through OPA #58 (pending Ministry approval). There are a number of properties, particularly in the Uptown, that had lower zoning applied as part of the 2018 Comprehensive Zoning By-law Review to ensure appropriate height transitioning from high density areas to low density areas. These have been carried over into the by-law. The implementing Zoning By-law Amendment for Phase 2 of the Official Plan Review, which involves a comprehensive review of the City’s Nodes and Corridors framework as a whole including heights and densities, will examine these instances further.
13.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	A critical review of OLT decisions is needed to see what the new density is in Uptown. 900 bph seems low for current approvals. This should be (the OLT approved projects) the base line as all these projects are defined as good planning and would better support filling the new 30 storey heights. Most projects would be bumped to Class 3 for density if this is the case while complying with height.	The 900 bph is in line with the Council approved density for the Station Area Mixed-Use zone and has been carried over into this By-law. Staff are reviewing how density is measured throughout the city. Also, as part of Phase 2 of the City’s Official Plan Review, Official Plan staff will be reviewing the City’s Nodes and Corridors framework as a whole which could potentially result in future changes.
14.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	Implication of Bill 17?	The second draft did not consider Bill 17 as the draft was already being finalized prior to Bill 17 receiving Royal Assent. Staff are reviewing Bill 17 for any implications prior to finalizing the Final By-law.
15.	Development Industry Session - Ryan Mounsey (Urban Insights)	General	07-17-2025	The review time should be 1 year to evaluate this process rather than the proposed 2 year review.	Comment noted.
16.	Development Industry Session - Alex Vandersluis	General	07-17-2025	The 45 day approval actually requires pre-submission consultation, a complete application and review/comment period by staff and agencies and clearing of conditions on an “approval” (off the clock)?	This is correct that the 45 day timeline is from the day a complete application is received until a decision is made.

#	Commenter	Area of Comments	Date	Comments	Response
	(Auburn Developments)			Why has there not been a 1:1 implementation of OPA 58 “High Rise – 30 Storeys” properties to RMU2-105 in CPPS?	There has unless the property is in the Laurel/Clair Special Policy Area or had lower zoning applied to it through the 2018 Comprehensive Zoning By-law.
17.	Development Industry Session - Alex Vandersluis (Auburn Developments)	General	07-17-2025	Helpful to have list of municipalities with CPP system. Most municipalities using CPP historically have not been places that see 30 storey towers. Frustrated about the 45 day timeline and how it does not start until after comments are received. Does not like how the clock does not start until application is deemed complete. Thinks City is forcing additional requirements to Site Plan application. E.g., regulation of urban design, exterior design.	Mid-sized cities that have implemented CPPS include: Guelph (Stone Road and Edinburgh Strategic Growth Area), and Brampton (Main Street North). In addition, Burlington has received Provincial approval on the CPPS enabling policies and approval in principle on the CPP by-law for 3 MTSAs, while those in progress include: Waterloo, Guelph (downtown), Oakville (Midtown and Bronte Village), Barrie (urban growth centre), Peterborough (city wide); Brant County (County-wide); Caledon (Planned Bolton South GO MTA); Ottawa (Kanata North Economic District). The City has been leveraging lessons learned from those processes. Trying to make the development approval process more streamlined. Provincial reforms have not impacted O. Reg. 173/16 and its site planning and urban design abilities. Intent is to create development that looks good with proper planning.
18.	Development Industry Session - Alex Vandersluis (Auburn Developments)	General	07-17-2025	12.(1) of O. Reg. 173/16 – if the council fails to make a decision under subsection 10(9) within 45 days after the date on which the material and fee are received as described in subsection 10(5) or (8), the applicant may appeal to the OLT on failure to make a decision?	Correct, appeal rights are granted after 45 days if no decision is made.
19.	Development Industry Session - UP Consulting	General	07-17-2025	I question the benefit of notice requirement update for class 2. Given that this is a staff approval, with clear maximum thresholds of relief, I wonder if providing notice at this stage is disingenuous to the general public/neighbours and/or inviting pushback which seems contrary to the objective of the initiative.	The decision to provide notification for Class 2 Permits was based on feedback received during community engagement, and is a similar approach taken by other municipalities that have implemented a CPPS. While there is no public meeting, similar to Committee of Adjustment applications, members of the public can still provide Planning Staff with comments while they consider the application.
20.	Development Industry Session - Reema Masri (Masri O Architects)	General	07-17-2025	Density for 30 storey towers of 900 seems very low. Questioning the need for density as a controlling element of high rises. Why does City care about number of bedrooms? City of Kitchener has zoning compliance certificate which simplifies requirements. The 900 bedrooms will not fill the 30 storey high tower.	The 900 bph is in line with the Council approved density for the Station Area Mixed-Use zone and has been carried over into this By-law. Staff are reviewing how density is measured throughout the city. Also, as part of Phase 2 of the City’s Official Plan Review, staff will be reviewing the City’s Nodes and Corridors framework as a whole which could potentially result in future changes.
21.	Development Industry Session - Larry Kotseff (Solo)wave)	General	07-17-2025	Would existing exemption from Zoning By-law be moved to CPP By-law? By moving these over are they appealable in the CPP By-law?	Exemptions in the CPP By-law are outlined in section 1B.2, if you propose something that is exempt or is compliant you do not need a CPP By-law permit. For example, a detached dwelling that complies with all applicable development regulations of the precinct can go directly to a building permit application. Existing Site-Specific zoning regulations have been carried over from the Zoning By-law. The CPP By-law is appealable.
22.	Development Industry Session - Larry Kotseff (solo)wave)	General	07-17-2025	Affordable housing is limited to MTSAs, does this conflict with provincial legislation? Facilities, services, and matters is in an older O.Reg.	Facilities, services, and matters (FSM) are not Inclusionary Zoning. FSM is a benefit provided by a developer in exchange for additional height or density. This can include affordable housing.
23.	Development Industry Session - Larry Kotseff (Solo)wave)	General	07-17-2025	Are there more details in CPP Table of Contents than the Zoning By-law?	The Zoning By-law and CPP By-law are similar. The CPP By-law has sections related to the process which is different, but other than that follows the structure of the Zoning By-law.
24.	Development Industry Session – Jessi McLellan (GSP)	General	07-17-2025	For Site Plan we have submission deadlines and comment circulation deadlines, would it alleviate the 45 day concern by introducing that into the CPPS?	We will take this into consideration.

#	Commenter	Area of Comments	Date	Comments	Response
25.	Public in-person session	General	07-22-2025	Concerned that public has no input and developers can do whatever they want.	Any amendment to the CPP By-law requires a statutory public meeting, similar to a zoning by-law amendment. Both Class 2 and 3 Permits include public notification requirements. Members of the public may provide comments for the decision authority (Staff for Class 2 and City Council for Class 3) to consider prior to making their decision.
26.	Public in-person session	General	07-17-2025	What if there's multiple by-law relief issues e.g. project on Erb St between Pepler and Roosevelt (asking for 14 different Zoning By-law reliefs). Will that be considered as a Class 2 or Class 3 permit?	If an application is requesting relief from multiple regulations of the By-law, if all of the requests are within the Class 2 threshold, the application would be considered a Class 2 Permit application. If any of the requests exceed the Class 2 threshold, then the permit would be considered a Class 3.
27.	Public in-person session	General	07-22-2025	Can you speak more specifically about the urban design guidelines?	It is a requirement to consider how a CPP application helps fulfill the intent of the guidelines. The Guidelines consider the variety of sites. One difference between the current process and a CPPS is that the CPPS can provide a single comprehensive decision on a development application. In addition, where an applicant is seeking relief from a standard within the by-law (variation), the by-law establishes criteria for considering a variation which include "the proposal is consistent with the intent of any applicable urban design policies, standards and guidelines", see CPP By-law provision 1B.6.1.d). These Guidelines will form part of the City-wide Urban Design Manual and are intended to expand on the Manual's general design direction for all Nodes and Corridors across the City.
28.	Public in-person session	General	07-17-2025	At what stage of the process will notice/sign go up?	Class 2 and 3 permits would be required to post signage on the property early in the process. There will be enough time to provide a response. The City's Engage page lists planning applications and will be modified to include CPP applications.
29.	Public in-person session	General	07-22-2025	Minor variations were previously dealt with by the Committee of Adjustment. Is the By-law going to remove power from the committee who conducts public meetings?	The CPP area is only for a portion of the City. Development within the CPP area would not go to the Committee of Adjustment for a decision unless it is a consent application.
30.	Public in-person session	General	07-22-2025	You discussed how the high quality design and community benefits in urban design guidelines are recommended. Can the city just say we considered it? How is it enforceable?	The By-law places more reliance on guidelines for decision-making as it provides one application and approval for development, and where relief from a standard within the CPP By-law is sought, consistency with the urban design policies, standards and guidelines is required as outlined in the response to comment #27 above. These Guidelines will form part of the City-wide Urban Design Manual and are intended to expand on the Manual's general design direction for all Nodes and Corridors across the City.
31.	Public in-person session	General	07-22-2025	What does a complete submission look like? Does it incorporate all of the requirements from a ZBA submission as well as an SPA submission? Will the process be more onerous or less?	Complete submission requirements will differ from application to application, depending on its scale, scope, and complexity. Complete submission requirements will be determined during the Pre-Consultation process and will include everything required by the City and other approval bodies to make a decision.
32.	Public in-person session	General	07-22-2025	How can CPPS relate to emergency issues like climate change and extreme weather events? If there are new developments, will there be provisions that require more greenery or more trees to be planted? Will infrastructure be adjusted/studied so that when there's heavy rain, the drainage system can handle that amount of water?	As part of the variation criteria, one of the items that will be looked at is whether the request is meeting the intent of plans, studies and master plans including any climate adaptation plans. The City is currently doing an Urban Design Manual refresh and climate considerations will be considered.
33.	Public in-person session	General	07-22-2025	If Waterloo were to develop high performance development standard after this By-law passes, will they have any impact on it?	The City is developing High-Performance Development Standards (HPDS) with other Waterloo Region municipalities to improve the energy efficiency, climate resilience, and sustainability of new developments. More information can be found here engagewr.ca/high-performance-development-standards . Applications would need to conform to any Council approved policies, standards, and/or guidelines.
34.	Public in-person session	General	07-22-2025	20% variance allowed by staff on 650 beds/ha would be over 150 additional bedrooms. 150 additional bedrooms mean many smaller	In the second draft, for properties located outside the Laurel/Clair floodplain SPA, there is 10% Class 2 variation across the various precincts for density. Any requests to go above the

#	Commenter	Area of Comments	Date	Comments	Response
				units. This is against the goal of the middle housing objective by limiting number of three bedrooms and concentrating on single bedrooms. 20% might be high for variances on maximum density. Concerned with staff being responsible for that magnitude of change where elected council may be better positioned to deal with the community on such a level.	10% variation, a Class 3 Permit would be required and would need to go to council for a decision.
35.	Public in-person session	General	07-22-2025	Do you anticipate any changes to the CPP regulation as a result of the change to the Planning Act under the Bill 17 regime? If yes, when do you expect it to surface and will it come before the deadline to produce the by-law?	The Province has not signaled any changes to O. Reg. 173/16 which provides regulation for CPPS.
36.	Public in-person session	General	07-22-2025	Are there any other Bill 17 changes to the Planning Act that may affect this process?	The second draft of the by-law was prepared prior to the Province enacting Bill 17. The Protecting Ontario by Building Faster and Smarter Act, 2025 (Bill 17) received royal assent on June 5, 2025. This resulted in changes to several pieces of legislation including the Planning Act. These changes did not have a direct impact on the ability to implement a Community Planning Permit System under the Planning Act (Section 70.2) nor did it result in changes to Ontario Regulation 173/16 Community Planning Permit Systems. This Act does limit the ability of municipalities to revise the list of potential supporting studies identified in their Official Plan that could be required as part of a complete application. This would have an impact on the ability of the City to change what is requested as part of the Community Planning Permit System. The City continues to monitor legislative changes.
37.	Public in-person session	General	07-22-2025	Is the CPP By-law being proposed appealable and if it is, who can appeal it? Can you define a third party in third party appeal? People who have an interest do not have appeal rights on a particular CPP application?	During the initial establishment of the By-law, the applicant, the Minister, certain public bodies, and registered owners or specified individuals who participated in the public input process can appeal. Once in effect, only the applicant has appeal rights on a subject application. It is correct that people who have interest do not have appeal rights. This is consistent with the site plan and minor variance process currently.
38.	Public in-person session	General	07-22-2025	Within the study area, do we have an estimate as to how much it will increase the population? I don't see one single green space or park being added. I was wondering why not and why the city cannot reserve space for green open space here?	The densities provided in the second draft of the CPP By-law are consistent with the densities already permitted under the existing Zoning and Official Plan policies. Parks and greenspaces are identified in the City's OP and the CPP By-law has carried over the provisions. Any green or open space that is currently reflected and that the City owns has been carried over. In terms of the CPP By-law, as development applications come in, we do take parkland dedication. That goes into a fund which is used to purchase, reurbanize or expand parkland in accordance with the City's Parkland Strategy which takes time.
39.	Public in-person session	General	07-22-2025	Specifically, within the study area there are no plans to expropriate any lands for parkland?	There are ongoing conversations, not just on Erb Street, but around the ward about parkland. We look at the population and the parkland that is available and what the needs are. We do have a Parkland Strategy which outlines parkland/greenspace needs.
40.	Public in-person session	General	07-22-2025	Looking at the Erb Street corridor, transit right now exists but it is not anyone's first choice. Is there anything in motion right now to change that as developments start to go in?	There are a number of projects and processes that will be looking to evolve and improve the situation, not just in this area, but citywide to facilitate greater movement and connections. Grand River Transit (GRT) is under the jurisdiction of the Region of Waterloo and its Business Plan provides a roadmap to guide future transit service expansion and investments over the next 10 years and beyond which can be found here: grt.ca/en/about-grt/grt-business-plan.aspx
41.	Public in-person session	General	07-22-2025	Concerned with the reduction of appeal processes. Community is shut out early in the process and developers have runway to negotiate/offset to get their projects confirmed. What assurances or safeguards are you building into the system to ensure that at a certain point a development application has to stop?	Suggest taking a look at the By-law, section 1B.6, which identifies the criteria that staff or council will evaluate in the event of a class 2 or 3 application. All applications regardless of applicant/developer will be reviewed against these criteria. This process will be transparent, and everyone will be able to see as well as residents in terms of what criteria we will be reviewing the applications on similar to the minor variance process with the four tests. With

#	Commenter	Area of Comments	Date	Comments	Response
					the CPP By-law, we have expanded what we think is in the interest of the city. Also, the Director of Planning has an opportunity to bump an application up. It is noted that Committee of Adjustment Minor Variance and Site Plan applications do not have third party appeals.
42.	Public in-person session	General	07-22-2025	Once conditional approval is met, after the community has abated their connection with the process, does the developer have the opportunity to further engage in ways that the community does not?	Once a decision is made on a permit application, subject to conditions, there is no public process involved in the satisfying of conditions, similar to Site Plan. If provisional approval is provided (approval in principle subject to conditions), if one or more condition has not been cleared to the satisfaction of the City a Community Planning Permit shall not be issued. As per provision 1B.17.3 of the CPP by-law, changes to the design to address one or more condition may result in the need for a new circulation or new permit application. Once a Community Planning Permit is issued, it becomes applicable law and Building Permit application will need to match what was approved. There is room for minor modifications, but the applicant will not be able to make substantial design changes, or get additional relief from the development regulations without applying for additional approvals.
43.	Public in-person session	General	07-22-2025	If its conditional then there needs to be dialogue between the developer and city staff? Can community appeal too?	It is exactly like the current Committee of Adjustment minor variance process, where a decision is rendered but there may be conditions. The developer has to clear the conditions to the city's satisfaction. The community cannot appeal once the By-law is in effect, similar to the current minor variance process.
44.	Public in-person session	General	07-22-2025	Presentation mentions burden on city council. Does it seem like a lot of the approval barriers come from the fact that there is a queue in city council and that there's too much pressure on council or they do not meet enough/as often?	It depends on the nature of application, the variations and the magnitude. If an application meets all the criteria, it should progress smoothly. A challenge can be getting timely comments on behalf of certain agencies, such as provincial ministries like the Ministry of Transportation of Ontario (MTO). With this tool, there is an ability to issue approvals with conditions. A condition can be "subject to MTO signing off on this application." This is part of a broader change management exercise. Should Council approve the CPPS By-law, council reporting schedules and timelines will be worked on to align with the 45 day decision window.
45.	Public in-person session	General	07-22-2025	Will something in the By-law encourage people to act on the approvals they receive? There are a dozen of sites around Uptown Waterloo that have been sitting idle for years. Is there anything you can do to ask developer to speed up development?	Unfortunately, the City cannot force people with existing approvals to pull a building permit. However, a CPP By-law can include lapsing provisions for a permit which is something the City is considering for the final By-law.
46.	Public in-person session	General	07-22-2025	For Committee of Adjustment, one of the conditions is that a building permit is required within a year or two. Is it only the committee that puts in this condition of approval?	In the By-law it states that provisional approval lapses after a year noting there is an ability to request an extension to the Director of Planning. Consideration will be given to lapsing provisions for a Community Planning Permit.
47.	Public in-person session	General	07-22-2025	On the corridor map, there are a couple of areas that are blank which we know decisions have been made for. These things are addressed in the City plan. Is there a reason why the space between Dietz and University are simply left blank when we know development is key in those areas and have been discussed repeatedly by the city and council (e.g. the Carrick)?	The Carrick development is on the north-east side of Erb Street by Westmount Road. It is a multi-phase, multi-building development. It is located outside of the CPP area as it is in a Major Node. Everything outside the CPP area will continue to be regulated by the Zoning By-law.
48.	Public in-person session	General	07-22-2025	When is the deadline for comments on the CPP By-law?	We would like comments on the second draft by Friday, September 12 to help inform the final. We hope to bring a final CPP By-law and UDG to Council next year spring.
49.	Robert Barnett	Bauer Island (between Father David Bauer Dr, Erb & Westmount St)	07-22-2025	Parcel between King St and Fisher Hallman on the north side of Erb is not addressed in the CPP By-law, but it appeared in the Zoning By-law as RMU-40 and C1-40 on the east side of Westmount Road, and E1-60 on the west side facing Erb. Please amend the draft plan to include the current designation (or currently sought designations) for these properties.	These properties are not included in the CPP By-law area as they are within a Designated Major Node and not a Minor Corridor/Node.

#	Commenter	Area of Comments	Date	Comments	Response
50.	Robert Barnett	General	07-22-2025	Flow chart on page 5 (Table 1A) and narrative 1B.12 does not make it clear when public meetings on applications are required and the notice of time period for public comment. Please clarify.	Table 1A identifies Class 3 requiring a Council decision which would necessitate a Council meeting. There are no legislated notice requirements for permits under a CPPS. It is up to individual municipalities to define detailed implementation including timing which is still under consideration by the City.
51.	Robert Barnett	General	07-22-2025	Criteria appear extremely vague and subjective. Can these considerations be made more objective in a way more easily recognizable by the public? Can the evaluation of criteria reflect a premium for inclusion of 3-bedroom units?	Several of the criteria are taken directly from the current Committee of Adjustment process, which have been in place for years, with some additional ones based on review of other CPP By-laws and engagement feedback. Section 1B.6.2 states that the City will prioritize the provision of a balanced mix of dwelling unit types (inclusive of 3+ bedroom units) when apply the variation criteria and evaluating proposed development. This is in response to engagement feedback received on the first drafts.
52.	Robert Barnett	General	07-22-2025	Cannot see Cash-in-lieu values in the table, 1B.15A or in the narrative 1B.15.10. Where are these cash values defined in the document?	The values were left blank in the second draft as the City retained a consultant, NBLC, to undertake an analysis of the inclusion of affordable housing or a cash-in lieu payment as a means of satisfying FSM in exchange for extra density for the portion of the Erb Corridor located outside the Major Transit Station Areas in the CPPS boundary. In general, the study found that development feasibility is currently challenged and that it would be beneficial to hold off activating the FSM affordable housing provisions in the Erb Corridor until there is an improved market. It was suggested that the framework still be included in the By-law as it is important that market participants consider FSM into their investment decisions going forward. As such, staff plan to recommend to Council that the FSM affordable housing and cash-in lieu payment provisions for the Erb Corridor be implemented at a later date, and that another analysis be undertaken in 2027 to inform the activation date and ultimate affordable housing rate and cash-in-lieu value.
53.	Robert Barnett	General	07-22-2025	It was pleasing to see the requirement (Table 3C-2) for a minimum percentage of Gross Leasable Residential Floor Area to be provided for AFFORDABLE DWELLING UNITS. I note that for the Bauer Island the percentage is the highest level at 2%. It is also stated that the Affordable Dwelling Units must be maintained as such for 25 consecutive years (3I-g).	Table 3C-2 pertains to Inclusionary Zoning provisions as carried over from the existing Zoning By-law. Council approved the Inclusionary Zoning Official Plan Amendment and Zoning By-law Amendment in June 2024.
54.	Robert Barnett	General	07-22-2025	Zero parking for affordable dwelling units in 6.1.3 (Table 6A) is unrealistic. Suggest 0.35 parking/unit but if an amendment is made to lower the restriction, the parking should be 0.65/unit.	Table 6A pertains to Inclusionary Zoning provisions which were carried over from the existing Zoning By-law. Council approved the Inclusionary Zoning Official Plan and Zoning By-law Amendments in June 2024. Waterloo and Kitchener chose to exempt any Inclusionary Zoning affordable housing units from minimum parking requirements to increase project viability. It is noted that this is a minimum requirement. Applicants have the ability to provide more than the required minimum.
55.	Robert Barnett	General	07-22-2025	Rates for electric vehicles is significantly understated, particularly 50% of designated electrical spaces should be for visitor parking (6.3.1.3). Suggest a modest flat 3% of spaces above 20.	These regulations and rates were carried over from the existing Zoning By-law. Staff will consider your comments for potential future general amendments.
56.	Robert Barnett	General	07-22-2025	6.4 Accessible Parking: I assume that the number of accessible parking spaces identified on Table 6D as cumulative for Type A and B, i.e. assuming that average MUR1 -20 building, would have 6 accessible parking spaces. It would be appropriate to perhaps regulate how many of these should have the noted Accessible Parking Access Aisle (10%, 25%, 50%?).	Correct, the table indicates the number of Type A and Type B spaces that are required for a given number of total parking spaces. The full amount of Type A and Type B spaces are required to be provided. Parking Access Aisles are required for all Accessible Parking Spaces, regardless of type, noting that two spaces may share a single access aisle.
57.	Robert Barnett	General	07-22-2025	Unclear whether parking restrictions are inclusive or exclusive. Are the number of required parking spaces the total of unit parking spaces plus	Where the by-law defines a minimum number of required Parking Spaces for a given use, this number is the total minimum number of spaces that are required for that use. Parking

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				Affordable Parking Spaces Plus Electric Vehicle parking plus Accessible Parking or is the number base unit needs less these special designations?	requirements for different uses are cumulative (i.e. there may be a minimum parking rate for residential uses and another rate for commercial uses, these would be added together to provide the total required spaces). Regulations relating to accessible parking or Electric Vehicle (EV) parking define how many of the required parking spaces need to be provided as a specific type. For example, if 25 spaces are provided in total, at least one these is required to be an Accessible Space.
58.	Robert Barnett	General	07-22-2025	Limiting or strictly managing variations from the stated bedrooms/ha (density maximum) are critical.	Comment noted.
59.	Robert Barnett	General	07-22-2025	Suggest the City develop a strategy for community needs in housing.	In 2023, Council approved an Affordable Housing Strategy and earlier this year, the City undertook a Housing Needs Assessment .
60.	Robert Barnett	General	07-22-2025	Current draft By-law does not contemplate any RL designations (7.4) in the plan. Could a statement recognizing the value of RL properties outside of the Heritage Conservation Area be made?	The CPPS area is focused on two strategic growth areas of the City and not the City's residential low-rise areas located outside the CPP area. Section 7.4 Low-Density Residential (RL) is included as several of the precincts direct existing low rise uses to these standards.
61.	Robert Barnett	Erb Corridor	07-22-2025	C72 (213 Erb) – site noted for Spiritual Use (a mosque), yet no such designation is made for the Erb St Mennonite Church (131 Erb) nor the First Baptist Church (Erb 306). The site of the Mennonite Church is zoned MRU-20, and the Baptist Church is not zoned at all but is adjacent to C16 (Woodland Terrace – Seniors Apt) which is zoned MRU-20. Could the two Spiritual Sites be noted as Site Specific Precincts with defined terms and noted for Spiritual Use as defined by this document (pg 75).	Under the existing Zoning, Spiritual Use is permitted within the RMU-20 Zone. Since 213 Erb was zoned RMU-40, Site Specific Zoning was required to permit the use.
62.	Robert Barnett	Erb Corridor	07-22-2025	Could Dietz Ave N (6-14 Dietz) be designated MUR1-40 on the plan as this parcel has already been designated such and would be consistent with treatment of C164 and C82 which do not directly front onto Erb.	These properties are located outside of the CPP By-law noting they have been approved for redevelopment and are proceeding through the site plan process.
63.	Robert Barnett	Erb Corridor	07-22-2025	Could Waterloo Heights be designated as MUR1-30 (9 stories) and the residential units on Roslin St (West side) be recognized as currently zoned R4 or recognizing the reality perhaps as MUR1-20?	Waterloo Heights is outside of the CPP area as are the lots on Roslin Street North.
64.	T. and R. Nickels	Erb Corridor	07-25-2025	Erb St W Corridor - Is the City interested in purchasing any of those properties for development?	There are no property purchases being considered as part of this project.
65.	Public virtual session	General	08-07-2025	Question about how CPPS has been implemented elsewhere and learnings from other municipalities that we can benefit from?	Mid-sized cities that have implemented CPPS include: Guelph (Stone Road and Edinburgh Strategic Growth Area), and Brampton (Main Street North). In addition, Burlington has received Provincial approval on the CPPS enabling policies and approval in principle on the CPP by-law for 3 MTSAs, while those in progress include: Waterloo, Guelph (downtown), Oakville (Midtown and Bronte Village), Barrie (urban growth centre), Peterborough (city wide); Brant County (County-wide); Caledon (Planned Bolton South GO MTA); Ottawa (Kanata North Economic District). The City has been leveraging lessons learned from those processes.
66.	Public virtual session	General	08-07-2025	Wanted to clarify that IZ isn't being applied twice through this process?	No it is not. The IZ provisions have been carried over into the CPP By-law and will apply to the Uptown Major Transit Station Areas within the CPPS boundary.
67.	Public virtual session	General	08-07-2025	Question about traffic analysis for development within the Erb St corridor - concerns about how difficult it is to cross Erb Street.	Traffic analysis is not part of the CPP By-law, rather it will be part of a complete application for a CPP permit.
68.	Mark Dorfman (Planner Inc)	General	08-13-2025	Suggestion to provide a plain text version of the CPP By-law as a guide for all users and observers.	Comments noted and the project team is planning to produce a “How to Read” booklet to assist people with the roll out of CPPS.
69.	Mark Dorfman (Planner Inc)	General	08-13-2025	CPP By-law does not contain any provisions regarding any proposed amendment to the By-law in compliance with section 17 of O. Reg. 173/16. The CPP By-law should clarify the procedures that apply to	Comment noted and will be reflected in the final by-law.

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				amend the CPP By-law "before the fifth anniversary of the day the by-law is passed."	
70.	Mark Dorfman (Planner Inc)	General	08-13-2025	Site Alteration is approved under the Environmental Protection Act, yet site alteration is included in the definition of "development." This distinction should be clarified here.	The definition of "development" that includes site alteration under a CPPS (O. Reg. 173/16) applies instead of the definition of "development" in subsection 41 of the Planning Act.
71.	Mark Dorfman (Planner Inc)	General	08-13-2025	(c) The exemptions for a Detached Building, an addition to a Detached Building, a Coach House and an addition to a Coach House is not clear. The definition of Detached Building is a building with up to 4 dwelling units, and Coach House is an Additional Residential Unit. Subsection 10 (15) of O. R. 173/16 applies to the CPP By-law by exempting certain provisions of section 41 of the Act. I highlight this since Subsection 41 provides for designated site plan control areas. If the CPP areas are not site plan control areas or equivalent to site plan control areas, then this should be stated in the CPP By-law. As well, I am wondering why a detached building with up to 4 dwelling units are exempt, whereas section 41 (1.2) of the Act exempts "no more than 10 residential units" from the definition of "development".	Section 10 (14) of O. Reg. 173/16 indicates that Section 41 of the Planning Act does apply to CPPS. Section 1B.2 - Exemptions outlines a number of exemptions for types of development that shall not require a community planning permit. Detached buildings with up to four units would not require a Community Planning Permit (recently Council approved 4 units, 4 storeys on a serviced lot), assuming all applicable by-law requirements are met. Applying site planning to townhouse developments will ensure that important matters are addressed such as site circulation, accessibility, lighting among other matters.
72.	Mark Dorfman (Planner Inc)	General	08-13-2025	Why are exemption of a detached building and a coach house not included in Class 1 CPP?	A detached building and coach house are exempt from having to obtain a CPP permit. A decision was made, based on feedback on the second draft and a review of other CPP By-laws, that detached buildings with up to four units would not require a Community Planning Permit (recently Council approved 4 units, 4 storeys on a serviced lot), assuming all applicable by-law requirements are met.
73.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B.3.4, the opinion that a Class 2 application should be considered as a Class 3 application should rest with staff and council and not with the prospective applicant.	Similar to other communities with CPPS, we have included this provision to permit applicants the opportunity should they feel a necessity.
74.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B.3.5, there should be criteria that assist the staff to refer a Class 1 or 2 application to Council for a decision whether this matter is a Class 3 application.	Comment noted. This standard as written is similar to other communities that have CPPS in effect.
75.	Mark Dorfman (Planner Inc)	General	08-13-2025	Table 1A should be clear that these are the Public Notice Procedures for CPP applications and not decisions.	Comment noted and will be reflected in the final by-law.
76.	Mark Dorfman (Planner Inc)	General	08-13-2025	In Table 1A, in the column for Notice for a Class 3 application, it should read "Mail or email to registered owners of land and to residents within 120 metres of the property that is the subject of a CPP application".	Comment noted.
77.	Mark Dorfman (Planner Inc)	General	08-13-2025	Section 1B.4.2 should clarify by adding the provisions in section 17(5) of O.Reg. 173/16. Council is required to declare by resolution that a request to amend the CPP By-law is permitted.	Comment noted and will be reflected in the final by-law.
78.	Mark Dorfman (Planner Inc)	General	08-13-2025	Section 1B.6.1 includes the criteria to vary the standards when considering Class 2 and Class 3 applications. It is assumed that the seven criteria are intended to reflect the tests under section 45 of the Planning Act.	The Committee of Adjustment four tests are being enhanced by criteria established within the By-law as outlined in section 1B.6 as it is broader than simply minor variance.
79.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B.6.1, the use of the word "intent" in the sentence should also include "purpose".	Comment noted and will be reflected in the final by-law.
80.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B.6.1, criterion (e), the reference to "adverse impacts" should be clarified to determine the nature of the impacts. There may	Comment noted.

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				be confusion with the term "adverse effects" used in the Environmental Protection Act	
81.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B.9, there should be a provision that would attempt to mitigate a dispute between a prospective applicant and City staff, prior to the submission of an application.	Comment noted.
82.	Mark Dorfman (Planner Inc)	General	08-13-2025	Since there is a relatively short 45-day window between the submission of a permit application and the notice of complete application, the up-front consultation is critical. Compatibility between the proposed developments and where people live in existing housing should be a priority consideration. The City should undertake a screening exercise to determine the specific initial compatibility impact assessments that are warranted and require the proponent to prepare and complete compatibility impact assessments from existing and planned housing areas. These assessments should form part of the application.	The development regulations for the CPPS areas have been carried over from the existing Zoning By-law and represent the long-term planning vision for these areas. Should applications be submitted requesting relief from the development regulations, depending on the scale, Staff can request a Planning Justification Report as part of a complete application. This can include land use compatibility and impacts to neighbouring properties.
83.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B.9, if City staff agrees with the prospective applicant that the proposed "development" is exempt, then the City staff should provide the prospective applicant with a written confirmation of this decision.	Comment noted.
84.	Mark Dorfman (Planner Inc)	General	08-13-2025	In section 1B. 10.1, reference is made to Schedule 1 of O. R. 173/ 16. These are the information and material that shall be provided in an application. It is not evident whether the Waterloo Official Plan contains required additional information and materials, as prescribed in section 3 (4) (a). Section 1B. 11. 1 should clarify whether technical studies and reports also refer to information and material.	The Official Plan, through OPA 58, includes additional information and materials above and beyond those prescribed in O. Reg. 173/16. Specifically, it refers to OP section 12.2.16 Complete Applications.
85.	Mark Dorfman (Planner Inc)	General	08-13-2025	In Schedule 1 of O. R. 173/16, Section 23 (g) refers to easements and restrictive covenants. Where they exist, the CPP By-law should indicate how the City intends to consider these restrictions on the property that is subject to the application. In my experience, with restrictive covenants the City should determine in the pre-application consultation whether the restrictive covenant is valid or expired according to section 119 (9) of the Land Titles Act, R.S.O. 1990, as amended, and the relevant interpretations by the Court. As well, the City should establish whether the existing development of the subject property is considered a Building Scheme.	Comment noted. It is our understanding that the CPPS process does not have any impact on the existing covenants/Building Schemes process.
86.	Mark Dorfman (Planner Inc)	General	08-13-2025	In Section 1B.12.2, the requirement should state that on-site signs shall be visible to the public from the Street.	Commented noted and will be reflected in final by-law.
87.	Mark Dorfman (Planner Inc)		08-13-2025	In section 1B. 12.3, the notification should read, "Mail or e-mail to registered owners of land and to residents within 120 metres of the property that is the subject of a CPP application" and that the on-site sign is visible from the Street.	Commented noted.
88.	Mark Dorfman (Planner Inc)		08-13-2025	In section 1B.13.3, there should be a type of condition of approval that requires the resolution of property restrictions caused by easements and restrictive covenants.	Comment noted. The conditions in provision 1B.13.3 include f) the conveyance of land for any specified reason, j) the provision and capacity of transportation and servicing infrastructure, l) the availability of municipal infrastructure and services, o) orderly growth and development and s) entering into agreements related to any condition. We understand these to be sufficiently broad to cover off the specific circumstance noted.

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89.	Mark Dorfman (Planner Inc)	General	08-13-2025	In Section 1B.14, a clause should be added to indicate that only a registered owner of land within the CPP area may appeal the CPP By-law.	Comment noted.
90.	Mark Dorfman (Planner Inc)	General	08-13-2025	Section 1B.20 refers to the consolidation of land within the CPP area and abutting lands located beyond the boundary of the CPP area. This implies that a consent to server may be needed to consolidate the lands, keeping in mind that more than 50% of the consolidated land is within the CPP area. Consideration should be given to a situation where the boundary of the CPP area is located within a registered property, and where there may be more than one prescient on the subject property.	Comment noted and will be considered. Please note that the CPPS process does not cover off any modifications to title, and the existing consent/draft plan process will remain. Regarding the second part of the comment, please refer to section 3.S.5 Split Precincts.
91.	Mark Dorfman (Planner Inc)	General	08-13-2025	Definition a) the bedroom definition states what is not a bedroom. The definition should clarify the positive that there are beds occupied by people in the bedroom b) the By-law should define covenant, restrictive covenant, easement c) "affordable dwelling unit" and "lot" needs to be clarified. (d) The By-law should define "easement". (e) The definition of "Lot" should be clarified. There are interpretations that suggest that the PIN (Property identification Number) for a parcel may be a Lot for purposes of the By-law. This becomes confusing and the definition should be clear that the PIN may not describe the boundary of the Lot. (f) "Reserve Lot Line" is defined. A "reserve" is defined. I have seen reserves that are privately owned. This should be included. (g) I wonder whether this definition of "PERSON" is found in a statute or regulation in Ontario. (h) "Use" should state that lot, building, structure are used by a "PERSON".	For consistency with our existing regulations, Definitions contained within the CPP By-law have been carried over verbatim from the Zoning By-law. Staff will consider the comments on the definitions for future general amendments.
92.	Mark Dorfman (Planner Inc)	General	08-13-2025	Wonder whether section 3.B.4.3 is interpreted as there is no regulated maximum number of bedrooms in these buildings/units?	That is correct, the existing Zoning By-law and the Draft CPP By-law do not restrict the number of bedrooms within the types of developments listed in 3.B.4.3, rather, the City's Rental Housing Licensing By-law restricts the number of bedrooms that may be rented within these types of buildings.
93.	Mark Dorfman (Planner Inc)	General	08-13-2025	Section 3.N.2 should distinguish between non-conforming uses and non-complying properties.	The By-law has regulations for nonconforming uses, structures, lot fabric.
94.	Mark Dorfman (Planner Inc)	General	08-13-2025	Wonder whether there are situations where a "Reserve" does not abut a street?	Typically reserves are for future road access but there are other circumstances such as shoreline reserves.
95.	Mark Dorfman (Planner Inc)	General	08-13-2025	The term "standard" is used in the by-law, statute and regulation. Wonder whether there is merit in defining this term. For example, is "use" a standard?	The term is used in titles and section headers for convenience and ease of reading. It is not used as part of a regulation in and of itself. As such, staff do not feel there is need to define it.
96.	Mark Dorfman (Planner Inc)	General	08-13-2025	Section 4.3 should qualify that since the Waterloo Comprehensive Zoning By-law does not apply to the CPP area, there would be no conflict.	This is standard regulation that exists to clarify what happens in the event that two By-laws conflict with each other.
97.	Mark Dorfman (Planner Inc)	General	08-13-2025	Applicable law is vague. Don't understand how this applied in this By-law.	Applicable Law refers to any other piece of legislation (municipal, provincial, or federal) that may be applicable to a property. As it would be impossible to list all legislation that may be applicable to any given property, a general statement is used.
98.	Mark Dorfman (Planner Inc)	General	08-13-2025	"LAND USE in section 5.3 is not the correct term. Change this to "Use of Land, Building or Structure".	This has been carried over from the existing Zoning By-law. Land Use in Section 5.3 is being used as a section title, not as a regulation or a defined term.

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99.	Mark Dorfman (Planner Inc)	General	08-13-2025	(b) Section 5.4 "Offense - Bedrooms". I am wondering if this is an enforceable offense if the offensive habitable floor space is "temporarily" or "occasionally" used as for sleeping. A clear temporal qualification should be stated. I am wondering how this offense would "contravene the provisions of this BY-LAW including density".	This has been carried over from the existing Zoning By-law. Staff will consider the comments for future general amendments.
100.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Recommend that the City follow suit with the provincial direction to expedite these forms of small-scaled, missing middle housing projects and exempt projects of ten or less units from the CPP By-law. Alternatively, recommend that the City allow for such projects to proceed through the CPPS process on an optional basis so that matters related to zoning compliance review and variances can be processed via one (1) application.	Comment noted. The second Draft By-law exempts detached buildings with up to four dwelling units from a permit. CPPS's ability to require site planning for developments with 10 or less units comes from O. Reg. 173/16 and a specific provision in O. Reg. 173/16, s.10(14), that says s.41 (Site Plan Control) of the Planning Act applies to an application for a CPP. Applying site planning to townhouse developments and apartments with five or more units will ensure that important matters are addressed such as site circulation, accessibility, lighting, road widenings among other matters.
101.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Recommend that the requirement for receipt of staff and agency comments be removed from the 'completeness review' stage of the process, and that the 45 day review period rather begin upon receipt of required submission materials. As an alternate, some municipalities such as Guelph and London have implemented optional processes whereby applicants can submit scoped applications for municipal and agency reviews in advance of submitting a formal Planning Act application. In essence, this is an intermediary but optional step between a Pre-Submission Consultation and formal Planning Act application where formative issues can be identified and resolved prior to submitting a formal application. From a development perspective, particularly on complicated files, this can be an advantageous step to resolve issues prior to formally preparing a complete Planning Act application which can provide cost and coordination benefits for a given project. From a municipal standpoint, this form of informal review can help expedite review and approvals if/once a formal application is made by resolving outside of statutory review timelines. For such reviews, both the City of London and Guelph collect a review fee and commit to providing comments on the pre-application submissions within set timeframes.	Comment noted and will be considered as part of the final By-law.
102.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Recommend that the Class additional notice requirements be removed, as proposed in the initial draft.	The Class 2 notice requirements were included based on resident feedback received on the first draft, a review of other CPP By-law notification requirements (such as Guelph as a comparator), and noting that Class 2 applications are akin to the Committee of Adjustment Minor Variance process which has notification requirements despite also not having third party appeals.
103.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Condition B speaks to the requirement for additional studies, plans and documents. While it is acknowledged that through the development review process additional matters may warrant further review or consideration, as currently drafted this condition is very open ended and seems to negate the importance of accurate study requirements to be identified at the Pre-Submission Consultation stage. In our opinion, this condition lacks clarity and should be scoped to provide certainty of process.	Comment noted. O. Reg. 173/16 which governs CPPS, requires municipalities to list the types of conditions that may be included in a CPP By-law. In line with other municipal CPP By-laws (such as Guelph as a comparator) these conditions are broad to account for a multitude of development scenarios.

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104.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Condition D speaks to the achievement of performance criteria and standards, including those related to urban design. Clarity is requested with regards to this condition, in particular as it relates to performance criteria. We recommend that the By-law explicitly reference objective, measurable criteria tied to existing policy documents or guidelines, to avoid introducing subjective interpretations that could lead to inconsistent or contested outcomes.	The conditions for approval listed in 1B.13.3 are not meant to be taken as a list of requirements for permit approvals. Rather, they are broad categories of items that may be required or agreed upon for a development that do not need to be completely resolved prior to decision on the permit being rendered. For example, a permit requesting relief may be given conditional approval on the grounds that a certain energy efficiency standard will be met, or high-quality urban design improvements to the street frontage will be made. These conditions allow the decision to be made on the permit application, even if the exact details for these elements have not been completed.
105.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Condition G relates to confirmation of site rehabilitation/remediation. While the intent of this condition is well understood and appreciated, it is suggested that this condition be clarified to provide that the confirmation of site remediation should be achieved prior to the issuance of a Building Permit but not required prior to issuance of a CPPS approval/permit.	See comment above.
106.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Condition I relates to the efficient use and conservation of energy. The same comments offered with regards to proposed condition 'd' are offered with regards to this proposed condition.	See comment above.
107.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Condition M relates to the provision of attainable and/or affordable housing units. Clarity is requested with regards to this condition. In accordance with the Planning Act, the requirement to provide affordable or attainable housing within a development is limited to PTMSAs where a municipality has passed an Inclusionary Zoning By-law and where a policy framework within the Official Plan is in place. While these permissions could extend to much of the uptown portion of the CPPS area if/when inclusionary zoning is implemented in the City, it cannot be required for non-PTMSA areas of the study area.	CPPS legislation O. Reg. 173/16 permits municipalities to require facilities, services and matters (inclusive of affordable housing) in a CPPS area in exchange for extra height and/or density. The legislation does not limit the geographic scope of where facilities, services and matters can be applied to. Facilities, services and matters are outlined in section 1B.15. The IZ provisions have been carried over into the CPP By-law and will continue to apply to properties within Uptown PMTSAs.
108.	David Galbraith (UP Consulting) on behalf of Build Urban	General	09-10-2025	Condition O relates to the orderly development of land. In our opinion this condition is too broad and requires clarity / scoping.	The orderly development of land is important particularly for multi-phased developments ensuring access to infrastructure, roadways, compliance with Building Code requirements among other reasons.
109.	Trevor Hawkins (MHBC)	26-28 Dorset and 7 Princess	07-10-2025	Timeline for second draft, opportunities to implement OPA 58 through the CPP By-law. Concerns with current proposed zoning.	The second draft incorporated Council adopted OPA 58 modifications, including the increase of maximum building heights on certain lands with an 81 metres suffix in the Uptown PMTSA (but outside of the Laurel/Clair Special Policy Area) from 81 metres (25 storeys) to 105 metres (30 storeys). The subject property is designated Uptown (U)-40 in the CPP By-law which has been carried over from the Zoning By-law albeit with a slight name change. Through the City's 018 Comprehensive Zoning By-law Review, planning staff evaluated a number of properties within the Uptown Core which strategically and thoughtfully applied reduced maximum heights to ensure appropriate height transitioning from high density areas to low density areas including on this property.
110.	GSP Group	General	09-11-2025	Will IZ apply to the CPPS area once approved, or will this be deferred? Is IZ proposed to apply to the whole CPPS area (including Erb St Corridor). Or would IZ only apply to MTSA's in the CPPS?	This past spring, Council deferred making a decision on the timing of implementation of IZ. IZ Staff will take a report to Council in early 2026 with recommendation on IZ implementation timing. The City's IZ framework only applies to the City's PMTSAs. Schedule D - MTSA's in the second draft shows this delineation.

#	Commenter	Area of Comments	Date	Comments	Response
111.	GSP Group	General	09-11-2025	To confirm, Class 2 & 3 applications in the Erb Street corridor which increase residential density would provide a minimum % of affordable units or CIL (cash-in-lieu) of said affordable units. Is that correct? Would the timing of Council approving this requirement on Erb also be tied to IZ timing, or are they separate?	Correct and the CPPS facilities, services and matters implementation would be separate from IZ implementation timing. The City retained a consultant, NBLC, to undertake an analysis of the inclusion of affordable housing or a cash-in lieu payment as a means of satisfying FSM in exchange for extra density for the portion of the Erb Corridor located out the Major Transit Station Areas in the CPPS boundary. In general, the study found that development feasibility is currently challenged and that it would be beneficial to hold off activating the FSM affordable housing provisions in the Erb Corridor until there is an improved market. It was suggested that the framework still be included in the By-law as it is important that market participants consider FSM into their investment decisions going forward. As such, staff plan to recommend to Council that the FSM affordable housing and cash-in lieu payment provisions for the Erb Corridor be implemented at a later date, and that another analysis be undertaken in 2027 to inform the activation date and ultimate affordable housing rate and cash-in-lieu value.
112.	Andrea Sinclair (MHBC) on behalf of LPMR (Westhaven) GP Inc	414 Westhaven Street	07-12-2025	Request to remove property from the limits of the CPPS by-law area.	Request granted as this property is the sole property on the south side of Erb Street West between Westhill Drive and Fischer-Hallman Road South in the CPP area and its removal will not cause any gaps in the mapping. The change will be reflected in the final By-law.
113.	Andrea Sinclair (MHBC) on behalf of Multiple Uptown Properties	Multiple Properties Uptown(35 King St N, 23-25 King St N, 15 King St N, 24 King St N, 124-134 King St S, 50-54 King St N, 85 King St N, 89-91 King St N, 2 King St N, 28 King St N, 0 Regina St N, 3 Regina St N and 12 Dupont St W	09-12-2025The measuring of density by bedrooms per hectare will penalize developments that offer multi-bedroom units in terms of as-of-right density permissions. If the City wishes to encourage family-oriented high-density development, need to move away from per-bedroom calculations....Concern the density framework continues to be misaligned with height permissions, which may serve to artificially inflate the requirement for “Facilities, Services and Matters” within the CPPS area...Uptown properties tend to be smaller, resulting in a lower as-of-right bedroom permission when compared to larger sites found outside of the core. Recent development proposals have consistently required relief from the restrictive bedroom per hectare density permissions, even in cases where the height was aligned within the current permissions (examples provided)....If the City is going to continue with the bedroom per hectare model, a substantial increase in density needs to be considered to allow sites to reasonably develop with the heights that are permitted. The City should consider moving away from including a maximum density all together as it is typically height, not density, that has more of an impact on surrounding properties. The City could still require “Facilities, Services and Matters” in exchange for height increases beyond the current permissions. The City should be encouraging and directing development and density to the Uptown as this represents a Strategic Growth Area.	Staff are reviewing how density is measured throughout the city. Also, as part of Phase 2 of the City’s Official Plan Review, Official Plan staff will be reviewing the City’s Nodes and Corridors framework as a whole which could potentially result in future changes.
114.	Andrea Sinclair (MHBC) on behalf of Multiple Uptown Properties	Multiple Properties Uptown	09-12-2025	Have concerns respecting any additional costs of development created within the CPPS area during the current economic climate and housing crisis. Please confirm that there will be no further affordable housing requirements within MTSAs, but that there may be other “Facilities,	The second draft proposes a Complete Community Contribution Fee for all lands (in place of a Community Benefits Charge) and 1. has carried over IZ requirements into the CPP By-law which will apply to any properties located within a Protected Major Transit Station Area (PMTSA) and 2. affordable housing requirements (units/cash-in-lieu) along the remnant Erb Street Corridor. The City retained a consultant, NBLC, to undertake an analysis of the

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				Services and Matters” required (the details of which are not currently available).	inclusion of affordable housing or a cash-in lieu payment as a means of satisfying FSM in exchange for extra density for the portion of the Erb Corridor located out the Major Transit Station Areas in the CPPS boundary. In general, the study found that development feasibility is currently challenged and that it would be beneficial to hold off activating the FSM affordable housing provisions in the Erb Corridor until there is an improved market. It was suggested that the framework still be included in the By-law as it is important that market participants consider FSM into their investment decisions going forward. As such, staff plan to recommend to Council that the FSM affordable housing and cash-in lieu payment provisions for the Erb Corridor be implemented at a later date, and that another analysis be undertaken in 2027 to inform the activation date and ultimate affordable housing rate and cash-in-lieu value.
115.	Andrea Sinclair (MHBC) on behalf of Multiple Uptown Properties	Multiple Properties Uptown	09-12-2025	The degree of variability for front/exterior yard setbacks remains minimal. This doesn’t recognize that reduced front/exterior yard setbacks are often required as a result of road widenings. The CPPS by-law should include a provision that allows the director to deem a Class 3 permit as a Class 2 for situations like road widenings, similar to the provision that allows the director to escalate a permit to a Class 3.	Comments noted. While there is an ability to elevate an application from a Class 2 to a Class 3, unfortunately there is not an ability to do the reverse. Sufficient front yard setbacks are necessary due to hydro setbacks, the desire for trees among other important factors.
116.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	Please confirm that Zoning Application Z-25-23 will continue to be considered by Council under the current planning process even if approvals are not in place when the CPPS by-law is approved next year. The transition regulations are not clear in this regard.	Yes, this is correct that an in-process ZBA application will be able to continue within the current process noting that if Council approval is obtained prior to the CPP By-law going into effect, any site specific regulations will be carried over into the CPP By-law. If Council approval comes after the CPP By-law is in effect, then the ZBA will need to include provisions that incorporate it under the CPP By-law inclusive of any site specific regulations which will be captured by way of a future General Amendment. Regardless, any existing ZBA will need to obtain a Class 1 permit (which is akin to the current site planning process) unless a formal site plan application has been submitted to the city prior to the effective date of the By-law in line with the Transition Provisions in section 1A.9.
117.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	Please confirm our understanding that for site specific regulations, a maximum percentage of permitted variation has not been applied in the CPPS by-law.	Variations to a site specific would necessitate a Class 2 application, of which there is no maximum percentage identified in the second draft, unless deemed a Class 3 application by the Director of Planning.
118.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	Through OPA 58, the subject lands received a site-specific policy allowing a maximum height up to 38 storeys (with an average height of all buildings on the lands to be no greater than 35 storeys). This was approved by Council in July 2025 with a request to be considered by the Ministry as part of the OPA 58 review. The recent submission made to the city reflects the Council adopted height permission. Request confirmation that the additional height permission will be added via a site-specific regulation for these lands, should the CPPS by-law be in place prior to Council consideration of the Zoning By-law Amendment.	Subject to Ministerial approval, yes a provision would be added to the relevant site specific in Schedule C-Site Specifics of the CPP By-law.
119.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	Through communications with Planning Staff, it was understood that in Protected Major Transit Station Areas (PMTSA) only a Complete Community Contribution fee will apply as these areas are already going to be subject to affordable housing requirements via Inclusionary Zoning. This appears to be reflected in Table 1B.15A. Notwithstanding, Regulation 1B.15.11 notes that facilities, services and other matters are	Under section 1B.15 Facilities, Services and Matters, yes the intent is that in PMTSAs there will be a Complete Community Contribution fee. IZ requirements will also apply in PMTSAs which is the intent behind provision 1B.15.11 noting that the IZ requirements have been carried over from the existing Zoning By-law.

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				required in addition to the inclusionary zoning requirements. Please confirm our understanding that Regulation 1B.15.11 is referring to other “Facilities, Services and Matters” that have yet to be identified in the CPPS by-law, as opposed to additional affordable housing obligations.	
120.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	Concerns respecting any additional costs of development created within the CPPS area during the current economic climate and housing crisis. This concern is particularly acute as the City is continuing with a density framework that is misaligned with height permissions, which may serve to artificially inflate the requirement for “Facilities, Services and Matters” within the CPPS area. The measuring of density by bedrooms per hectare will penalize developments that offer multi-bedroom units in terms of as-of-right density permissions	Comments noted. Staff are reviewing how density is measured throughout the city. Also, as part of Phase 2 of the City’s Official Plan Review, Official Plan staff will be reviewing the City’s Nodes and Corridors framework as a whole which could potentially result in future changes.
121.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	Section 1.B.6.2 is requiring a “balanced” mix of dwelling unit types. The term “balanced” is undefined and could suggest an equal mix of all unit types, which is an approach that prevents development from being tailored to meet market demand/affordability. We suggest revising the language in Section 1.B.6.2 to prioritize the provision of a mix of dwelling unit types (i.e. remove the word “balanced”).	Comments noted and will be taken into consideration for the final By-law.
122.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	It is understood that a permit application will be reviewed within 45 days of the application being received. Are subsequent submissions or resubmissions held to the same review period?	A resubmission would not restart the clock, but a new application would.
123.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	If the subject lands have zoning approved by Council under the current process, how would a CPPS application for site plan differ from the current site plan process? Through the CPPS process, will new conditions and requirements be established throughout the process, or will there be assurance that the conditions provided after the 45-day review are all that are required to be satisfied to obtain a permit?	As CPPS combines a zoning by-law amendment, minor variance and site planning all in one, the conditions provided after the 45 day review should be the only ones that need to be satisfied in order to obtain a permit.
124.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	We appreciate that more flexibility has been added to the degree of permitted variance. With respect to front and exterior yard setbacks, the degree of variability remains minimal (for example a 4 metre front yard setback could only be decreased by 0.4 metres before Council approval is required). This doesn’t recognize that reduced front/exterior yard setbacks are often required as a result of road widenings. The CPPS by-law should include a provision that allows the director to deem a Class 3 permit as a Class 2 for situations like road widenings, similar to the provision that allows the director to escalate a permit to a Class 3.	Comments noted. While there is an ability to elevate an application from a Class 2 to a Class 3, unfortunately there is not an ability to do the reverse. Sufficient front yard setbacks are necessary due to hydro setbacks, the desire for trees, sufficient landscaping among other factors.
125.	Andrea Sinclair (MHBC) on behalf of VanMar Developments	167-171 King St S	09-12-2025	It remains unclear how long a CPPS permit is valid for. The transition regulations provided for timelines associated with applications submitted prior to the effective date of the CPPS by-law, but does not appear to provide timelines for future permits. What is the process if an extension is required to a CPPS permit?	Comment noted and will considered for the final By-law.

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126.	Andrea Sinclair (MHBC) on behalf of VanLegend Regina LP	6 Regina St N, 24, 28, and 32 Erb St E	09-12-2025	With respect to the transition regulations under Section 1A.9.4, we continue to be concerned with the timing regulations being tied to building permit given the current market conditions and instability in the housing market. Further, it was not clear what the process would be if an extension is required. We would strongly recommend a clause that allows extension at the discretion of planning director to avoid a permit or Council approval if an extension if requested. This would be more in keeping with the current process for site plan approved sites.	Comments noted and will be considered for the final By-law. It is noted that the transition provision timelines were already extended a few years back to account for the development landscape.
127.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Have concerns respecting any additional costs of development created within the CPPS area during the current economic climate and housing crisis. This concern is particularly acute as the City is continuing with a density framework that is misaligned with height permissions, which may serve to artificially inflate the requirement for “Facilities, Services and Matters” within the CPPS area.	Comments noted. Staff are reviewing how density is measured throughout the city. Also, as part of Phase 2 of the City’s Official Plan Review, Official Plan staff will be reviewing the City’s Nodes and Corridors framework which could potentially result in future changes.
128.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Request confirmation that the Section 37 Agreement negotiated through Minutes of Settlement will continue to apply to the future development of the King and John Site and that this will prevail over any requirement for “Facilities, Services and Matters” that may otherwise be applied to increased density under the proposed CPPS By-law.	Yes the Section 37 reflected in the Minutes of Settlement will continue to the apply to any future development on this site. Clarification will be provided to section 1B.5 Facilities Services and Matters to reflect this.
129.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Through OPA 58, the King and John Site received a site-specific policy allowing a maximum height up to 38 storeys (with an average height of all buildings no greater than 35 storeys). We request confirmation that the additional height permission will be added to the site-specific zoning regulations for these lands. (Otherwise, reconciling the increased height of the OP with the CPPS zoning would be considered a Class 3 Council Variation, requiring Council approval for something that Council has already approved.)	Subject to Ministerial approval, yes a provision would be added to the relevant site specific in the Schedule C-Site Specifics of the CPP By-law.
130.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	We support the approach that site specific variation will require a Class 2 CPP permit and support this approach being carried over into the final by-law. Please confirm our understanding that for site specific regulations, a maximum percentage of permitted variation has not been applied in the CPPS by-law	Correct a maximum percentage of permitted variation was not applied in the second draft CPP By-law.
131.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	The measuring of density by bedrooms per hectare will penalize developments that offer multi-bedroom units. If the City wishes to encourage family-oriented high-density development, there needs to be a more realistic/market driven density metric. The density permissions should be aligned with the heights that are expressly permitted in the Official Plan.	Staff are reviewing how density is measured throughout the city. Also, as part of Phase 2 of the City’s Official Plan Review, Official Plan staff will be reviewing the City’s Nodes and Corridors framework which could potentially result in future changes.
132.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Section 1.B.6.2 requires a “balanced” mix of dwelling unit types. The term “balanced” is undefined and could suggest an equal mix of all unit types, which is an approach that prevents development from being tailored to meet market demand/affordability. We suggest revising the language in Section 1.B.6.2 to prioritize the provision of a mix of dwelling unit types (i.e. replace the word “balanced” with “mixed”). The	Comments noted and will be taken into consideration for the final By-law.

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				CPPS by-law should be flexible enough to respond to the everchanging market.	
133.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Please confirm that the consent would occur through the Committee of Adjustment with any related variances required to be approved as a condition of the consent (through a CPPS permit).	Yes this is correct that a consent needs to occur first at the Committee of Adjustment and will have a condition of approval that any required relief be approved through a CPP.
134.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Through communications with Planning Staff, it was understood that in Protected Major Transit Station Areas (PMTSA) only a Complete Community Contribution fee will apply as these areas are already going to be subject to affordable housing requirements via Inclusionary Zoning. This appears to be reflected in Table 1B.15A. Notwithstanding, Regulation 1B.15.11 notes that facilities, services and other matters are required in addition to the inclusionary zoning requirements. Please confirm our understanding that Regulation 1B.15.11 is referring to other "Facilities, Services and Matters" that have yet to be identified in the CPPS by-law, as opposed to additional affordable housing obligations.	Under section 1B.15 Facilities, Services and Matters, yes the intent is that in PMTSAs there will be a Complete Community Contribution fee. IZ requirements will also apply in PMTSAs which is the intent behind provision 1B.15.11 noting the IZ requirements have been carried over from the existing Zoning By-law.
135.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	CPPS permits provisional approval or approval with conditions. One of the challenges with the current site plan process is that each submission results in new comments that must be satisfied (often resulting in several resubmissions). Through the CPPS process, will new conditions and requirements be established throughout the process, or will there be assurance that the conditions provided after the 45-day review are all that are required to be satisfied to obtain a permit?	As CPPS combines a zoning by-law amendment, minor variance and site plan approval all in one, the conditions provided should be the only ones that need to be satisfied in order to obtain a permit.
136.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	It is understood that a permit application will be reviewed within 45 days of the application being received. Are subsequent submissions or resubmissions held to the same review period?	A resubmission would not restart the clock, but a new application would.
137.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	It is unclear if the CPPS program will allow phased development, such that any conditions of approval can be broken out by phase or block. Can CPPS applications be submitted on a phase-by-phase basis, similar to a phased site plan approach?	Yes, development can be phased. During pre-consultation, the City may recommend phased CPP applications or the use of conditions to address phases of development.
138.	Andrea Sinclair (MHBC) on behalf of 6965083 Canada Inc.	209, 215, 217 King St S, 11 John St W and 176, 180 and 182 Caroline St S	09-12-2025	Please confirm if there is a lapsing period for any CPPS permit that is issued. If so, what is the timing, and how are extensions (if required) determined?	The second draft does not identify a lapsing period for the issuance of a CPPS permit. This will be considered for the final By-law.
139.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	Have concerns that certain elements included within the draft by-law are contrary to recent changes to other sections of the Planning Act (in particular, Sections 22, 34, 37, 41 & 51) which remain the foundation of the majority of existing development approvals processes in the Province. City is encouraged to revisit the inclusion of certain	Comment noted. CPPS is regulated by section 70.2 of the Planning Act and O. Reg. 173/16.

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				components of the CPPS to better align with the spirit of recent Planning Act changes	
140.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	Bill 23: One key change introduced through Bill 23 is the elimination of all matters of exterior design from the site plan approval process. We request consideration be given to removing all requirements regulating exterior site and building design from the Draft CPP By-law and Draft Uptown and Erb Street Corridor Urban Design Guidelines.	Comment noted. Facilitating the realization of complete communities and a high standard of urban design are among the objectives of the CPPS and are important consideration for residents and tenants who live in developments. Despite Bill 23, the City still has high expectations for exterior design and will continue to strive for a high standard of design and quality materiality in Waterloo.
141.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	Bill 23 also excluded development containing no more than 10 residential dwelling units from the site plan approval process. We request consideration be given to exempting development with 10 or less residential dwelling units from the CPPS process entirely, to align with recent changes as implemented by Bill 23	Comment noted. The second draft By-law exempts detached buildings with up to four dwelling units from requiring a Community Planning Permit. CPPS's ability to require site planning for developments with 10 or less units comes from O. Reg. 173/16 and a specific provision in O. Reg. 173/16, s.10(14), that says s41 (Site Plan Control) of Planning Act applies to an application for a CPP. Applying site planning to townhouse developments and apartments with five or more units will ensure that important matters are addressed such as site circulation, accessibility, lighting, road widenings, among other factors, that impact resident quality of life and that are not part of the Building Permit process.
142.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	Bill 185: The 2nd draft continues to propose mandatory pre-submission consultation for all CPP applications (Section 1B.9), whereas Section 22, Section 34, Section 41 and Section 51 of the Planning Act no longer include requirements for formal pre-submission consultation. We request the language of Section 1B.9 of the CPP By-law be modified to encourage voluntary pre-submission consultation.	Comment noted. Pre-submission and complete application requirements are permitted under O. Reg. 173/16 and are a critical step so that staff and/or Council have all the information needed to make an informed decision within the 45-day review period. Pre-consultation is a best practice among municipalities that have advanced a CPPS. As well, in practice, a CPPS pre-consultation intends to benefit both the City and the applicant, because it becomes a singular opportunity during which the complete application requirements must be defined for the applicant. It provides the Applicant with certainty as to what is required to obtain a permit.
143.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We request consideration be given to removing Regulation 1B.3.5 to improve predictability of the approval process. Alternatively, we request that Regulation 1B.3.5 outline the considerations and/or criteria that would require a Class 1 or Class 2 application to be deferred to Council at the discretion of the Director of Planning.	Comment noted. Given that this is a new tool and flexibility to support implementation is desired, criteria have not been established in the Draft CPP By-law for provision 1B.3.5 nor 1B.3.4 (applicant's ability to "bump" up an application to Council). The project team will consider defining criteria in the implementation materials to provide some predictability for both 1B.3.4 and 1B.3.5.
144.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We support the approach to identify specific variation thresholds to each precinct as proposed, rather than applying a standard variant threshold across the entire Community Planning Permit area.	Comment noted.
145.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We encourage the City to copy language from the "four tests" of the Planning Act for minor variances to better mirror existing and well-established criterion for variances.	Comment noted.
146.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We request that consideration be given to deleting Regulation 1B.6.2 as we are of the opinion that dwelling unit mix has no bearing on the appropriateness of varying a standard CPPS regulation (setbacks, lot width, etc.).	Comment noted. Council, residents and certain agencies have expressed the need for multi-bedroom units in development.
147.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We request consideration be given to noting the existing Special Policy Area, Candidate Two Zone and Floodway as "deferred" as part of the CPP By-law until such time that the deferral of these areas is removed from the Official Plan (as established by the approval of OPA 58). Furthermore, we request consideration be given to including an appropriate overlay on Schedule A – Precincts, to identify those areas that are subject to the deferral as well.	The deferred area through OPA 58 applies to the Official Plan. Staff are of the opinion a deferral is not necessary in the CPP By-law as it is implementing by-law regulations. A provision was added to the second draft that states, "Within the Laurel/Clair Special Policy Area, any height and density proposed beyond current Official Plan permissions will be subject to an application for an Official Plan Amendment and existing Provincial procedures regarding Special Policy Areas." Therefore, provided compliance with the Official Plan, applicants will be able to benefit from the advantages afforded by the CPPS. Draft 1 of the By-

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					law included a floodplain overlay as part to of Schedule A-Precincts however it was removed in the second draft in response to a proliferation of comments that the map was too busy and illegible. As such, the second draft contains Schedule A2-Floodplain.
148.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	The Draft Guidelines contains a number of principals and objectives regarding landscape treatments along the King Street and Erb Street corridors. It has been our experience that landscaping, street tree plantings and furniture placement are strictly controlled and approved by the Region of Waterloo, which may make it difficult to achieve some of the objectives of the Draft Guidelines as it related to landscape treatments along King Street and Erb Street. We continue to request confirmation that the Draft Guidelines have been discussed and reviewed with the appropriate representatives at the Region of Waterloo.	Regional staff were circulated on both drafts of the guidelines and comments incorporated.
149.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	Section 2.2.10. of the Draft Guidelines specifically references a 30 metre zone straddling the centre line of the Laurel Trail (15 metres on either side) where no new buildings are permitted to be constructed. The April 2023 Laurel Greenway Master Plan notes that the Laurel Greenway area is not a consistent 30-metre width. We are apprehensive about including this setback to built form in the Guidelines. We suggest that the setback requirement should be revised to align with the Laurel Greenway Master Plan's flexibility and adaptation to redevelopment opportunities, as a blanket restriction may unduly constrain high-density development envisioned for the Uptown area. Moreover, in the context of the Uptown, opportunities for development to engage with the Laurel Trail should be prioritized, fostering a more cohesive and active public realm rather than isolating it behind a uniform buffer zone.	Comment noted.
150.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We request consideration be given to removing all requirements regulating exterior site and building design from the Draft Guidelines. Moreover, reiterating building form requirements already set out in the zoning bylaw is unnecessary and redundant, as guidelines should provide supplementary guidance rather than reinforcing existing policy frameworks.	Comment noted. Facilitating the realization of complete communities and a high standard of urban design are among the objectives of the CPPS and are an important consideration for residents and tenants who live in developments and communities. Despite Bill 23, the City still has high expectations for exterior design and will continue to strive for a high standard of design and quality materiality in Waterloo. These Guidelines will form part of the City-wide Urban Design Manual and are intended to expand on the Manual's general design direction for all Nodes and Corridors across the City. As such, these Guidelines should both reinforce existing policy and provide supplementary guidance.
151.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	The Draft Guidelines contain imagery that lacks clarity, hindering the readability and comprehension of the content for the intended users. We request that the imagery be enhanced to improve visual quality and clarity of the Guidelines	Comment noted and will be addressed.
152.	Richard Kelly-Ruetz et al. (GSP Group)	General	09-12-2025	We suggest a softer approach to introducing new requirements for developers to allow time for staff to evaluate the impacts of these other recent and upcoming requirements.	Comment noted. The City retained a consultant, NBLC, to undertake an analysis of the inclusion of affordable housing or a cash-in lieu payment as a means of satisfying FSM in exchange for extra density for the portion of the Erb Corridor located out the Major Transit Station Areas in the CPPS boundary. In general, the study found that development feasibility is currently challenged and that it would be beneficial to hold off activating the FSM affordable housing provisions in the Erb Corridor until there is an improved market. It was suggested that

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					the framework still be included in the By-law as it is important that market participants consider FSM into their investment decisions going forward. As such, staff plan to recommend to Council that the FSM affordable housing and cash-in lieu payment provisions for the Erb Corridor be implemented at a later date, and that another analysis be undertaken in 2027 to inform the activation date and ultimate affordable housing rate and cash-in-lieu value.
153.	Richard Kelly-Ruetz et al. (GSP Group) on behalf of Atrium Waterloo Limited Partnership (AWLP)	9-47 Erb St W	09-12-2025	We continue to request consideration be given to removing all requirements regulating exterior site and building design from the Draft Community Planning Permit By-law and Draft Uptown and Erb Street Corridor Urban Design Guidelines.	Comment noted. Facilitating the realization of complete communities and a high standard of urban design are among the objectives of the CPPS and are important consideration for residents and tenants who live in developments and communities. Despite Bill 23, the City still has high expectations for exterior design and will continue to strive for a high standard of design and quality materiality in Waterloo.
154.	Richard Kelly-Ruetz et al. (GSP Group) on behalf of Atrium Waterloo Limited Partnership (AWLP)	9-47 Erb St W	09-12-2025	Strongly suggest limiting requirements for developer contributions from the CPPS and/or defer implementation until the market has adjusted to other recent requirements.	Comment noted. The City retained a consultant, NBLC, to undertake an analysis of the inclusion of affordable housing or a cash-in lieu payment as a means of satisfying FSM in exchange for extra density for the portion of the Erb Corridor located out the Major Transit Station Areas in the CPPS boundary. In general, the study found that development feasibility is currently challenged and that it would be beneficial to hold off activating the FSM affordable housing provisions in the Erb Corridor until there is an improved market. It was suggested that the framework still be included in the By-law as it is important that market participants consider FSM into their investment decisions going forward. As such, staff plan to recommend to Council that the FSM affordable housing and cash-in lieu payment provisions for the Erb Corridor be implemented at a later date, and that another analysis be undertaken in 2027 to inform the activation date and ultimate affordable housing rate and cash-in-lieu value.
155.	Richard Kelly-Ruetz et al. (GSP Group) on behalf of Atrium Waterloo Limited Partnership (AWLP)	9-47 Erb St W	09-12-2025	The Site was deferred from land use designations in the City's new Official Plan (OPA 58). To ensure a predictable development approvals process, we request that the Site be deferred from the CPPS. This will allow AWLP's privately-initiated OPA/ZBA application to proceed while outstanding matters related to the Laurel/Clair SPA deferral – such as OPA 58 and the City's comprehensive review of the SPA – are resolved.	An in-process OPA/ZBA application will be able to continue within the current process noting that if Council approval is obtained prior to the CPP By-law going into effect, any site specific regulations will be carried over into the CPP By-law. If Council approval comes after the CPP By-law is in effect, then the ZBA will need to include provisions that incorporate it under the CPP By-law inclusive of any site specific regulations which will be captured by way of a future General Amendment. Regardless, any existing ZBA will need to obtain a Class 1 permit (which is akin to the current site planning process) unless a formal site plan application has been submitted to the city prior to the effective date of the by-law in line with Transition Provisions in section 1A.9.
156.	Ben Eby (Spurline Developments)	General	09-12-2025	Request for City to carefully reconsider the application of CPPS to developments of ten units or fewer. A truly effective system should aim to remove barriers, not create new ones, and should preserve the ability of small, zoning-compliant infill projects to move directly to building permit.	The second draft By-law exempts detached buildings with up to four dwelling units from requiring a Community Planning Permit. CPPS's ability to require site planning for developments with 10 or less units come from O. Reg. 173/16 and a specific provision in O. Reg. 173/16, s.10(14), that says s.41 (Site Plan Control) of the Planning Act applies to an application for a CPP. Applying site planning to townhouse developments and apartments with five or more units will ensure that important matters are addressed such as site circulation, accessibility, lighting, road widenings among other matters. The city will continue to explore scaled application fees and process to align with the scale of development.
157.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern about introducing a new process (the CPPS) process to 10 units or less which are currently exempt from site plan control. Adding a new process could reverse current Provincial trends towards a	See comment above.

#	Commenter	Area of Comments	Date	Comments	Response
				streamlined process to get 'shovels in the ground'. Request exemption for 10 or less residential units be provided.	
158.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern with Official Plan building height caps, any CPPS application with more than the OP building height will require an Official Plan Amendment and then an amendment to the CPPS bylaw. There will be absolutely no time savings for any application looking to increase height within the CPPS boundary which does not conform to the OP height limits.	As part of Phase 2 of the City's Official Plan Review, staff will be reviewing the Nodes and Corridors framework which could potentially result in future changes.
159.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern about the inclusion of new affordable housing criteria which have not been subject to a detailed economic study like the Inclusionary Zoning process. Adding community benefits without additional analysis could have a unintended impact to development projects without greater clarification and analysis.	The City retained a consultant, NBLC, to undertake an analysis of the inclusion of affordable housing or a cash-in lieu payment as a means of satisfying FSM in exchange for extra density for the portion of the Erb Corridor located out the Major Transit Station Areas in the Community Planning Permit System boundary. In general, the study found that development feasibility is currently challenged and that it would be beneficial to hold off activating the FSM affordable housing provisions in the Erb Corridor until there is an improved market. It was suggested that the framework still be included in the By-law as it is important that market participants consider FSM into their investment decisions going forward. As such, staff plan to recommend to Council that the FSM affordable housing and cash-in lieu payment provisions for the Erb Corridor be implemented at a later date, and that another analysis be undertaken in 2027 to inform the activation date and ultimate affordable housing rate and cash-in-lieu value.
160.	Ryan Mounsey (Urban Insights)	General	09-12-2025	From the Educational Booklet, the 'opportunity time' section should also recognize the current legislation and policy amendments identified in this report, and where there is a conflict, the lower standard should prevail to ensure a streamlined process is achieved. It is our opinion that the City should not be introducing the CPPS to apply greater controls which is contrary to all Provincial directives.	Comment noted.
161.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern that the proposed CPPS does not align with legislative reforms, Provincial intent and does not comply with Bill 23, Bill 109, Bill 17 and the focus should be on streamlining. The Planning Act and reforms introduced through Bill 23, Bill 109, Bill 185, Bill 17, and the PPS 2024 should take precedence over earlier regulations. Municipal CPPS by-laws should be harmonized with more recent statutes and policies.	CPPS is legislated through section 70.2 of the Planning Act and O. Reg. 173/16, neither of which have been amended by the Province through the reforms identified. A CPPS provides a more streamlined development approval process, when compared to the processes that have been the focus of reforms through recent legislation. Many of the legislative changes (such as delegation of approvals, limited third party appeals) already exist in the CPPS process.
162.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern the by-law conflicts with Bills 23 legislation (Site Plan exemption for 10 units or less and removal of exterior architectural controls for such projects) and Bill 185. By making compliance with detailed Urban Design Guidelines a condition of permit approval (related specifically to building materials), the City is in practice restoring discretionary review of building elevations, façades, and materials. Recommendation that the CPPS by-law could be revised to exempt projects of 10 units or less (honoring the Bill 23 exemption or considered a simplified bare bones Class 1 or 2 permit without an agreement) to ensure the greatest alignment with the legislative framework rather than conflict.	The Province has not made any amendments to section 70.2 of the Planning Act and O. Reg. 173/16 which legislates CPPS.

#	Commenter	Area of Comments	Date	Comments	Response
163.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern that CPPS could unintentionally undermine small-scale development economics. If every five-plex or ten-plex infill is forced into a comprehensive permit process with application fees, detailed design requirements, and months of review, the additional carrying costs can eliminate the slim margins that make these projects viable.	Comment noted. We welcome feedback on how the CPPS can be scaled to apply to developments with ten units or less. The City is reviewing other municipal CPPSs that have split Class 2 and Class 3 permits further into Minor and Major applications in terms of fees and process requirements.
164.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Lack of evidence or benchmarking for CPPS effectiveness.	Comment noted. Every municipal CPPS system is different. The initiative will be monitored once implemented. In terms of a comparator mid-sized city with CPPS in effect, earlier this year Guelph implemented CPPS in their Stone Road and Edinburgh Strategic Growth Area which is now in effect.
165.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern about overreach of affordable housing tools in the CPPS. The proposed CPPS affordable housing intentions extend beyond the MTSA affordable housing criteria and is an overreach during a time when the current IZ process is on hold.	CPPS legislation O. Reg. 173/16 permits municipalities to require facilities, services and matters (inclusive of affordable housing) in a CPPS area in exchange for extra height and/or density. Facilities, services and matters is not Inclusionary Zoning, the two are different tools regulated by different legislation. The legislation does not limit the geographic scope of where facilities, services and matters can be applied to.
166.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Concern whether the City can realistically meet the 45-day turnaround in practice, especially for more complex proposals or those requiring Council input.	The CPPS legislation stipulates a decision within a 45-day timeframe after which an applicant has the ability to apply to the Ontario Land Tribunal for lack of decision. This is similar to existing processes being Minor Variance 30 days, Zoning By-law Amendment 90 days, and Official Plan Amendment 120 days. With CPPS being a new tool it will be monitored.
167.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Lack of clarity around how the Class 3 process will work. Questions include: What is the timeline for a Class 3 decision? Will Council decisions also be bound to the 45-day limit, and if so, how can that be ensured given Council meeting schedules? If a Class 3 application misses one Council cycle, does that push the decision past the deadline? Options might include delegating as much as legally possible to staff or a specialized committee, with Council only handling truly major policy departures. If Council must decide, perhaps special expedited meeting procedures will be needed (e.g. an extra Council session within the 45-day period specifically for CPPS decisions). It would also help to define criteria clearly for what triggers a Class 3, to avoid unnecessarily bumping moderate proposals into a political queue.	Refer to Figure 1 in the draft By-law which outlines the process. Applications that exceed the Class 2 permit thresholds would necessitate a Class 3 application. The 45-day statutory timeline would apply to all classes of permits.
168.	Ryan Mounsey (Urban Insights)	General	09-12-2025	The mandatory pre-consultation should be just that, the forum (meeting) to determine what applications are required for a complete application. For clarification, no technical studies should be required as part of the Pre-consultation meeting. Greater clarification on the pre-con stage and the time to schedule this would be appreciated. The CPPS could create a de facto "mini site plan" process for small projects. Eliminating mandatory pre-consultation (or making it voluntary), accepting applications with only essential information, and waiving extensive studies for gentle-density proposals is encouraged recognizing that these projects should be exempt.	Comment noted. Pre-consultation is critical for the City to meet the statutory timeline and to define complete application requirements. The City is reviewing other municipal CPPSs that have split Class 2 and Class 3 permits further into Minor and Major applications in terms of fees and process requirements.
169.	Ryan Mounsey (Urban Insights)	General	09-12-2025	If Waterloo proceeds with its CPPS initiative, the project should be paused after the first year to allow Council, staff, and stakeholders to review results, identify gaps, and make data-driven adjustments. Most critically, if the City is unable to consistently meet the statutory 45-day	The project will be monitored and reported on and process improvements made as appropriate. There is no ability to pause the By-law once it is in effect, rather Council can choose to repeal the By-law and replace it with the existing processes should they so choose.

#	Commenter	Area of Comments	Date	Comments	Response
				decision timeline, then consideration should be given to adopting an alternative, less burdensome process that more effectively reflects provincial legislation and the Province's mandate to accelerate housing delivery	
170.	Ryan Mounsey (Urban Insights)	General	09-12-2025	CPPS documentation suggests an additional step may still follow permit issuance: a requirement to enter into an agreement with the City, registered on title, to address the permit conditions. This will most likely add additional time to the process and extend past the 45-day timeline. Waterloo should clarify the implementation steps after a CPPS permit is granted. Ideally, if conditions of approval are imposed in the permit, those conditions should be cleared administratively (by staff) without requiring a separate registered agreement in most cases. Another approach is to have a standard form CPPS agreement template agreed upon in advance, so that little negotiation is needed and signing can occur almost immediately with the permit.	One benefit of CPPS is the ability to apply conditions of approval which may necessitate a development agreement not unlike the current Site Plan Approval process. We are working with our Legal Services department to create a template agreement that can be used. As noted, the 45-day statutory timeline is the timeline for a decision to be rendered after which an applicant can appeal to the Ontario Land Tribunal for lack of decision.
171.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Establishing a pilot project is appropriate, but a two-year pilot period is excessive and risks embedding inefficiencies before they are fully understood. If the CPPS is to move forward, a one-year pilot is more reasonable and should be accompanied by interim performance reviews.	With CPPS being a new tool that is being implemented it will be monitored on a yearly basis and modification/updates made as appropriate.
172.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Developers and builders need clarity on how much a CPPS permit will cost, yet the City has not released any schedule of application fees for the new system. The industry is highly sensitive to upfront fees, especially for small and mid-scale projects where cash flow is tight. It is strongly recommended that Waterloo adopt a sliding scale or tiered fee structure, where truly small projects pay minimal fees, and larger developments pay more commensurately.	The schedule of fees is still being worked on and will be released alongside the final By-law, similar to the approach taken by other communities with CPPS. The City is reviewing other municipal CPPSs that have split Class 2 and Class 3 permits further into Minor and Major applications in terms of fees and process requirements.
173.	Ryan Mounsey (Urban Insights)	General	09-12-2025	If a property owner has already submitted (or soon will submit) a rezoning or site plan under the current system, what happens once the CPPS by-law is enacted? Does that application continue under the old rules, or is it forced to convert into a CPPS application? Best practice in such major system changes is to include clear 'grandfathering' provisions. For instance, any project that has submitted a pre-consultation meeting, or a complete application (OPA, rezoning, minor variance, site plan, etc.) 60 days submitted before the CPPS comes into force could be allowed to proceed under the pre-existing process. Alternatively, applicants could be given the option to switch to CPPS if they see a benefit.	The draft By-law has Transition Provisions outlined in Section 1A.9. Active Official Plan and Zoning By-law Amendments will be able to continue under the existing OPA/ZBA process. Applicants in the current process(es) have the ability to switch to the CPPS process if they should so desire.
174.	Ryan Mounsey (Urban Insights)	General	09-12-2025	If not subject to site plan application, allow minor variance application through existing system which is faster than the 45 day review timeline.	CPPS would replace Minor Variance in the CPPS area; there is not an ability to have both processes.
175.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Affordable Units. Leave affordable units subject to current legislation. Any additional community benefit is an overreach without proper economic / financial analysis.	O. Reg. 173/16 allows a municipality to establish conditions for the provision of "facilities, services and matters" in exchange for a specified height or density of development. The O. Reg. goes further to identify that where a condition is required, the by-law establish a proportional relationship between the quantity or monetary value of the facilities, services and matters that may be required and the height or density of development that may be

#	Commenter	Area of Comments	Date	Comments	Response
					allowed. The legislation does not limit the geographic scope of where facilities, services and matters can be applied to. NBLC has undertaken a Financial and Market Analysis.
176.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Parking - Maintain Bill 185 Parking exemption within designated MTSAs.	This has already been reflected in the second draft.
177.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Fees - Establish a tiered application fee framework recognizing applications are to be expedited involving less time. Application fees should be substantially less than the current fees. Pause the CPPS process until fees have been identified.	The CPPS cannot be paused as it is a Federal Housing Accelerator Fund grant initiative. Application fees will be released with the final By-law.
178.	Ryan Mounsey (Urban Insights)	General	09-12-2025	Pilot Monitoring Program. To reduce the 2-year review period to 1-year.	The program will be monitored on an annual basis.
179.	Ryan Mounsey (Urban Insights)	General	09-12-2025	OPA. If an OPA is required, identify this at Preconsultation stage and expedite the OPA process with an accompanying CPPS bylaw amendment with the OPA application. NOTE: The OPA will be subject to all Provincial Legislation and not subject to the CPPS. The minimum complete application study requirements of the OPA should prevail over the CPPS.	Yes, if an OPA is required it would be flagged at the pre-consultation meeting, which underscores the importance of pre-consultation with a CPPS.
180.	Laura Jamieson (Zelinka Priamo) on behalf of Choice Properties	450 Erb St W	09-12-2025	Section 1B.13.3 states that “The City may impose the following types of conditions as a condition of approval...” and goes on to list 19 possible types of conditions. We continue to seek clarification and rationale for the appropriateness of certain conditions identified. The listed conditions are more prescriptive and beyond the scope of those listed in Section 12.2.15.12 of the City of Waterloo Official Plan. In our submission, the conditions which may be imposed should be revised to conform with and implement the Official Plan.	Section 12.2.15.12 - Development Permit System in the City's current Official Plan is being updated to Section 12.2.17(14)-Community Planning Permit System through Official Plan Amendment 58 (subject to Ministerial approval). Section 1B.13.3 conforms to OPA 58.
181.	Laura Jamieson (Zelinka Priamo) on behalf of Choice Properties	450 Erb St W	09-12-2025	Guideline 3.1.3 states “Design and orient buildings with active facades close to the street to promote pedestrian activity and animate the public realm. Locate active uses at grade, provide transparent windows along the street frontage and place building entrances along public sidewalks.” We reiterate our suggestion to add “where appropriate” at the beginning of this guideline. The intent is to incorporate flexibility and account for site specific considerations, as regulations are sufficiently addressed within the CPP By-law	Comment noted.
182.	Laura Jamieson (Zelinka Priamo) on behalf of Choice Properties	450 Erb St W	09-12-2025	Guideline 3.7.4 states “Enhance or extend existing and planned corridors such as main streets (retail streets), neighbourhood connector streets and active transportation routes.” We continue to seek clarification as to the intent and application of this guideline. We suggest providing examples to support the guideline’s intent and purpose.	The Region provided comments on the first draft guidelines which requested revision to align with the Region’s Context Sensitive Corridor Design Guidelines terminology noting that: <ul style="list-style-type: none"> •The Erb Street corridor is classified as “Neighbour Connector – Avenue” and “Neighbourhood Connector – Main Street”. • “Neighbourhood Connector- Avenues” are roads designed to support active transportation (including walking and cycling) and transit. They are good candidates for transit priority lanes. While prioritizing vehicular traffic, they still need to support a mix of adjacent land uses that typically require individual access to and from the road. • “Neighbourhood Connector - Main Streets” are supportive of and prioritize active transportation and transit. They are typically located within the established urban areas and often can be considered special character streets.

#	Commenter	Area of Comments	Date	Comments	Response
183.	Alex Vandersluis (Auburn Developments)	General	09-12-2025	Request clarity in the by-law about the 45-day approval period. The suggestion that the 45-day approval timeline would not start until 1st comments are circulated back to the applicant is unacceptable. The O. Reg. which empowers the City to implement the CPPS is clear that the 45-day appeal clock starts at submission of a fee and a complete application (O. Reg. 173/16 S.12).	Comment noted and modification will be reflected in the final By-law.
184.	Alex Vandersluis (Auburn Developments)	General	09-12-2025	Concern that the permissions of O. Reg 173/16 are being introduced instead of the framework of the modern Planning Act and clear direction to municipalities related to approvals for housing development in Ontario.	Comment noted. CPPS is regulated through section 70.2 of the Planning Act and O. Reg. 173/16.
185.	Alex Vandersluis (Auburn Developments)	General	09-12-2025	The types of proposals the City will see in the CPPS area are complex, tall buildings with many variable factors from site to site. We do not think that the CPPS is the right tool to regulate development for that exact reason.	Comment noted. Other mid-sized cities that have implemented CPPS include: Guelph (Stone Road and Edinburgh Strategic Growth Area), and Brampton (Main Street North). In addition, Burlington has received Provincial approval on the CPPS enabling policies and approval in principle on the CPP by-law for 3 MTSA's, while those in progress include: Waterloo, Guelph (downtown), Oakville (Midtown and Bronte Village), Barrie (urban growth centre), Peterborough (city wide); Brant County (County-wide); Caledon (Planned Bolton South GO MTSA); Ottawa (Kanata North Economic District). The City has been leveraging lessons learned from those processes.
186.	Trevor Hawkins (MHBC) on behalf of Copper Bay Homes	Uptown	10-03-2025	Please clarify how pre-consultation applications are intended to proceed under the Draft CPPS By-law and related process. We assume proponents are not expected to submit pre-consultation requests to relevant agencies and schedule additional pre-consultation meetings	The intent is to have one pre-consultation meeting which has both staff and any relevant agencies, and not separate meetings.
187.	Trevor Hawkins (MHBC) on behalf of Copper Bay Homes	Uptown	10-03-2025	The Draft CPPS By-law does not appear to contain timelines associated with scheduling pre-consultation meetings. Establishing a timeline for this will reinforce a commitment to timely review and processing of Community Planning Permits.	Comment noted.
188.	Trevor Hawkins (MHBC) on behalf of Copper Bay Homes	Uptown	10-03-2025	Please confirm whether applications will be subject to the 30-day timeline for review to determine completeness. We suggest the timeline for deeming applications complete be included in the Draft CPPS By-law.	The Planning Act section 34 (10.4) – Response re Completeness of Application states that, “Within 30 days after the person or public body that makes the application for an amendment to a by-law pays any fee under section 69, the council shall notify the person or public body that the information and material required under subsections (10.1) and (10.2), if any, have been provided, or that they have not been provided, as the case may be.” A permit application is not an amendment to a by-law.
189.	Trevor Hawkins (MHBC) on behalf of Copper Bay Homes	Uptown	10-03-2025	Request further clarification regarding: 1) Process through which a permit may be determined to be a significant concern as referenced in Figure 1 - what considerations determine the level of 'concern'; 2) How the By-law can be revised to provide appropriate guidance on determining whether an application is a significant concern; and 3) Further details on the scope and nature of a Class 3 permit.	Given that this is a new tool and flexibility to support implementation is desired, criteria have not been established in the Draft CPP By-law for provision 1B.3.5 nor 1B.3.4 (applicant's ability to “bump” up an application to Council). The project team will consider defining criteria in the implementation materials to provide some predictability for both 1B.3.4 and 1B.3.5. Council is the approval authority for a Class 3 permit.
190.	Trevor Hawkins (MHBC) on behalf of Copper Bay Homes	Uptown	10-03-2025	We request that staff clarify the legislative basis upon which the Community Contribution Fee as referenced in Section 1B.15 of the Draft CPPS By-law may be applied to lands subject to the By-law. Should there be no legislative basis for the imposition of the fee, we assert the Community Contribution Fee, and all references to the same within the By-law, be removed.	CPPS legislation O. Reg. 173/16 permits municipalities to require facilities, services and matters. The facilities, services and matters framework is outlined in section 1B.15 of the by-law. We note that Guelph's approved and in effect CPPS includes a similar Complete Community Contribution Fee. Development is subject to the fee equivalent to that which is provided in Community Benefits Charge By-law 2022-072.

#	Commenter	Area of Comments	Date	Comments	Response
191.	Trevor Hawkins (MHBC) on behalf of Copper Bay Homes	Uptown	10-03-2025	Request clarification on why the CPPS By-law is being advanced ahead of the conclusion of the OP Review other than timelines associated with a HAF application/grant. The final CPPS By-law and associated Urban Design Guidelines will be advanced for approval to Council in March 2026. While OPA 58 may have received Ministerial Approval by that time, Phase 2 of the OP Review will almost certainly not have concluded. The outcome of Phase 2 of the OP Review will have implications for the Uptown/Erb Street Corridor CPPS Area, and as such amendments to the CPPS By-law will be required to implement the second phase of the OP Review.	As noted, this initiative is one of nine the City is required to advance under its Housing Accelerator Fund grant agreement. The initiative was also identified in the City's 2023 Affordable Housing Strategy. Any changes as a result of Official Plan Review Phase 2 will be made by way of a future amendment to the CPP By-law.

Waterloo Community Planning Permit System Second Draft Community Planning Permit By-law and Urban Design Guidelines
Summary of Agency and Staff Comments and Responses

NOTES:

1. Responses to the public and development industry engagement sessions were refined or additional information added where appropriate such as considering the findings from NBLC's Financial and Market Analysis.
2. Response comments were generated prior to the decision to scope the Community Planning Permit System initiative boundary to the Erb Corridor located outside of the Uptown Protected Major Transit Station Areas.

ACRONYMNS:

BPH = Bedrooms Per Hectare
CPPS = Community Planning Permit System
CPP = Community Planning Permit
FSM = Facilities, Services and Matters
IZ = Inclusionary Zoning
Laurel/Clair SPA = Laurel/Clair Floodplain Special Policy Area
OP = Official Plan
OPA = Official Plan Amendment
O.REG. = Ontario Regulation
ZBL = Zoning By-law
ZBA = Zoning By-law Amendment
UDG = Urban Design Guidelines
(P)MTSA = (Protected) Major Transit Station Area

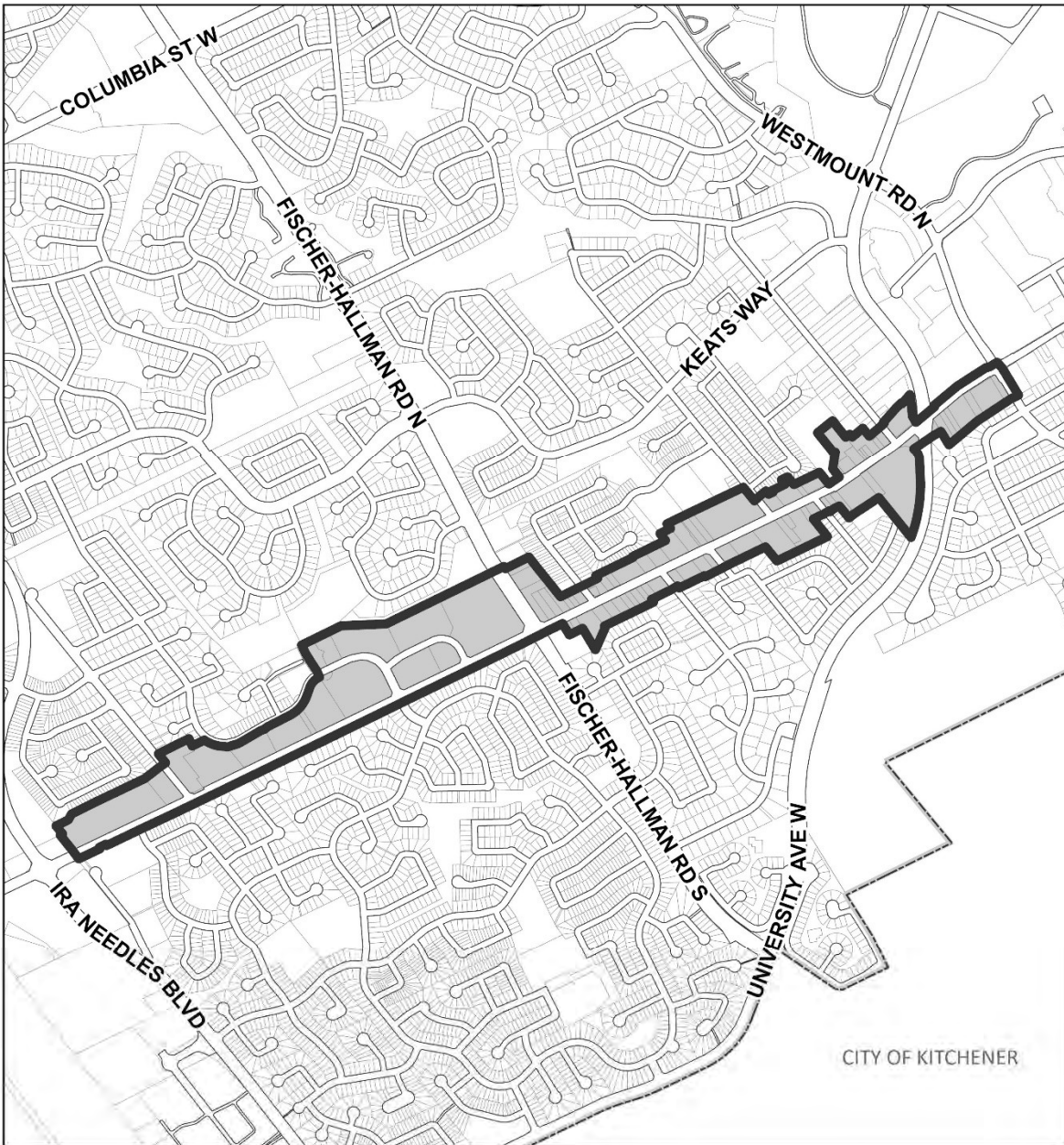
#	Commenter	Area of Comment	Date	Comments	Response
1.	Waterloo Region District School Board	General	07-4-2025	How is the GRCA flood plain and development restrictions incorporated into this plan? Laurel Creek runs right through Uptown Waterloo.	The CPP By-law has carried over the existing floodplain designations, regulations and criteria from the Zoning By-law so they remain the same.
2.	Environmental Planning (City staff)	General	07-11-2025	Identified several formatting issues, suggested removing Figure 2 and relying on Schedule A2, removed a few provisions that were not relevant.	Noted and will be addressed in the final By-law.
3.	Municipal Heritage Committee	General	07-22-2025	How does the CPPS relate to heritage?	Portion of MacGregor Albert Heritage Conservation District is located in the study area. Took the existing RC1 Zone in the Zoning By-law and moved it over into the CPPS. The residential conservation and Uptown precinct are similar to what was existing in the Zoning By-law.
				Why is the heritage conservation district not included in the dotted line area? Would this create a conflict between heritage conservation policies and PMTSA policies?	The study area is following the outline of the Major Transit Station Area. It is very consistent and the main change is removal of parking requirements. This change won't affect heritage processes/approvals. Applicants are required to get heritage approvals before planning permits.
				Concerns with parking. Where will people park and is it realistic to remove parking requirements?	The municipality cannot mandate parking in PMTSAs due to provincial legislation. Developers may still provide parking if they see fit.
				Concerns with visual aesthetics, an instance being Barrel Yards blocking the view of heritage properties.	Sightlines are addressed in guidelines and will be considered when reviewing applications. Guidelines will be used to support decision-making.
				Question on federal funding, whether this is just a planning tool or an electronic permitting system/platform?	It is a planning tool to allow more flexibility than a Zoning By-law. It is still a land use planning framework. However, staff will be moving toward that direction.
				What is the impact CPPS will have on designated heritage properties? Do the design guidelines consider properties that are close to heritage properties?	It will not change any legislative heritage requirements. The Official Plan is not changing as a result of CPPS implementation and the OP requires an Heritage Impact Assessment (HIA) where heritage is concerned.
				Mentioned example of Bank of Montreal at King St, concerned that CPPS will impact what will be built there. Concerned that CPPS gives staff power to vary what will be reviewed, without any public comment.	Whatever is in the existing Zoning By-law will be brought over to the CPPS system. The urban design guidelines would only provide directions on streetscaping, layout, and detailed design. Most heights are still regulated in the OP. If a developer wants to go above the height requirement, an OPA is still required. The variation thresholds are just replacing the Minor Variance process, but does not mean automatic approval.
				Which staff will make decisions?	The Director of Planning or someone he delegates.
4.	Region of Waterloo (Affordable Housing Development)	555 Beechwood	07-29-2025	Request that the property at 555 Beechwood Drive, which is on the Erb St Corridor, either be removed from the study area or that any transition provisions will allow the development at 555 Beechwood to move ahead as planned under the current planning approval process.	Request granted. The final by-law transition provisions will reflect the project's ability to continue under the current planning approval process given the existing affordable housing agreement in place.
5.	Waterloo Catholic District School Board	General	08-27-2025	The process diagram identifies that "Application is circulated to Department and Agencies (as applicable)". We are interested in understanding the nature and scope of this circulation, including opportunities to share comments and conditions and any modifications to our current development review processes that may be required to align with this new system.	Circulation to agencies will be very similar to the existing circulation process for Site Plan and Zoning By-law Amendments. The CPPS will require a pre-consultation meeting where statutory agencies will have the opportunity to identify any requirements of development to be considered as part of a complete application. Once an application is deemed complete, agencies will have an opportunity to comment albeit in a streamlined timeline. City staff are currently working on the process flow.
				Specific comments for staff's consideration: 1B.2.1 d) Effective June 6, 2025, Section 41 (1.1) of the Planning Act was amended to exempt placement of portables on school sites regardless of school age. 1B.2.1 Consistent with the City's Site Plan Control By-law (1999-183) school sites should remain exempt under this by-law (Section 4 b)).	Comment 1B.2.1 d) – Comment noted. This Draft of the CPP By-law was completed prior to this Bill receiving Royal Assent. It is also noted that O. Reg. 173/16 was not modified on June 6, 2025 and that a CPPS process addresses zoning, minor variance and site plan matters. We will consider how to incorporate this comment into the Final CPP By-law. Comment 1B.2.1 – See response above. Comment noted and will be taken into

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				<p>1B.13.3 We suggest that language be clarified that the City may impose the categories of conditions listed, but also clearly articulate that the City may also impose conditions on behalf of agencies, such as the school boards.</p> <p>1B.17.4 - 1B17.6 We ask that the city provide regular notice to the school boards of the lapsing and extension of Provisional Approvals to ensure that up to date information is available on prospective development.</p> <p>Definitions: The definition of Public School should not be exclusive to the English language school boards, the French Language school boards, Mon Avenir and Viamonde, should be afforded the same rights as publicly funded English school boards.</p>	<p>consideration for the final By-law.</p> <p>1B.13.3 - Comment noted and will be taken into consideration for the final By-law.</p> <p>1B.17.4 - 1B17.6 – Comment noted.</p> <p>Definitions: Comment noted and has been forwarded to the Development Planning team for consideration as these definitions were carried over from the City's existing Zoning By-law.</p>
6.	Ministry of Transportation Ontario	General	09-10-2025	The areas within the Uptown Waterloo Primary Node and Erb Street Corridor are located beyond MTO's Permit Control Area (PCA), therefore MTO has no requirements or comments on this initiative.	Comment noted.
7.	Engineering Services (Landscape Architecture, City staff)	General General	09-10-2025	The 45-day review window suggests that there would only be one submission anticipated/required prior to a decision. Is that a fair assumption? If so, is it expected that the preconsultation/complete submission stage is where the majority of comments related to the application are to be resolved? I expect that provisional and conditional approvals (in lieu of a resubmission) may also be a mechanism to ensure additional information/details/requirements are provided/met.	Correct. We only anticipate one submission and one chance for a review and to get comments and identify any conditions due to the compressed decision timelines. The pre-consultation phase would be where the requirements that need to be met for a CPP complete application would be identified for the applicant. The applicant would then put together an application, if deemed complete by Planning staff it would then be circulated to applicable staff and agencies for comment. If there were outstanding issues, you're correct that a provisional approval might be one option, there might also be opportunity to resolve the issue within the timelines, the application could be denied, or perhaps the applicant might decide to pull the application.
8.	Economic Development (City staff)	N/A	09-12-2025	<p>By-law:</p> <ul style="list-style-type: none"> -Suggestions about existing zoning regulations such as ground floor height of mixed-use buildings, opportunities for patio space on the property at ground floor, and consideration of a microbrewery as a permitted use in MUCC and C precincts. - Suggest the term Discretionary Use should be defined. 	<p>-These standards were carried over from the existing Zoning By-law which does not have a patio space requirement although there are some general regulations relating to patios, so as long as they are meeting these, they are permitted. Microbreweries are permitted in Employment zones.</p> <p>-The term is defined in section 1B.4 of the By-law.</p>
				<p>Urban Design Guidelines:</p> <ul style="list-style-type: none"> -Identified some formatting and spelling issues. - Questions about the Sidewalk/Pedestrian Clearway Zone recommended clearway, and, the Landscape and Site Furnishing Zone and whether additional street furniture also include streetscape shading elements? 	Comments noted. With Erb Street being a Regional Arterial Road, wider sidewalks are encouraged.
				<p>UDG Public Art Section:</p> <ol style="list-style-type: none"> 1. Reminder to engage and consult with the City's Culture Program Specialist on any public art and offer to provide updated pictures. 3. Suggestion to include definition of Public Art which should not include murals and clarification request about what "public art exhibits" and "programmed spaces in public spaces" means. 5. In point 7, concern that public art is referred to as a design feature. 6. A note should be added about welcoming, accessible, and projects of appropriate scale added to this document. 	Comments noted and yes the City's Culture Program Specialist will be engaged on any public art, and we will reach out for updated Public Art images.
9.	Transportation Services (City staff)	General	09-17-2025	Several clarification comments and questions identified on the Urban Design Guidelines. Question on notice requirements for Class 2 and 3	Comments noted and will be taken into consideration for the final By-law. There are no legislated notice requirements for permits under a CPPS. However, municipalities may

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				permits: It's noted that signage is required on site for these applications in section 1B.12; do we differ to the planning act to speak to the timing (i.e. must be up for 10 days) requirements for the signage? Figure 1 is missing notification requirements for Class 2.	require notification including on-site signage as is proposed in the Draft By-law. It is up to individual municipalities to define detailed implementation including timing. At this point in time, the City is considering consistency with existing requirements under the Planning Act. Figure 1 will be rectified in the final By-law.
10.	Development Planning (City staff)	General	Various	Comments, suggestions and questions on various aspects of the by-law.	Comments noted and will be reflected in the final By-law.
11.	Region of Waterloo	General	10-20-2025	<p>By-law:</p> <p>1. Concern about inconsistent use of “Applicable Agency” and their relationship to the phrase inclusive of the Region of Waterloo”.</p> <p>Recommend either:</p> <p>a) Define the term “applicable agency/agencies” in Section 2 (Definitions) and ensure it explicitly includes the Region; or</p> <p>b) Standardize all references within the by-law by consistently using either “applicable agency” or “applicable agencies” and always include the phrase “inclusive of the Region of Waterloo” for clarity.</p> <p>2. Request that all permit applications affecting Regional service areas be circulated during the initial implementation phase of the new by-law.</p> <p>Suggested Revision:</p> <p>“1B.9.2 The CITY shall require that pre-consultation with applicable agencies occurs prior to the submission of Community Planning Permit application, where appropriate. For applications affecting matters of Regional interest, (including but not limited to Regional Roads, transit services, utilities or other infrastructure), pre-consultation with the Region of Waterloo will be required.”</p> <p>3. Section 1B.9.3 - Technical Study Requirements -Suggest revision to reference both the City’s OP and the Regional OP (or use the broader term "all applicable Official Plans") as the basis for determining the required extent of issues for technical studies.</p> <p>4. Section 1B.9.2 - Natural Hazards</p> <p>Section 1B.9.4 should be revised to remove the reference to the Region of Waterloo concerning natural hazard technical studies as the Region does not have jurisdiction or technical expertise over natural hazards (e.g., flooding, erosion, steep slopes). These matters are typically addressed by the Grand River Conservation Authority and City staff.</p> <p>Urban Design Guidelines:</p> <p>The revised guidelines have appropriately addressed all the Region’s comments on the initial draft. We appreciate the City’s efforts to align with Regional transportation planning objectives and for requiring compliance with the Region’s Corridor Design Guidelines for roads within the Region’s jurisdiction.</p>	Comments noted and will be reflected in the final By-law.
12.	Waterloo Economic Development Advisory Committee	General	10-21-2025	<p>1. Can understand why Uptown chosen but why was the Erb Corridor chosen?</p> <p>2. Erb Street is a Regional Road, are there any hurdles or access issues?</p>	<p>1. The Erb Corridor was chosen as it is also a strategic growth area since 2003, and the City is looking to spur missing middle housing and development along this important corridor.</p> <p>2. There are no differences from the practices today where the Region has control over the streetscape, but the City works with the Region on implementing a shared vision.</p>

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				<p>3. Impact of downloading of Regional responsibilities will it have an impact?</p> <p>4. Starting to see development along the corridor.</p> <p>5. Streamlining process is a good thing. What communities have CPPS and any lessons learned?</p>	<p>3. Certain responsibilities have been downloaded to the City such as the Regional Official Plan and noise studies however the Region as a commenting agency will continue to provide comments and identify conditions for anything in the Regional right-of-way.</p> <p>4. Comment noted.</p> <p>5. Mid-sized cities that have implemented CPPS include: Guelph (Stone Road and Edinburgh Strategic Growth Area), and Brampton (Main Street North). In addition, Burlington has received Provincial approval on the CPPS enabling policies and approval in principle on the CPP by-law for 3 MTSAs, while those in progress include: Waterloo, Guelph (downtown), Oakville (Midtown and Bronte Village), Barrie (urban growth centre), Peterborough (city wide); Brant County (County-wide); Caledon (Planned Bolton South GO MTSA); Ottawa (Kanata North Economic District). The City has been leveraging lessons learned from those processes.</p>

MAP 1 – COMMUNITY PLANNING PERMIT AREA



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Subject Property

 **Community Planning
Permit Area**



Scale N.T.S.

Drawn by: IPPW
City of Waterloo
Date: March 24, 2026

LOCATION MAP