OFFICIAL PLAN OF THE
CITY OF WATERLOO PLANNING AREA

AMENDMENT NO. XX

The explanatory text and amendments to Official Plan schedules described therein constitutes Amendment No. XX to the Official Plan for the City of Waterloo Planning Area, adopted by the Corporation of the City of Waterloo on the XX day of XXXX, 2026 by By-Law No. 2026-XXX in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990 and amendments thereto.

DRAFT

Dorothy McCabe
Mayor

XXXX
City Clerk

THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2026 – XXX

BY-LAW TO AMEND THE CITY OF WATERLOO OFFICIAL PLAN

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 and amendments thereto, **HEREBY ENACTS AS FOLLOWS:**

1. The explanatory text and amendments to Official Plan schedules described herein constituting Amendment No. XX to the Official Plan of the City of Waterloo Planning Area is hereby adopted.

2. The Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. XX to the Official Plan of the City of Waterloo Planning Area.

3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted this XX day of XXXX, 2026.

Dorothy McCabe
Mayor

XXXX
City Clerk

DRAFT

AMENDMENT NO. XX TO THE OFFICIAL PLAN OF THE CITY OF WATERLOO

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AMENDMENT NO. XX TO THE OFFICIAL PLAN OF THE CITY OF WATERLOO

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. XX to the Official Plan of the City of Waterloo. This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the Official Plan to add a specific provision area policy for the Subject Site, municipally known as 388 Phillip Street in Waterloo, ON, that adds "Food Store" as a permitted ancillary use and permits a Food Store and other associated ancillary commercial uses.

SECTION 3 – BASIS OF THE AMENDMENT

Although a Food Store is not currently a permitted use within the E2-40 Zone or the Business Employment designation under the in-force City of Waterloo Official Plan, the use will be added as a permitted ancillary use through Official Plan Amendment No. 58 ("OPA 58"). OPA 58 also introduces more flexible policy direction for ancillary uses within the Business Employment designation, requiring that they just remain "subordinate and incidental" to a primary employment use.

The Official Plan Amendment will permit the slight majority of the existing building to be used as a grocery store, fulfilling a vital community service for the surrounding area, including an influx of high density residential and mixed-use development projects. The grocery store, along with a data centre and office/co-working space, will also generate new employment opportunities whereas none currently exist, with the existing building having sat vacant for the past 8 years.

SECTION 4 – THE AMENDMENT

The City of Waterloo Official Plan is hereby amended according to ITEM 1 by:

ITEM 1 - Adding a Specific Provision Area to Section 11.1 Specific Provision Area Policies in the City of Waterloo Official Plan

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11.1.# Specific Provision Area # (388 Phillip Street)

(1) The policies of Specific Provision Area # (SPA #) apply to lands known municipally as 388 Phillip Street, shown as SPA # on Schedule 'A6' – Specific Provision Areas.

(2) Notwithstanding the permitted uses in the Business Employment designation, a Food Store is permitted as an ancillary use on the lands.

(3) Notwithstanding the policies that apply to ancillary uses in the Business Employment designation, the Zoning By-law shall include maximum size restrictions applicable to permitted ancillary uses on the lands.

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