

July 16, 2026

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT & ZONING BY-LAW
388 PHILLIP ST (OPA NO. 72 & Z-25-26)

Take notice that the Council of the Corporation of the City of Waterloo passed By-law No. 2026-063 and By-law No. 2026-064 on July 13, 2026, under Sections 22 & 34 of the Planning Act, R.S.O., 1990.

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

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

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

by filing with the Clerk of the Corporation of the City of Waterloo either via the Ontario Land Tribunal e-file service (first time users will need to register for a My Ontario account) at <https://olt.gov.on.ca/e-file-service/> by selecting **City of Waterloo** as the Approval Authority, or in person at **100 Regina St South, Waterloo City Centre (Legislative Services Office)**, not later than 4:30pm on August 5, 2026. The filing of an appeal after 4:30pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file, or for in person appeals by certified cheque/money order with the appeal forms, made payable to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerkinfo@waterloo.ca.

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

Dated at the City of Waterloo this 16 day of July, 2026. Julie Finley-Swaren, City Clerk

NOTE: i) Only individuals, corporations and public bodies (as defined above), may appeal a Zoning By-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by

an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group.

ii) No person or public body (as defined above), shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to City Council, or in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

EXPLANATORY NOTE

By-law No. 2026-063 amends the City of Waterloo Official Plan, being a long term planning document, controlling land use development within the City of Waterloo. The purpose of Proposed Amendment No. 72 to the Official Plan is to:

Permit a food store as a complementary use on the Lands

By-law No. 2026-064 amends Zoning Bylaw 2018-050, being a Zoning By-law controlling land use- development within the City of Waterloo. The purpose of this By-law is to create site specific exemption C308 to permit the following:

- One food store with a maximum building floor area of 5,500 square metres
- Ancillary uses to occupy up to 3000 square metres of building floor area
- A horizontal geothermal connection to the subject lands
- A holding (H) symbol regarding water capacity confirmation and an active transportation connection

For further information regarding the above matter, please contact the City of Waterloo Integrated Planning and Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario, by calling Kaitlyn Bisch at 519.747.8796 or by email at Kaitlyn.bisch@waterloo.ca

