CANADA
CAMBRIDGE
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Cambridge
OFFICIAL PLAN

2026 CONSOLIDATION

Explanatory Note

The Region's 2012 approval of the City's Official Plan included a total of 74 modifications to the Cambridge Official Plan. It also included a total of 10 deferrals where a decision had not been made with respect to approval. Deferrals 8 and 9 were resolved through development applications which were approved (Official Plan Amendment 4 and 1 respectively). The Region further approved the Official Plan on December 14, 2017 through resolution of Deferrals 1 to 4 and portions of Deferral 7, which resulted in a further 12 modifications. The areas of the Cambridge Official Plan for which no decision has been made are as follows:

Deferral No. 5: Policy 2.6.1.1 Intensification within the Built-up areas (45%).

Deferral No. 6: Policy 2.8.2.3 Range & Mix of Housing (45% within Built-up Area)

Deferral No. 7.1: Policy 3.B.7.10 only as it relates to the last sentence, which reads: "Any Zoning By-law amendments approved under this Policy will apply only to the boundary of the licensed area which is specified on the proposed *site plan*".

Deferral No. 7.2: Policy 3.B.7.18 only as it relates to the words, "or expand or increase the depth of".

Deferral No. 10: Map 2 – Fountain Street in Blair

As of January 1, 2025, per Ontario Bill 23 (*More Homes Built Faster Act*, 2022) and Bill 185 (*Cutting Red Tape to Build More Homes Act*, 2024), Regional land Use Planning responsibilities have been assigned to lower tier municipalities in accordance with their jurisdictions. As a result, the sections of the Region of Waterloo Official Plan applicable to Cambridge now constitute part of the Official Plan for the City of Cambridge.

This consolidation of the Cambridge Official Plan has been published for convenience only. In the case of a discrepancy or inconsistency between this document and the Official Plan as approved by the Region of Waterloo, including any amendments or further approvals those original documents shall prevail.

This March 2026 consolidation includes Official Plan Amendments 1 through 98 to the 2012 Cambridge Official Plan, except:

As of the time of publishing this consolidation, the following amendments have been appealed and a decision is outstanding:

- OPA 88 – 229, 235, 239, 247 Royal Oak Rd., Site Specific 8.10.123

As of the time of publishing this consolidation, the following amendments have been approved by the Ministry of Municipal Affairs and Housing and the appeal period is outstanding:

OPA 49 – 55 Kerr St.

Accessiblity Notice

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List of Amendments included in March 2026 consolidation

No.	Location	Description
1	245 Riverbank Dr.	Site Specific 8.10.24 and Figure 28
2	305 Industrial Rd.	Site Specific 8.10.52 and Figure 58
3	275 Ainslie St. S.	Site Specific 8.10.54 and Figure 59
4	Boxwood	Site Specific 8.10.29 and Figure 33
6	Highland Ridge West (Extension of Freure/Salisbury)	Map 2-Future Urban Reserve to Low/Medium Density Residential & Natural Open Space System
7	North Cambridge Business Park A	Site Specific 8.10.66 and Figure 70A Map 2-Future Urban Reserve to Business Industrial
8	6 Jaffray St.	Site Specific 8.10.56 and Figure 63 and modified Figure 17 Map 2 – Business Industrial to Commercial Class 4
9	156 Royal Oak Rd.	Site Specific 8.10.57 and Figure 60
10	4045 Maple Grove Rd.	Site Specific 8.10.64 and Figure 73
11	1100 Fountain St. N.	Site Specific 8.10.58 and Figure 64
12	Hunt Club Estates	Site Specific 8.10 A-B and Figure 65
14	Groff Mill Creek	Establish Two-Zone Floodplain Policies in 3.B.6.1.1 and Maps 2, 10 and 11
15	Black Bridge CHL	Site Specific Cultural Heritage Landscape Policies 4.8.9 and Figure 67
16	Housekeeping	Various items including Site Specific 8.10.68 and Figure 76
17	Commercial Policies	New Commercial Structure Section 8.6 and Map 2 and associated Figures - Removed Figure 6 Strip Commercial
19	65 St. Andrews St.	Site Specific 8.10.61 and Figure 69
20	175 Hespeler Rd.	Map 2 - Low/Medium Density Residential to High Density Residential and modified Figure 17
21	408 Guelph Ave.	Site Specific 8.10.63 and Figure 72
23	64 Grand Ave. S.	Site Specific 8.10.65 and Figure 75
24	825-875 Main St. & 0 Sparrow Ave.	Site Specific 8.10.69 and Figure 77
25	North Cambridge Business Park B	Site Specific 8.10.70 and Figure 70B Map 2-Future Urban Reserve to Business Industrial
26	415 Water St. S.	Site Specific 8.10.28 and Figure 32
27	25 Linnwood Ave	Site Specific 8.10.71 and Figure 79
28	North Cambridge Business Park C	Site Specific 8.10.73 and Figure 70C Map 2-Future Urban Reserve to Business Industrial

No.	Location	Description
29	North Cambridge Business Park D	Site Specific 8.10.74 and Figure 70D Map 2-Future Urban Reserve to Business Industrial
30	North Cambridge Business Park E	Site Specific 8.10.75 and Figure 70E Map 2-Future Urban Reserve to Business Industrial
31	North Cambridge Business Park F	Site Specific 8.10.76 and Figure 70F Map 2-Future Urban Reserve to Business Industrial
32	Former Saginaw Golf Course	Site Specific 8.10.78 and Figure 78
33	404-410 Dundas St. S.	Site Specific 8.10.79 and Figure 68
34	256-258 Hespeler Rd.	Site Specific 8.10.72 and Figure 80
35	North Cambridge Business Park	Parks & Trails Schedule 7 and Site Specific 8.10.77
36	Cambridge West Lands	Map 2 – Various land use redesignations and limits Map 7a – New collector roads Map 10 – New floodplains identifed Map 13 – Subwatersheds plans and master drainage plan
37	Cambridge West Secondary Plan	Chapter 17
38	City-wide	City-initated amendment to carry forward site specific zoning by-law amendments and other terminology edits
41	Branthaven and Pinebush	Site Specific 8.10.80 and Figure 74 Map 2 – Various land use redesignations Figure 5 – Remove Site C
42	721 Franklin Blvd.	Site Specific 8.10.81 and Figure 81
43	0 Dundas - Lakeview	Map 2 – Low/Medium Residential Density to High Density Residential
44	4, 10 & 16 Branchton Rd.	Site Specific 8.10.83 and Figure 83
45	151 Main St.	Site Specific 8.10.67 and Figure 6
46	42 Portland St.	Site Specific 8.10.84 and Figure 84
47	River Road Secondary Plan	Chapter 18
48	130 Water St. N.	Site Specific 8.10.85 and Figure 85
50	Intermarket – Outside Storage	Amends Site Specific 8.10.24 and replacing Figure 28 with new figure
51	City-wide	Additional Residential Units (ARUs)
52	211 & 215 Queen St. W.	Site Specific 8.10.87 and Figure 87
53	61-69 Nottinghill Dr.	Site Specific 8.10.88 and Figure 88

No.	Location	Description
54	193 Water St. S.	Site Specific 8.10.89 and Figure 89
55	212 Queen St. W.	Site Specific 8.10.90 and Figure 90
56	255 King St. W.	Site Specific 8.10.91 and Figure 91
57	201/217 Hespeler Rd.	Site Specific 8.10.92 and Figure 92
58	1418 Duke St.	Site Specific 8.10.93 and Figure 93
59	15 Clover Ave.	Site Specific 8.10.94 and Figure 94
60	581-595 Langs Dr.	Map 2 – Low/Medium Density Residential to High Density Residential
61	Millcreek Rd./Liberty	Site Specific 8.10.96 and Figure 96
62	499 Dundas St. N.	Site Specific 8.10.97 and Figure 97 Map 2 – Business Industial to High Density Residential
63	800 & 875 Briardean Rd.	Site Specific 8.10.98 and Figure 98 Map 2 – Future Urban Reserve to Low/Medium Density Residential
64	1045 & 1085 Main St.	Site Specific 8.10.90 and Figure 90 Map 2 – Low/Medium Density Residential to High Density Residential
65	Main and Dundas Secondary Plan	Chapter 20
66	410 Queen St. W.	Site Specific 8.10.55.1 and Figure 62
67	North Cambridge Secondary Plan	Chapter 19
68	City-wide	Bill 23 changes to the Planning Act - Allow up to three residential units on residential lot
69	110 Royal Oak Rd.	Site Specific 8.10.105 and Figure 105
70	30 Lauris Ave.	Site Specific 8.10.106 and Figure 106
72	210 Shearson Cres.	Site Specific 8.10.108 and Figure 108
73	2040 Eagle St. N.	Site Specific 8.10.109 and Figure 109
75	190-194 Pinebush Rd. & 10 Wayne Ave.	Site Specific 8.10.111 and Figure 111
76	932 Eagle St. N.	Site Specific 8.10.112 and Figure 112
77	102 Fountain St. S. & 199 Abraham St.	Site Specific 8.10.113 and Figure 113
78	220-222 Blair Rd.	Site Specific 8.10.114 and Figure 114
79	777 Laurel Ave. & 308 Dolph Ave.	Site Specific 8.10.115 and Fugure 115

No.	Location	Description
80	201 Water St. S. and 66 Highman Ave.	Site Specific 8.10.116 and Figure 116 Map 2 – Low/Medium Density Residential to High Density Residental
81	157 Tiffany St.	Site Specific 8.10.117 and Figure 117
82	247 Lowther St. N.	Site Specific 8.10.118 and Figure 118
83	725-775 Main St.	Site Specific 8.10.119 and Figure 119
84	245 Riverbank Dr.	Map 1A – Added to Urban Area Boundary and Designated Greenfield Area Map 1B – Prime Agricultural Designation removed Map 2 – Rural Residential to Low/Medium Density Residential
85	1045 Main St. & Part of 1085 Main St.	Site Specific 8.10.99
86	1285 Speedsville & 800 Briardean Rd.	Site Specific 8.10.121 and Figure 121
87	36 Elliot St.	Site Specific 8.10.122 and Figure 122
89	25 Chalmers St. S.	Site Specific 8.10.124 and Figure 124
90	579 Grand Ridge Dr.	Site Specific 8.10.125 and Figure 125
91	City-wide	Residential density and FSI requirements update
92	312 St. Andrews St.	Site Specific 8.10.126 and Figure 126
93	378 Green Gate Blvd.	Site Specific 8.10.127 and Figure 127
94	355 Chilligo Rd.	Map 2 – Prime Agricultural to Rural Residential
96	City-wide	Parkland dedication updated policies
98	165 Cherry Blossom	Site Specific 8.10.129 and Figure 129

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Chapter 1: Introduction

Cambridge is located in southern Ontario at the confluence of the Grand River, which is a Canadian Heritage River, and the Speed River and along the Galt and Paris Moraines. The city is a vibrant, livable urban community with a beautiful natural environment and built heritage.

Cambridge is within one of the fastest growing and strongest economic areas in Canada with a strategic location on the MacDonald Cartier Freeway (Highway 401). The city is expected to grow to a population of 176,000 people by 2031 with a total employment forecast of 102,500 jobs. Cambridge boasts a diverse economic base and is located in the heart of Canada's Technology Triangle, known for significant clusters of knowledge-based enterprises.

Cambridge is part of the Region of Waterloo and is comprised of the former Town of Preston, Village of Hespeler, City of Galt and the Village of Blair.

Vision Statement

"Cambridge celebrates the uniqueness of its founding communities and is united by its heritage, rivers, cultures and common future.

Cambridge residents and visitors enjoy the natural environment, safe, clean, caring, sustainable and accessible neighbourhoods, with a wide variety of lifestyle and housing options and ample cultural and recreational opportunities.

Cambridge, as a community of opportunity, encourages business growth and transition, entrepreneurial spirit, strong leadership, efficient government and the provision of municipal services, personal growth and civic pride."

1.1 Purpose/Role of the Plan

This document, known as the City of Cambridge Official Plan, provides a long-range, comprehensive land use strategy for areas located within the municipal boundaries of the city. This document will provide the framework for land use decisions for all *development* and public works projects within the City of Cambridge for the next 20 years by protecting, managing and enhancing the natural environment, directing, influencing and managing growth patterns and facilitating the vision of the city. The Plan also provides an avenue through which *Provincial* and *Regional* policies are implemented in the local context.

1.2 Structure of the Plan

The land use strategy contained in this Plan consists of Chapters as follows:

a) General development policies, consisting of Growth Management Structure, Natural Heritage and Environmental Management, Cultural Heritage Resources, Urban Design, Transportation and Infrastructure, and Parks and Open Space in Chapters 2 through 7;

b) Land Use Policies and Designations in Chapter 8;

c) Interpretation Policies, Implementation Policies, Amendment, Monitoring and Review Policies in Chapters 9 through 12;

d) Glossary of Terms in Chapter 13;

e) Maps in Chapter 14;

f) Appendices in Chapter 15;

g) Figures in Chapter 16; and

h) Secondary Plans starting at Chapter 17.

1.3 Legal Status of the Plan

1. This Official Plan has status in law pursuant to the provisions of the Planning Act and requires that the *City* and private sector *development* conform to the Official Plan when undertaking public works or any action of *Council*. Approval of this Official Plan by the *Region* means that the policy framework is appropriate to generate decisions that will be “consistent with” *Provincial* and *Regional* policies.

2. The City of Cambridge Official Plan, as the municipality’s land use strategy, is required under the Planning Act to conform to both the Regional Official Plan and to applicable *Provincial* legislation. This Plan has been prepared in recognition of these conformity requirements. If a conflict between *City* and applicable *Provincial* or *Regional* legislation and policies exists, *Provincial* and *Regional* legislation takes precedence, in that order.

3. Chapters 1 through 17 of this Plan provide goals, objectives, policies, criteria, guidelines, terms, figures, maps, tables and appendices to govern the development and use of all land in the city. These sections form the legal portion of the Plan. Schedules and margin notes are provided as information and shall not be construed as constituting *Council* policy or as conferring *Council* approval. Terms defined in the Glossary are identified in italics throughout the Plan.

Chapter 2: Growth Management

2.1 Growth Management and the Urban Structure

1. The policies of this Plan implement the Growth Plan for the Greater Golden Horseshoe (Provincial Growth Plan) and are intended to plan and manage growth in accordance with the *complete community* concept. Cambridge, as a *complete community*, will be a well-designed, compact vibrant city that provides:

a) an appropriate mix of jobs;

b) a range of housing options;

c) convenient access to local services and community infrastructure including affordable housing, schools, recreation and open space; and

d) access to a range of transportation options including public transit.

2. This Plan will guide land use planning in the City of Cambridge to the year 2031. New growth will be accommodated where municipal services are available within the urban area and a significant portion will be directed to the *built-up area* of the community. The urban structure of Cambridge is contained within the urban area boundary and consists of the *built-up area*, the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors, *Major Transit Station Areas* and the *designated greenfield area*. The urban structure is shown on Maps 1A, 3, 4, 5 and 6 of this Plan.

3. This Plan protects and preserves our rural, agricultural and *natural heritage* areas from urban *development.*

2.2 Objectives

The following objectives provide a foundation for the growth management policies of this Plan:

a) to plan for a moderate and environmentally *sustainable* level of growth in the City of Cambridge to a forecast population of 176,000 and employment of 102,500 jobs by the year 2031;

b) to encourage balanced growth between residential and employment uses;

c) to direct and encourage new *development* within the *built-up area* of the city where appropriate to accommodate projected population and employment growth;

d) to plan new growth areas within the *designated greenfield area* as *complete communities*;

e) to support a balanced approach to growth in which the focus for new *development* will increasingly be shifted from greenfield areas to *intensification* within the *built-up area*;

f) to plan for compact urban *development* that maintains a balanced land supply, including residential, employment and commercial uses, and promotes mixed-use, *transit oriented development*;

g) to encourage the continued *development* of the Galt City Centre, Preston Towne Centre and Hespeler Village as Community Core Areas of higher intensity and mix of land uses, promoting such elements as mixed use buildings, *intensification*, heritage conservation, social facilities, the reuse of existing buildings and *infrastructure* renewal;

h) to identify and promote areas for intensified, mixed use activities generally serving more localized functions;

i) to encourage the development of a range of existing and proposed corridors in this Plan to serve as key transportation linkages with areas both within and outside the city, including roads, rail lines, rivers, and cycling and pedestrian routes. One of the corridors will delineate the general alignment of the *rapid transit* system linking Cambridge with Kitchener and Waterloo. Stage 1 of the *rapid transit* system within the portion of the corridor located between the Ainslie Street Terminal in Cambridge and the Fairview Park Mall in Kitchener will use adapted bus rapid transit (aBRT) technology. Stage 2 provides the opportunity for the aBRT technology to be converted to light rapid transit (LRT) technology when funding is available and/or when warranted by ridership;

j) to provide for the *development* of new neighbourhoods which, through the use of sensitive urban design, are safe, attractive, pedestrian friendly, integrated with the *natural heritage system*, existing built areas and supporting facilities and services; and are readily linked by nearby travel routes to other areas of the city;

k) to support the city's urban structure with adequate *infrastructure*, including transportation routes, public transit, fire protection, water, sewage treatment, stormwater management and other public services and community facilities;

l) to promote the principles of conservation and sustainability, including; the efficient use of energy and water; the *intensification* of *development* in the *built-up area*, and the protection, enhancement or, wherever feasible and appropriate, restoration of the natural environment and *cultural heritage resources*; and

m) to protect the city's prime agricultural areas from urban *development*.

2.3 Population and Employment Forecasts

1. The City of Cambridge will plan to accommodate the population and employment forecasts contained in Table 1:

Table 1: Population and Employment Forecasts

Year	**2006**	**2031**
Population	123,900	176,000
Employment	75,220	102,500

1. Population figures in this table show "census-based population plus 4% under coverage." As such, it does not include university and college students who temporarily reside in the City (either in student residences or other accommodation) to study at post-secondary institutions.
2. All population and employment numbers in this table represent mid-year figures.
3. The above figures are intended to be forecasts. The amount or timing of development of lands within the Urban Area boundary is not to be restricted on the basis that the forecasts in Table 1 could be exceeded. This statement is not intended to restrict or otherwise prevent the *City* from implementing staging/phasing policies for purposes unrelated to the forecasts in Table 1, consistent with this Official Plan and the policies contained herein.
4. The above population forecasts take into account the development potential of the lands identified in Policy 2.D.30 of the Regional Official Plan currently located in the Township of North Dumfries between the City of Cambridge municipal boundary and the Countryside Line, as shown on Map 7 of the Regional Official Plan. If it is determined that these lands will not be incorporated into the City of Cambridge as one of the options provided for under Policy 2.D.30 noted above, the 2031 population forecast in this table and elsewhere in the Plan will be revised to 174,600 people (i.e., 176,000 – 1,400 = 174,600) without the need for an amendment to this Plan or the Regional Official Plan. No change is required to the associated employment forecast.

2. Longer term forecasts, beyond the 2031 planning horizon, may be used for *infrastructure* planning studies undertaken by or for the *City* provided that they are prepared using the same methodology as the *Region's* forecasts.

2.4 Urban Area Boundary

The urban area boundary is established by the *Region* through the Regional Official Plan and is identified on Map 1A. The forecasted population and employment growth will be accommodated within the urban area to the year 2031.

2.4.1 Urban Area Boundary Expansions

1. An urban area boundary expansion is only considered as part of the *municipal comprehensive review* of the Regional Official Plan.

2. In accordance with the Regional Official Plan, expansions to the urban area boundary are not intended within the planning horizon of this Plan.

2.5 Designated Greenfield Area

1. The *designated greenfield area* is shown on Map 1A of this Plan. The *designated greenfield area* is located between the urban area boundary and the *built boundary*.

2. *Development* within the *designated greenfield area* will be planned and developed to:

a) contribute to meeting The *Region's* minimum density target of 50 residents and jobs combined per hectare for the entire *designated greenfield area* shown in the Regional Official Plan by ensuring that the City of Cambridge's *designated greenfield area* is planned and developed to achieve or exceed the following density targets:

Table 2: *Density Targets* for the *Designated Greenfield Area*

Greenfield Area	Minimum Density
Lands serving primarily a residential function	55 residents and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006
Lands serving solely an employment function	40 jobs per hectare
Lands designated Prime Industrial/Strategic Reserve (Serviced)	25 jobs per hectare

b) contribute to the creation of *complete communities*;

c) integrate with and provide connections to existing communities;

d) support walking, cycling and transit;

e) provide a diverse mix of land uses, including residential and employment, to support vibrant neighbourhoods; and

f) protect, enhance and restore the natural environment.

3. In accordance with the Regional Official Plan, the minimum *density targets* in Policy 2.5.2 a) will be measured over the entire *designated greenfield area* of the *Region*, excluding only those areas that are identified as *provincially constrained environmental areas*.

4. Phasing policies and other strategies will be developed to ensure logical and orderly *development* of the *designated greenfield area*. Consideration will be given to the provision of municipal services, the early introduction of transit services and minimization of partially developed communities.

5. *Community Plans* or *Secondary Plans* will be prepared for new residential and *employment areas* in the *designated greenfield area* to ensure that *development* occurs at the densities and form consistent with this Plan. *Community Plans* or *Secondary Plans* will allocate appropriate density ranges to various areas based on their local characteristics, access to transportation and availability of amenities (e.g. parks and schools).

2.6 Built-Up Area

The *built-up area* is identified on Map 1A through the delineation of the *built boundary*. The *built boundary* is a fixed boundary that identifies the limits of the developed urban area of the City of Cambridge as of June 16, 2006.

2.6.1 Intensification within the Built-up Area

1. Future *development* within the City of Cambridge *built-up area* will contribute to meeting or exceeding the *Regional* reurbanization target. By the year 2015 and for each year thereafter, a minimum of 45% of all residential *development* will occur within the *built-up area* of the *region* as a whole. The *City* in collaboration with the *Region* will monitor *development* within the *built-up area.*

2. *Intensification* is encouraged throughout the *built-up area* of Cambridge, particularly within the following areas:

a) The *Urban Growth Centre* (identified on Maps 1A and 3);

b) Community Core Areas (identified on Maps 1A, 3, 4 and 5);

c) Nodes (identified on Figures 1-4);

d) Regeneration Areas (identified on Maps 1A and 6);

e) Reurbanization Corridors in accordance with Section 2.6.5; and

f) *Major Transit Station Areas* in accordance with Section 2.6.6.

3. These areas for *intensification* are intended to attract a significant portion of future population and employment growth.

4. The appropriate type and scale of *development* within the areas identified for *intensification* in Policy 2.6.1.2 may be determined through *Community Plans, Secondary Plans* and/or other supporting studies.

5. The *City*, in collaboration with the *Region* will, where appropriate, establish minimum *density targets* for *intensification* consistent with existing or planned transit service levels.

6. *Intensification* within the *built-up area* will be planned and designed to:

a) support vibrant neighbourhoods through the inclusion of a diverse and *compatible* mix of land uses, including residential and employment uses;

b) provide for a range and mix of housing that takes into account *affordable* housing needs;

c) incorporate high quality public open spaces;

d) support walking, cycling and transit;

e) support the cultural heritage of the area;

f) generally achieve higher densities than surrounding areas; and

g) ensure an appropriate transition of built form to adjacent areas; and

h) maintain, enhance or wherever feasible and appropriate, restore the natural environment.

7. The *development* of land or existing buildings in the *Urban Growth Centre,* Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and *Major Transit Station Areas* is encouraged for mixed uses such as residential with office, commercial, and business uses. The *City* may provide support for mixed use *development* by:

a) providing incentives such as reductions in the parking requirements for the residential component of mixed use projects; and

b) requiring and assisting where appropriate with the remediation of *contaminated site*s.

8. Infill, *intensification* and *redevelopment* within existing neighbourhoods will be minor in nature and will be designed to respect existing character and provide connections and linkages where possible.

9. *Greyfield* and *brownfield* sites will be revitalized through *intensification*, *redevelopment* and/or the adaptive reuse of existing buildings in accordance with the policies of this Plan.

2.6.2 Urban Growth Centre

1. The area to the east of Water Street in the Galt City Centre Core Area is the *Urban Growth Centre*. The location and boundary of the *Urban Growth Centre* is identified on Maps 1A and 3.

2. The *Urban Growth Centre* will be planned to achieve a minimum gross density of 150 residents and jobs combined per hectare by the year 2031.

3. The *Urban Growth Centre* will be planned and designed:

a) as the focal area for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses;

b) to accommodate and support major transit including a *rapid transit* station;

c) to serve as a high density major employment centre that will attract significant employment uses, including *major offices*;

d) to accommodate a significant share of population and employment growth; and

e) as a pedestrian oriented, walkable centre with active streetscapes.

4. *Development* within the *Urban Growth Centre* will be sensitive to its context, particularly along the riverfront, preserve heritage character and provide an appropriate transition in height and massing from adjacent buildings.

5. A *Community Plan* and Urban Design Guidelines will be prepared for the *Urban Growth Centre* and the Galt City Centre to:

a) establish minimum and maximum densities; and

b) address context, heritage character, height and massing and types and forms of *development.*

6. Until such time as a *Community Plan* and Urban Design Guidelines are prepared and approved for the *Urban Growth Centre* and the Galt City Centre, *development* proposals will be required to:

a) meet a minimum density of 0.75 *Floor Space Index*; and

b) submit and adhere to an urban design study approved by the *City* that addresses alternative built forms, massing, building materials and the integration of the proposal into the surrounding neighbourhood.

2.6.3 Community Core Areas

1. The Community Core Areas are historical central business centres in the city with specialized and diverse planned functions. Supporting the *complete communities* concept, these areas are planned to provide a wide variety of mixed uses including a range of housing, specialized commercial uses, office uses including *major offices,* institutional and community facilities, and the cultural hubs for the city.

2. The Community Core Areas are designated on Maps 2, 3, 4 and 5. Community Core Areas are those areas which contain or will be planned to contain the following features and functions:

a) their historical role as traditional community focal points;

b) a mix of residential, employment and institutional uses which enable people to live and work in close proximity;

c) enhanced transportation opportunities for pedestrians, cyclists and transit users;

d) *development* and land use patterns supportive of transit service;

e) a range of housing types and *transit oriented development*;

f) conservation and preservation of *cultural heritage resources*;

g) integration of the Grand River and its tributaries as a multi-purpose resource, recognizing its designation as a Canadian Heritage River;

h) opportunities for unique experiences, such as cultural events, recreation, and specialty shopping and dining, in support of tourism and other functions;

i) maintenance, enhancement or wherever feasible and appropriate, restoration of the natural environment; and

j) approved Community Improvement Areas giving high priority to the location and upgrading of municipal services and facilities in the Community Core Areas.

3. The *City* will recognize and encourage the use of the Community Core Areas as:

a) areas which offer residential, employment, institutional, commercial, open space and cultural uses and activities;

b) specialized shopping areas, providing goods and services to customers within and outside of Cambridge;

c) areas of concentrated and mixed land uses which requires the application of such key elements of urban design, *cultural heritage resources,* natural environment conservation, a well-linked transit oriented and pedestrian transportation network, and *development* that is designed to reflect the character of the area and the concept of *complete communities*;

d) areas which benefit from the preservation of historic buildings, including their adaptive re-use;

e) areas which benefit from appropriate active and passive use of the natural environment, including the Grand and Speed Rivers and their *shorelines*;

f) tourist-oriented areas, including shopping, integrated trail systems, cultural events, scenic features, and water access along the Grand and Speed Rivers;

g) concentrated, mixed use areas which support the neighbourhoods that have developed around them; and

h) locations where residents can access local food through farmers' markets.

4. In addition to policies contained in 2.6.3.3, the Galt City Centre:

a) is recognized as the Downtown of Cambridge;

b) is the *City's* designated *Urban Growth Centre* in accordance with *Provincial* legislation;

c) contains the Civic Square; and

d) is the hub for *Regional* transit in Cambridge.

5. The *City* will provide for the integration of *development* in the Community Core Areas in a manner which has a compact form and is *compatible* with existing or permitted uses, other proposed *development*, and which prioritizes transit oriented and pedestrian linkages throughout the area. All such *development* in the Community Core Areas will be subject to the Urban Design and Compatibility policies of this Plan.

2.6.4 Nodes

1. Nodes are areas where a mix of *transit oriented development*, such as housing, employment, and services are concentrated. Existing and potential Nodes are designated on Figures 1 to 4 and generally identified on Map 1A. Nodes are generally located at major intersections and are served by transit. Detailed land use policies for existing and future nodes will be established through a *Secondary Plan* and implemented through a further amendment to this Plan. Additional nodes within the *built-up area* and the *designated greenfield area* may be identified through planning studies and will require an amendment to this Plan. Detailed policies regarding *development* in Nodes are located in Section 8.7.

2. Nodes within the *built-up area* of the city are areas intended to accommodate additional population and/or employment growth consistent with existing or planned transit service levels.

3. Nodes are those areas which contain or will be planned to contain features and functions such as:

a) mixed uses, including residential, employment, recreational and institutional activities;

b) concentrated uses, including higher density residential forms;

c) internal and external linkages (e.g. pedestrian, vehicular, cycling);

d) public transit availability;

e) *transit oriented development*;

f) pedestrian scale *development* and pedestrian linkages;

g) employment activities, including office, retail and service commercial uses;

h) recreational and cultural activities; and

i) a variety of services and facilities oriented to particular areas of Cambridge (e.g. neighbourhoods and communities), and generally serving more localized functions than the city's three Community Core Areas.

4. Planning studies will identify and/or confirm:

a) the boundaries of the Node;

b) role and function of the Node including existing, permitted and proposed land uses in and adjacent to the Node;

c) linkages between properties, buildings and uses of lands both within and adjacent to the Node;

d) public transit availability;

e) pedestrian, cycling and vehicular movement, including the findings of any traffic impact study;

f) phasing of *development*, where appropriate;

g) overall relationship of the Node to the rest of the city; and

h) urban design guidelines.

2.6.5 Reurbanization Corridors

1. Reurbanization Corridors are recognized as areas located along an existing or planned transit corridor that link directly with *rapid transit* and have considerable potential for medium and higher density *reurbanization.* Reurbanization Corridors serve as connectors, between the *Urban Growth Centre*, *Major Transit Station Areas* and Nodes.

2. Reurbanization Corridors will be designated in accordance with the Regional Official Plan.

3. Reurbanization Corridors will be planned and developed to:

a) accommodate additional population and employment growth served by *rapid transit* and/or frequent transit service, which may or may not operate on an exclusive right-of-way;

b) achieve higher *development* densities to support and ensure the viability of existing and planned transit service levels; and

c) provide a mix of residential, office, including *major offices*, institutional and commercial *development*, wherever appropriate.

4. The designation of Reurbanization Corridors, such as Hespeler Road, will require an amendment to this Plan, once the necessary analysis is undertaken to resolve relevant issues including servicing, drainage, transportation, land use, commercial policy and urban design.

2.6.6 Major Transit Station Areas

1. *Major Transit Station Areas* are lands typically located within a 600 to 800 metre radius of a *rapid transit* station.

2. The *Region* will delineate the general alignment of the *rapid transit* system and designate areas conceptually through a future amendment to the Regional Official Plan. The *City* will designate *Major Transit Station* on one or more Maps and establish associated policies through an amendment to this Plan in accordance with the Regional Official Plan.

3. A Station Area Plan will be prepared for each *Major Transit Station Area* located outside of the *Urban Growth Centre* in collaboration with the *Region* and in accordance with the Regional Official Plan.

4. *Major Transit Station Areas* will be planned in consultation with the *Region* to:

a) achieve increased residential and employment densities to support and ensure the viability of existing and planned transit service levels;

b) achieve a mix of residential, office, including *major offices,* institutional and commercial *development* where appropriate; and

c) *development* located within an existing or planned *Major Transit Station Area* will be planned and designed based on the principles of *transit oriented development* in accordance with Section 5.3 of this Plan.

5. *Development* and *redevelopment* within *Major Transit Station Areas* is encouraged to redevelop in a manner consistent with Policy 2.6.6.4 of this Plan.

6. Until such time as such policies for *Major Transit Station Areas* are established, any application for *development* submitted within a *Major Transit Station Area* will be reviewed in accordance with the *transit oriented development* provisions described in

Section 5.3 of this Plan and in Section 2.D.6 of the Regional Official Plan. Any such applications that do not fully meet the *transit oriented development* provisions may be permitted, provided the owner/applicant demonstrates, to the satisfaction of the *Region* and the *City*, that the proposed *development* is designed in such a way that subsequent phases or infilling would meet the *transit oriented development* provisions.

7. Non-transit supportive uses such as lower density office uses or commercial uses oriented to vehicular travel shall be discouraged from locating within *Major Transit Station Areas.*

2.7 Employment Lands

Employment Lands are identified on Map 2.

2.7.1 Planning for Employment Lands

1. The *City* will plan to provide a sufficient supply of employment lands for a variety of employment uses to accommodate the forecasted employment growth to the year 2031.

2. Economic development and competitiveness will be promoted by:

a) allowing for an appropriate mix of employment uses through the designation of lands for industrial, commercial and institutional uses to meet long term needs;

b) ensuring that opportunities exist for a diversified economic base that includes a range and choice of suitable sites for employment uses supporting a wide range of economic activities and ancillary uses;

c) planning for, protecting and preserving *employment areas* for current and future uses;

d) ensuring the necessary *infrastructure* is provided to support current and forecasted employment needs;

e) permitting *major office* and major institutional *development* within the *Urban Growth Centre*, *Major Transit Station Areas,* Reurbanization Corridors or areas with existing frequent transit service and within the vicinity of Highway 401; and

f) designating and preserving lands within the vicinity of existing major highway interchanges, rail yards and airports as *employment areas*.

2.7.2 Conversion of Employment Lands

1. The conversion of employment lands within *employment areas* to non-employment uses may only be permitted through a *municipal comprehensive review* where it has been demonstrated that:

a) there is a need for the conversion;

b) the employment forecasts pursuant to this Plan will be met;

c) the conversion will not adversely affect the viability of the *employment area*, and achievement of the *intensification* target, *density targets* and any other policies of this Plan;

d) there is existing or planned *infrastructure* to accommodate the proposed conversion;

e) the lands are not required over the long-term for the employment purposes for which they are designated; and

f) cross-jurisdictional issues have been considered.

2. Policy 2.7.2.1 only applies to those *employment areas* that are not designated as an *Urban Growth Centre* or situated in a Community Core Area or a Regeneration Area as delineated on Maps 1A, 3, 4, 5 or 6. For these areas, Policy 1.3.2 of the Provincial Policy Statement, 2005 applies.

3. For the purpose of implementing Policy 2.7.2.1 of this Plan, non-employment uses shall include *major retail* uses.

2.7.3 Regeneration Areas

1. Regeneration Areas are areas within the city where a transition of use from one use, such as industrial to another use is anticipated during the planning horizon of this Plan. Regeneration Areas are identified on Maps 1A and 6.

2. Regeneration Areas will be the subject of planning studies to determine appropriate land use designations. Until appropriate Official Plan amendments are in effect, permitted uses are deemed to conform to this Official Plan.

3. For the purposes of Policy 2.7.2.1, Regeneration Areas are not considered to be *employment areas*. Applications for official plan amendments to expand the range of uses from industrial to other appropriate land use designations for sites within the Regeneration Areas will be considered in accordance with the policies of this Plan.

2.8 Residential Lands

The *City* will:

a) encourage the *development* of a wide a range of housing unit types to accommodate the needs, preferences and economic resources of the city's households;

b) promote and maintain an adequate supply of both ownership and rental housing stock;

c) promote the use of *compatible* urban design;

d) establish residential densities which are both appropriate to existing and new neighbourhoods and result in the compact *development* of the city's residential lands;

e) promote balanced residential *intensification* including individual lot *intensification* that is *compatible* with existing and permitted uses on neighbouring properties, as well as any other key natural and *cultural heritage resources*;

f) pursue housing rehabilitation as a means of increasing the life of the existing housing stock;

g) recognize the unique needs of persons in special circumstances with respect to income, social or physical limitations or other barriers, and who, without intervention, might not have adequate housing;

h) maintain an adequate supply of land for residential *development*;

i) provide opportunities for *affordable* housing;

j) support mixed use and *multi-unit residential developments*; and

k) require *development* to include pedestrian, cycling and vehicular movement, other modes of transportation and linkages and access where applicable to public transit.

2.8.1 Residential Land Supply

1. The *City* will maintain a continuous 10-year supply of land for residential *intensification* and *redevelopment* on lands which are designated and available for residential *development*.

2. Where new *development* is to occur, the *City* will maintain at all times land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential *intensification* and *redevelopment* and land in draft approved and registered plans.

3. The *City* will prepare a Staging of Development Plan with input from key stakeholders including the *Region* to address the capital works necessary to allow the planned residential and employment growth to occur, as described in Policy 2.8.1.2.

2.8.2 Range and Mix of Housing Types

1. The *City* will plan for a range and mix of housing that is *affordable*, *accessible*, and safe incorporating Crime Prevention Through Environmental Design principles, and will accommodate the varying needs, abilities and economic resources of Cambridge residents.

2. The *City* will encourage developers to make housing *accessible* and *adaptable* to people with disabilities and may require that a proportion of dwellings in residential

developments and *redevelopments* be *accessible* and *adaptable* to people with disabilities, generally in keeping with the proportion such people represent in the City of Cambridge and in accordance with the Accessibility for Ontarian's Disability Act.

3. The *City* will ensure the creation of 45% of new housing units through infill, conversion, *intensification* and the *redevelopment* of *built-up areas* of the *City*, particularly in the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and *Major Transit Station Areas*.

4. The *City* may allow for appropriate reductions in off-street parking requirements associated with the residential component of mixed use *development*s, to reflect the opportunities for the shared use of the parking spaces and in proximity to *Major Transit Station Areas.*

5. The *City* will encourage the inclusion of a *compatible* residential component in the *development* of commercial projects in the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors, *Major Transit Station Areas*, or in residential communities.

6. The *City* will promote the maintenance of an adequate supply of both ownership and rental housing stock to meet the varying needs of *City* residents by:

a) encouraging residential *intensification* and the *development* of *multi-unit residential development* in the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and *Major Transit Station Areas*;

b) providing opportunities for the *development* of smaller lot single and semi-detached dwellings, plexes, townhouses and apartments; and

c) encouraging the construction of *affordable* rental and ownership housing, including *community housing*.

7. The *City* will encourage individual lot *intensification*, through the creation of a*dditional residential units* or *garden suites* throughout the Urban Area where appropriate, or *garden suite* subject to compatibility criteria in Section 8.4.2.

Additional Residential Unit

8. *Additional residential unit(s)* are permitted as-of-right on lands designated for residential uses by this Official Plan in accordance with the criteria below.

a) A maximum of two (2) *additional residential unit(s)* are permitted on a residential lot containing a detached dwelling, semi-detached dwelling, or rowhouse dwelling. Such *additional residential unit(s)* may be located:

    i) Within the main residential building on the lot within which the *primary dwelling unit* is located; and/or

ii) Within a detached accessory building that is ancillary to the *primary dwelling unit* on the lot.

Only one (1) *additional residential dwelling unit* may be permitted in a detached accessory building.

b) The *additional residential unit(s)* must be located on the same lot as the principal dwelling unit.

c) The *additional residential unit(s)* must be compatible in design and scale with the built form on the lot and with neighbouring residential properties in terms of massing, height, and visual appearance.

d) Any exterior alterations to accommodate and *additional residential unit(s)* within a Heritage Conservation District must have consideration and regard for the policies of the Heritage Conservation District Plan and/or Guidelines. Heritage Alteration Permit approval may be required for alternations to designate properties, including properties located in a Heritage Conservation District.

e) A*dditional residential unit(s)* shall be prohibited:

i) On *hazardous lands* or lots within a flood plain; and

ii) On lots containing a boarding, lodging or rooming house, *garden suite*, home occupation, or bed and breakfast.

f) Adequate potable water and wastewater treatment must be available to accommodate the *additional residential unit(s).*

g) No new separate access to a municipal road will be permitted in order to accommodate or provide access to a proposed *additional residential unit(s).*

h) Parking shall be provided in accordance with the minimum parking standards of the City's Zoning By-law.

i) Both the *primary dwelling unit* and the *additional residential unit(s)* shall be in compliance with the following:

i) Building Code;

ii) Fire Code;

iii) City of Cambridge minimum standards for maintenance and occupancy; and,

iv) Any other applicable legislation.

j) *Additional residential unit(s)* shall not be subjected to a Site Plan Approval.

k) A detached accessory building containing an *additional residential unit* shall not be severed from the lot containing the primary *dwelling unit*.

Garden Suites

9. The *City* will permit the establishment of a *garden suite* on existing lots in all zones where residential uses are permitted subject to a temporary use by-law and an implementing *development* agreement. *Garden suites* must be established in accordance with the following criteria:

a) appropriate parking arrangements can be accommodated on the property;

b) no separate access to a municipal road is required;

c) the *garden suite* will be used for the purpose of temporary accommodation as specified in Policy 10.5.6;

d) the lot size and layout can accommodate a *garden suite* without unreasonable loss of private outdoor amenity area;

e) the *garden suite* is *compatible* with neighbouring residential properties and the surrounding residential neighbourhood in terms of massing, height, visual appearance, amenity area, privacy and noise;

f) adequate potable water and wastewater treatment is available to accommodate the *garden suite*;

g) the *garden suite* is placed in the rear yard of the property;

h) the *garden suite* is subordinate in scale and function to the main dwelling on the lot; and

i) placement of the *garden suite* is not excessively removed from the existing dwelling.

j) A *garden suite* shall not be permitted on a lot with an *additional residential unit* in a detached accessory building.

10. *Garden suites* will be required to comply with regulations for *garden suites* enacted under the *City's* Zoning By-law.

2.8.3 Residential Densities

1. The *City* will allow *compatible* higher density residential *development* in the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors, *Major Transit Station Areas* and high density residential designations to support and ensure viability of existing and planned transit service levels.

2. The *City* encourages *compatible* higher density *development* on sites where such *development* will result in the preservation of significant natural or *cultural heritage resources.*

3. The following are the *City's* minimum and maximum residential densities and heights in specified areas. Residential densities in residential designations are subject to Policy 8.4.6.3.

Table 3: Minimum and Maximum Residential Densities and Heights

FSI – Floor Space Index (see glossary for graphic depiction)

AREA	MINIMUM		MAXIMUM	
	Density	Height	Density	Height including above ground parking structures
Urban Growth Centre subject to a gross density as prescribed in section 2.6.2	0.75 FSI	2 storeys	2.5 FSI	5 storeys
Galt City Centre outside *Urban Growth Centre*	0.5 FSI	2 storeys	2.0 FSI	5 storeys
Preston Towne Centre and Hespeler Village	0.5 FSI	2 storeys	2.0 FSI	5 storeys
Nodes (*Designated Greenfield Area)*	0.5 FSI	4 storeys	2.5 FSI	15 storeys
Nodes (*Built up Area)*	0.5 FSI	4 storeys	2.0 FSI	12 storeys
Regeneration Areas	0.5 FSI	2 storeys	2.0 FSI	8 storeys
Reurbanization Corridors	0.5 FSI	2 storeys	2.0 FSI	8 storeys

4. Notwithstanding Policy 2.8.3.3 the *City* may permit a higher maximum height and/or density, without amending this Plan through the height and density bonusing provisions in Section 10.16.

5. The *City* will prepare a height and density massing study to assist in addressing height and density bonusing opportunities.

6. Notwithstanding Policy 2.8.3.3 the *City* may permit a lower minimum density, without amending this Plan, in the Preston Towne Centre, Hespeler Village, Nodes, Regeneration Areas or Reurbanization Corridors where an evaluation of all possible alternatives is undertaken and the lower density is warranted by more than one of the following criteria:

a) the nature of the soils, topography, geomorphology, vegetation or other environmental features of the lands proposed for *development;*

b) the established character of the neighbourhood in which the lands proposed for *development* are located;

c) the unreasonably high cost of providing and/or upgrading required *infrastructure* such as water supply, sewage disposal, stormwater drainage or access road facilities;

d) the potential negative impact of the proposed *development* on adjoining *natural features*; and/or

e) the potential negative impact of the proposed *development* on *cultural heritage resources.*

7. Where a proponent is proposing to develop more than one building on a site the proponent may increase the density and/or height of one or more buildings provided the average density and height on the site does not exceed the maximum allowable in Policy 2.8.3.3.

8. Notwithstanding Policy 2.8.3.3 the *City* may permit a lower minimum density for infilling lot severances, without amending this Plan.

9. Residential lands in *Designated Greenfield Areas* will be planned and designed to achieve a *density target* of not less than 55 persons and jobs combined per hectare on lands subject to a plan of subdivision application after June 16, 2006.

2.9 Countryside

Lands outside the urban area boundary are countryside. Lands within the countryside shown as Prime Agricultural on Map 1B of this Plan, are not contemplated to be incorporated into the urban area boundary within the twenty year time horizon of this Plan. Lands in the countryside will be predominately designated to reflect their agricultural and *natural features* and functions, as established in Section 3.A of this Plan, and may only be brought into the urban area boundary in accordance with the provisions of Section 2.4.1 of this Plan.

2.10 Protected Countryside

1. Lands lying within the Protected Countryside, as shown on Map 1B of this Plan, are not contemplated to be brought into the urban area boundary, in order to be permanently protected.

2. Land uses within the Protected Countryside will be regulated in accordance with the underlying policies of Prime Agricultural, Rural, or Landscape Level System designations of this Plan and the Regional Official Plan.

2.11 Countryside Line

The Countryside Line is designated as shown on Map 1B. The Countryside Line represents the long-term boundary between the urban area boundary and the countryside in Cambridge. In Blair, where the Countryside Line coincides with the Protected Countryside designation, the Countryside Line is considered a permanent boundary.

2.12 Blair Village

1. The lands designated on Map 2 for Blair Village may only be *developed* and used in conjunction with the following policies governing the Blair Village. These policies have largely been established based on the findings of two key documents, namely the Blair, Bechtel and Bauman Creeks Subwatershed Plan and the Blair Area Special Study.

2. The following Vision Statement for Blair Village will be used as a general guide in regulating *development* and land use in Blair Village:

"The community of Blair is a village in character, form and functions, protected from suburban development with strong policies to protect and enhance the natural environment and heritage features, and promote village design. New development must be assimilated into the village - not be an entity unto itself, nor engulf the village.

Blair will remain small and compact, walkable and self-contained with a central village core. The village core will promote the interaction of residents and become the centre of the community with a mix of residential, commercial and institutional land uses. Commercial uses will primarily provide convenience goods and services to the community residents and promote some tourism. Mixed uses within buildings will be encouraged. New residential development will evolve only through infilling.

In addition, the Blair Heritage Conservation District Plan (HCD) provides for the conservation and preservation of the significant heritage attributes of the community and ensures the protection of the remarkable heritage features in Blair. The HCD also provides for unique design criteria that define the guidelines for building form, materials and details to best reflect the existing Blair community architecture, landscapes and land uses.

The community of Blair will remain a village within the city, unspoiled by urban development and the pressures for suburbanization, yet vibrant with new and existing residential land uses and a traditional village core. Blair shall remain a harmonious village community."

2.12.1 Blair Village Core Area and Residential Area

1. The lands designated on Map 2 as Blair Core Area may be used for the following purposes:

a) mixed use residential;

b) limited multi-unit residential including bed and breakfast establishments;

c) retail and service commercial uses (excluding motor vehicle repair shops, auto body repair shops, and automobile service stations or gas bars);

d) public or private institutional uses including outdoor educational facilities and their accessory uses; and

e) small scale business or professional offices supporting Blair Village.

2. The lands in Blair designated on Map 2 as Rural Residential may be used in accordance with Policy 8.4.6.13, excluding *agricultural uses*.

2.12.2 Langdon Hall Area

1. The lands and buildings comprising the Langdon Hall estate shown on Figure 49 and designated on Map 2 as Natural Open Space System and Rural may also be used for the following purposes:

a) a hotel in which rooms are provided for the accommodation of guests, and food and beverage services, meeting rooms and indoor recreational facilities;

b) secondary or ancillary accommodations, such as cottage-style units;

c) outdoor games courts, swimming pools, skating rinks, outdoor sitting areas, gardens and garden structures, primarily for the use of guests of the hotel; and

d) the growing of fruits and vegetables for the use of the hotel.

2. In addition to the uses referred to in Policy 2.12.2.1, public or private trails may be provided in the Langdon Hall Area on lands designated on Map 2 as Natural Open Space System only with the submission and approval of an *Environmental Impact Statement* in accordance with the provisions of Section 3.A.8 of this Plan.

2.12.3 Blair Business Park

Lands designated as Employment Corridor on Map 2 may only be *developed* upon completion and approval of the following:

a) a scoped *Environmental Impact Statement* to assess potential impacts on and to define environmental buffers *contiguous* to the *natural heritage system* associated with Blair Creek at Fountain Street and particularly, managing the water budget, stormwater management and any modifications to the Fountain Street swale;

b) a Stormwater Management Analysis and Implementation Plan to address the findings of the Blair, Bechtel and Bauman Subwatershed Plan including the Impervious Cover Limits (ICLs) to provide at-source stormwater management to address water quality and quantity, while minimizing end-of-pipe solutions. This

analysis should examine the maximization of infiltration, including dry wells, infiltration galleries, and perforated pipe alternatives;

c) a Traffic Impact Analysis identifying how the *development* of these lands will impact the local and *Regional* road network. This impact analysis must address the issue of traffic impacts to the Blair Village Area, whereby no significant increases in the volume of traffic on Blair Road will be permitted as a result of the *development*. The traffic impact analysis is to be approved by *Council*;

d) a detailed site plan analysis specifying the coverage of the lands, whereby the total will not exceed 35% coverage for the lands bounded by Highway 401, Morningside Drive and Fountain Street; and will not exceed 25% coverage for the lands bounded by Highway 401, Old Mill Road, Dickie Settlement Road and Fountain Street. Coverage shall include all hard surface areas, including but not limited to roads, sidewalks, walkways, parking area, driveways, and buildings. The maximum Impervious Cover Limits may be increased through innovative and proven (quantity and quality) techniques to the satisfaction of the *City* and the GRCA; and

e) buffers shall be incorporated into *developments* for future business park land uses where possible, particularly for those lands located on the west side of Morningside Drive, the north side of Fountain Street, the north side of Old Mill Road, and the west side of Dickie Settlement Road north of Old Mill Road. These buffers are to provide a visual and sound screen between the future business park land uses, particularly respecting the residences on Morningside Drive, Highgrove Court and Old Mill Road. It is anticipated that these buffers will constitute a combination of berms and landscaping and not be in the form of walls or barriers to ensure a natural buffer between potentially incompatible land uses.

2.12.4 Doon Valley Golf Course

The following policies shall also apply to the lands owned by the City of Kitchener on the east side of Morningside Drive, north of Fountain Street and south of Highway 401 and more particularly shown on Figure 47 as the Doon Valley Golf Course Area designated in this Plan as Natural Open Space System to reflect the designation of those lands as Regional Core Environmental Features (Speed River and Grand River Confluence). Any use of those lands for the Doon Valley Golf Course, shall be subject to:

a) no vehicular access being provided to those lands from the City of Cambridge side of Highway 401;

b) a public community trail being provided through those lands to connect the existing Blair Trail along the former Grand Trunk Railway and integrate the City of Cambridge Heritage Riverbank Trail with the City of Kitchener community trails extending into Homer Watson Park;

c) the registration of a conservation easement in favour of the *Region*, to the satisfaction of the Regional Commissioner of Planning Housing and Community Services, prepared in consultation with the City of Cambridge, the City of Kitchener, the Grand River Conservation Authority (GRCA) and the *Province* which contains or provides for implementation of:

   i) a site plan(s) which identifies: tees; greens; fairways; cart paths; bridges; public recreational trail; ponds; wetlands; drainage courses; critical habitat of endangered species; environmental constraint areas; environmental buffers (flora/fauna/wetland); riparian buffer; trees to be retained; vegetation/landscape enhancements; fencing and other structures;

   ii) appropriate restrictions on activities within the critical habitat of endangered species, environmental constraint areas, environmental buffers (flora/fauna/wetland) and the riparian buffer to protect their associated features and functions;

   iii) a Pesticide and Fertilizer Management Plan;

   iv) a Mitigation/Human Use Management Plan, which includes restrictions on the use of the golf course from November 15th to March 31st annually, or as determined in consultation with the Ministry of Natural Resources, and fencing installation, maintenance, monitoring and education requirements;

   v) a Vegetation/Landscape Planting and Management Plan;

   vi) a Stormwater Management Plan;

   vii) a Lot Grading and Drainage Control Plan;

   viii) an Erosion and Sedimentation Control Plan;

   ix) a strategy for the protection of heritage features (bridge abutments and former rail lines); and

   x) an Archaeological Resource Management Strategy; and

d) the dedication of a 30 metre wide easement or licence in favour of the *City* over the land for which a public recreational trail is to be provided and that such easement or licence is in a form and configuration satisfactory to the City of Cambridge Commissioner of Community Services.

2.12.5 Conestoga College Cambridge Campus

1. Lands designated as Employment Corridor on Map 2 and more particularly shown on Figure 48 may be used for the purposes of a post-secondary education facility and associated accessory uses and uses permitted in the Employment Corridor designation subject to the policies in this Plan.

2. Notwithstanding Policy 2.12.5.1, the lands designated as Rural Residential on Map 2 and more particularly shown on Figure 48 may also be developed to a maximum of 13 residential units upon completion and approval of the following:

a) a scoped *Environmental Impact Statement* to the satisfaction of the *City, Region* and GRCA to assess potential *adverse environmental impacts* on the *natural heritage system*, and particularly in reference to managing the water budget, stormwater management and any impacts on Blair Creek;

b) a detailed site plan analysis specifying the coverage of the lands, whereby the total will not exceed a 35% Impervious Cover Limit (ICL) for these lands. Coverage shall include all hard surface areas, including but not limited to roads, sidewalks, walkways, parking areas, driveways, and buildings. The maximum ICL may be increased through innovative and proven (quantity and quality) techniques to the satisfaction of the *City* and the GRCA; and

c) a Stormwater Management Analysis and Implementation Plan to address the findings of the Blair, Bechtel and Bauman Creeks Subwatershed Plan including the ICLs to provide at-source stormwater management to address water quality and quantity, while minimizing end-of-pipe solutions. This analysis should examine the maximization of infiltration, including dry wells, infiltration galleries, and perforated pipe alternatives.

Chapter 3: Natural Heritage and Environmental Management

The protection, enhancement and/or restoration of Cambridge's *natural heritage* is a priority for the *City*. Cambridge contains a diversity of *natural features* and associated *ecological functions* which together help to sustain its urban areas. Through the application of the *natural heritage* and environmental management policies of this Plan, the *City* will endeavour to ensure that *development* will maintain and improve the quality of the natural environment within the city while protecting and contributing to the health and well-being of its residents.

3.0 Objectives

The following are objectives of the *natural heritage* and environmental management section of this Plan to:

a) maintain and improve the city's natural environment, including the linked *natural heritage system* of the Grand and Speed Rivers and their tributaries, *fish habitat*, wetlands, *woodlands*, remnant prairie and savannah habitat, groundwater, soils and atmospheric resources in the interests of overall ecosystem integrity;

b) integrate the city's built environment with its *natural features* in a manner that respects, protects and enhances *natural features* and their *ecological functions* wherever possible;

c) recognize and protect Landscape Level Systems, Core Environmental Features, Locally Significant Natural Areas, *Natural Features Linkages* and *Fish Habitat* as key elements of the city's *natural heritage system*;

d) protect flood and erosion prone areas in co-operation with the Grand River Conservation Authority (GRCA) and other agencies;

e) undertake watershed and *subwatershed*-based planning as a means of sustainably integrating future areas of *development* with the natural environment;

f) plan for, construct and operate local *infrastructure* in an environmentally sensitive manner, such as the use of natural channel design and where possible, protecting, rehabilitating or re-establishing *natural features*;

g) maintain, replace and enhance, where feasible, street trees and trees on municipal property, with an emphasis on indigenous species;

h) encourage and support positive community action for the city's environment, including actions to reduce, reuse, recycle and recover;

i) identify and protect *mineral aggregate* resource areas and to establish conditions under which extraction may be permitted; and

j) support a culture of stewardship amongst citizens and the *City*.

3.A Natural Heritage System

The *Natural Heritage System* within Cambridge contains a diversity of *natural features* and associated *ecological functions*, in which the Grand River and its tributaries predominate. Other *natural features*, such as wooded lands, wetlands, remnant prairie and savannah habitat also form part of the *Natural Heritage System*. The natural environment in Cambridge is linked to other elements of the larger Grand River watershed and expands on the *Region's* Greenlands Network described in the Regional Official Plan. The *Natural Heritage System* policies recognize the significant elements of the system and the interrelationships of these elements to each other and to surrounding areas.

3.A.1 Natural Heritage System Components

1. The *Natural Heritage System* consists of *natural features* and associated *ecological functions* that have been identified at the *federal*, *provincial, regional* and local levels. They are categorized in policy as Landscape Level Systems, Core Environmental Features, Locally Significant Natural Areas, *Fish Habitat*, the *natural features linkages* between them and lands that may be suitable or required for restoration.

2. The boundaries of *natural features* are dynamic in some cases and may change over time. The *City* will work with the *Region*, *Province* and GRCA to review and provide updates at the five-year Official Plan review. The interpretation policies of this Plan will be used for boundaries of *natural features*.

3.A.2 Landscape Level Systems

1. Landscape Level Systems are large-scale *natural features* or significant concentrations of *natural features*. They are identified and designated by the *Region* in the Regional Official Plan. The south half of Cambridge is surrounded by three *Environmentally Sensitive Landscapes*, all of which encompass some lands within the city. The valleys of the Grand and the Speed are identified as Significant Valleys.

2. The designation of lands as Landscape Level System(s) will not affect *agricultural uses* and associated normal *farm* practices as defined in applicable *Provincial* legislation and regulations in conformity with this Plan and the *City's* Zoning By-law as well as statutes, policies and regulations of other government agencies including agricultural drainage through municipal or agreement drains.

Environmentally Sensitive Landscapes

3. *Environmentally Sensitive Landscapes* (*ESL*s) are designated in accordance with the Regional Official Plan. Three *ESL*s are partially located within Cambridge: Blair-Bechtel-Cruickston, Dumfries Carolinian and Beverly on Map 9.

General

4. The following uses may be permitted within the *ESL*s in accordance with the policies of this Plan and the policies and regulations of other public agencies having jurisdiction: minor *intensification* of existing industrial, commercial, recreational and/or institutional uses, including minor changes in the uses thereof, subject to additional criteria found in Regional Official Plan Section 7.B.

5. Notwithstanding Policy 3.A.2.4, the list of land uses that are explicitly prohibited within *ESL*s in the Regional Official Plan Section 7.B will not be permitted within the portions of the *ESL*s located within the city.

6. Where *development* or *site alteration* is proposed on lands within or *contiguous* to an Environmentally Sensitive Landscape, the owner/applicant will be required to submit an *Environmental Impact Statement* to the satisfaction of the *Region*, in consultation with the C*ity* and the GRCA, which addresses landscape impacts in addition to any other requirements in accordance with the policies in Section 7.G of the Regional Official Plan.

7. The designation of an *ESL* will not affect existing aggregate extraction and processing operations licensed under the Aggregate Resources Act.

8. The locating of new *infrastructure* within an *ESL* is discouraged.

9. Where construction of *infrastructure* is proposed within or *contiguous* to the portions of the *ESL* located within the city, the submission of an *Environmental Impact Statement* or other appropriate study to the satisfaction of the *Region* in consultation with the *City* and the GRCA which evaluates landscape level impacts, will be required, unless the proponent is expressly exempt by other legislation.

10. Where review of a study, completed in accordance with Policy 3.A.2.9, demonstrates to the satisfaction of the *City* and the *Region* that the construction of the *infrastructure* project will:

a) result in localized and/or reversible impacts to the *natural features* and *ecological functions* of the *ESL*, and that other alternatives are reasonably less feasible from a technical, environmental and/or financial perspective, the *City* and the *Region* will:

   i) require that the appropriate mitigation measures be implemented; and

   ii) approve the undertaking; or

   iii) support the undertaking in comments, submissions or recommendations; or

b) result in widespread *adverse environmental impacts* to the *natural features* and *ecological functions* of the *ESL* or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have less negative impact on the *ESL*, the *City* and the *Region* will:

i) not approve the undertaking; or

ii) not support the undertaking in comments, submissions or recommendations; or

c) result in widespread *adverse environmental impacts* to the *natural features* and *ecological functions* of the *ESL*, or result in long-term damage to its significant features and functions, but that there is a clearly demonstrated need for the undertaking, and that all other alternatives to the recommended undertaking are substantially less reasonably feasible from a technical, environmental, and/or financial perspective, the *City* and the *Region* will:

i) require that appropriate mitigation measures be implemented to reduce the impact of the undertaking to the greatest extent feasible; and

ii) approve the undertaking; or

iii) support the undertaking in comments, submissions or recommendations.

Blair Village Blair-Bechtel-Cruickston ESL Policies

11. *Development* may be considered within the Blair-Bechtel-Cruickston *ESL* (shown on Map 9) on lands designated to permit urban and recreational *development* within Blair Village as designated in this Plan on Map 2, subject to the other policies of this Plan, the Regional Official Plan and the policies and regulations of other government agencies.

12. The creation of new infilling lots for non-*farm*-related residential units is permitted within the Blair-Bechtel-Cruickston *ESL* on lands designated to permit *development* within Blair Village as designated in this Plan on Map 2, subject to the other policies of this Plan, the Regional Official Plan and the policies and regulation of other government agencies.

13. Urban and recreational *development* beyond the boundaries of Blair Village as designated in this Plan are not permitted within the Blair-Bechtel-Cruickston *ESL*.

Significant Valleys (Grand and Speed)

14. Significant Valleys are designated in accordance with Section 7.B of the Regional Official Plan. Within the city, the valleys of the Grand and Speed Rivers are designated as Significant Valleys on Map 9.

15. The *City* will collaborate with the *Region* and the GRCA in an effort to maintain the Canadian Heritage River national recognition of the Grand and Speed Rivers by identifying, conserving, interpreting and enhancing *cultural heritage resources* of recreational and scenic value.

3.A.3 Core Environmental Features

1. Core Environmental Features are those *natural features* identified or approved as being *provincially* or *regionally* significant. These features are the most significant elements of the regional landscape in terms of maintaining, protecting and enhancing *biodiversity* and important *ecological functions*. They are identified and designated by the *Region* and, with the exception of the significant habitat of *endangered or threatened species*, shown on Map 9. The Core Environmental Features policies apply to lands that meet the criteria as:

a) Significant Habitat of *Endangered or Threatened Species*;

b) *Provincially Significant Wetlands*;

c) *Environmentally Sensitive Policy Areas*;

d) *Significant Woodlands*; or

e) *Environmentally Significant Valley Features*.

2. Core Environmental Features are designated in accordance with Section 7.C of the Regional Official Plan.

3. The designation of lands as Core Environmental Features is not intended to limit the ability of *agricultural uses* and associated normal *farm* practices to continue as defined in applicable *Provincial* legislation and regulations in conformity with this Plan and the *City's* Zoning By-law as well as statutes, policies and regulations of other government agencies including agricultural drainage through municipal or agreement drains.

4. *Development* or *site alteration* will not be permitted within Core Environmental Features, except as provided for in ROP Section 7.C.

5. Any application for *development* or *site alteration* for the above uses within a Core Environmental Feature will require the submission of an *Environmental Impact Statement*, to the satisfaction of the *City*, *Region*, GRCA and/or *Province*, as appropriate, to determine the mitigation measures to be implemented, as appropriate, through the *development* review process.

6. *Development* or *site alteration* will only be permitted on land *contiguous* to a Core Environmental Feature where an *Environmental Impact Statement*, or similar study, submitted in accordance with the policies in Section 3.A.8, has determined to the satisfaction of the *City*, *Region*, GRCA and/or *Province*, as appropriate, that approval of the proposed *development* or *site alteration* would not result in *adverse environmental impacts* on the *natural features* and *ecological functions* of the Core Environmental Feature. The *City* may require conditions of approval to implement such recommendations.

7. An *Environmental Impact Statement* submitted in accordance with Policy 3.A.3.6 will identify appropriate buffers to Core Environmental Features to the satisfaction of the

City, Region, GRCA and *Province*, as appropriate. The location, width, composition and use of buffers will be in accordance with the approved *Environmental Impact Statement*, with buffers being a minimum of 10 metres as measured from the outside boundary of the Core Environmental Feature. This minimum buffer is meant to protect significant *natural features* from increased pressure from human intrusion and the negative effects of *development* which is expected to be increasingly urban and dense, given the *density targets* and *intensification* requirements. Buffers will be established and maintained with appropriate self-sustaining indigenous vegetation.

8. The buffer width for Core Environmental Features will be a minimum width of 10 metres in accordance with the Regional Official Plan. Based on the results of an *Environmental Impact Statement* these boundary widths may be greater, for instance Significant Habitat for *endangered or threatened species* will be species specific and *Provincially Significant Wetlands* may be 30 metres.

9. Buffer widths wider than those in Policy 3.A.3.8 for Core Environmental Features may be required if a review of the *Environmental Impact Statement* demonstrates to the satisfaction of the approval agencies that a wider buffer is warranted because of the sensitivity of the *natural features*, their *ecological functions*, the potential impacts of the proposed contiguous *development* and/or land use, the intended function of the buffer and the physiography of the site.

10. Buffers are for protection, enhancement and restoration of habitat. Permitted uses within the buffers of Core Environmental Features will be limited to low impact uses, such as *resource management*, vegetation restoration, open space, recreational trails and stormwater management facilities.

11. The use of the buffer for recreational trails and stormwater management facilities will be subject to an *Environmental Impact Statement* to the satisfaction of the *City, Region*, GRCA and/or *Province*, as appropriate, which contains an engineering and environmental compatibility analysis. Impervious surfaces and grading will not be permitted within buffers, except for works associated with trails and stormwater management facilities approved through this analysis.

12. Existing community trails and/or stormwater management facilities located within Core Environmental Features and/or the buffers are recognized as existing uses. Expansions will be subject to an *Environmental Impact Statement* to the satisfaction of the *City, Region*, GRCA and/or *Province*, as appropriate, which contains an engineering and environmental compatibility analysis.

13. The *City* may require applicants to complete and implement a restoration or management plan for buffer areas as a condition of *development* approval.

14. Buffers required to ensure the protection of Core Environmental Features will generally be secured in public ownership and will not be considered as contributing to the parkland dedication requirements under the Planning Act.

15. The locating of new *infrastructure* within a Core Environmental Feature is discouraged.

16. Where construction of *infrastructure* is proposed within or *contiguous* to a Core Environmental Feature, the submission of an *Environmental Impact Statement* or other appropriate study to the satisfaction of the *City, Region,* GRCA and/or *Province*, as appropriate, will be required, unless the proponent is expressly exempt by other legislation.

17. Where review of a study, completed in accordance with Policy 3.A.3.16, demonstrates to the satisfaction of the *City* and the *Region* that the construction of the *infrastructure* project will:

a) result in localized and/or reversible impacts to the *natural features* and *ecological functions* of the Core Environmental Feature, and that other alternatives are less feasible from a technical, environmental and/or financial perspective, the *City* and the *Region* will:

   i) require that the appropriate mitigation measures be implemented; and

   ii) approve the undertaking; or

   iii) support the undertaking in comments, submissions or recommendations; or

b) result in widespread *adverse environmental impacts* to the *natural features* and *ecological functions* of the Core Environmental Feature or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have fewer *adverse environmental impacts*, the *City* and the *Region* will:

   i) not approve the undertaking; or

   ii) not support the undertaking in comments, submissions or recommendations; or

c) result in widespread *adverse environmental impacts* to the *natural features* and *ecological functions* of the Core Environmental Feature, or result in long-term damage to its significant features and functions, but that there is a clearly demonstrated need for the undertaking, and that all other alternatives to the recommended undertaking are substantially less feasible from a technical, environmental, and/or financial perspective, the *City* and the *Region* will:

   i) require that appropriate mitigation measures be implemented to reduce the impact of the undertaking to the greatest extent feasible; and

   ii) approve the undertaking; or

   iii) support the undertaking in comments, submissions or recommendations.

3.A.4 Locally Significant Natural Areas

1. Locally Significant Natural Areas (LSNAs) (unmapped) are those *natural features* not meeting the criteria for recognition as being *provincially* or *regionally* significant. LSNAs play an important role in maintaining the *ecological functions* provided by the *Natural Heritage System*.

2. To qualify for recognition as a LSNA, a *natural feature* must be:

a) a wetland which is regulated by the GRCA but which does not qualify as a Core Environmental Feature;

b) a wooded area identified by the Ministry of Natural Resources but which does not qualify as a Core Environmental Feature;

c) *significant wildlife habitat* generally consisting of one or more of the following:

   i) seasonal concentration areas;

   ii) rare vegetation communities or specialized habitats for wildlife;

   iii) habitats of species of conservation concern; or

   iv) wildlife movement corridors;

d) perennial or intermittent watercourse(s);

e) *Environmentally Significant Groundwater Discharge* and *Recharge Areas*.

3. *Development* and *site alteration* will avoid LSNAs wherever feasible. *Development* or *site alteration* proposed within or *contiguous* to a LSNA will require an *Environmental Impact Statement*. The determination of boundaries and buffers will be done through this study and it must show to the satisfaction of the *City* that the *ecological function* of the LSNA will be maintained, enhanced or where feasible, restored.

4. On lands where LSNAs have not been adequately identified and evaluated through a *subwatershed study*, master environmental servicing plan or any other appropriate *natural heritage* review, *development* or *site alteration* will be prohibited until such time as an *Environmental Impact Statement* has been prepared for an owner/applicant in accordance with the policies in Section 3.A.8 to identify and evaluate any such elements located on the subject lands.

5. The form of LSNAs may be modified through *development* or *site alteration* provided it is demonstrated through an *Environmental Impact Statement* that *ecological function* of the *natural feature* is maintained, enhanced or where feasible, restored.

6. Further to Policy 3.A.4.5, *development* or *site alteration* may only be permitted within LSNAs that are wetlands where it is demonstrated through an *Environmental Impact Statement* that the wetland is not:

a) located within a riparian community;

b) *hazardous land* or a *hazardous site*;

c) a bog or fen;

d) *fish habitat*;

e) part of a functional linkage between larger wetlands or *natural features*;

f) *significant wildlife habitat*;

g) confirmed habitat for a *provincially* or *regionally* significant species as determined by the *Province* or the *Region*;

h) part of a groundwater recharge area; or

i) a groundwater discharge area associated with any of the above.

7. Where *Environmentally Significant Discharge Areas* and/or *Environmentally Significant Recharge Areas* sustain a Core Environmental Feature as documented through a *subwatershed* study, Greenlands Habitat Inventory, *Environmental Impact Statement* or other such study prepared in accordance with the policies in ROP Section 7.G, the *City*, *Region* and GRCA will:

a) not permit *development* or *site alteration* within or *contiguous* to the *Environmentally Significant Discharge Areas* and/or *Environmentally Significant Recharge Areas*, except where it has been determined to the satisfaction of the *City*, *Region* and/or GRCA that the *development* or *site alteration* would not result in *adverse environmental impacts* on the *natural features* and *ecological functions* of the Core Environmental Feature; and

b) ensure that any proposed public *infrastructure* projects will avoid *Environmentally Significant Discharge Areas* and *Environmentally Significant Recharge Areas*, wherever feasible. Where it is not feasible to avoid these areas, the construction of the *infrastructure* project will be designed to maintain the hydrologic functions that sustain Core Environmental Features.

8. Further to Policy 3.A.4.5, where the form of a Perennial or Intermittent Watercourse is to be maintained or realigned through *development* or *site alteration* and where buffer widths have not been specified through a *subwatershed study*, a minimum buffer width guideline of 30 metres for Permanent Watercourses and 15 metres for Intermittent Watercourses, applied to each side of the watercourse, will be evaluated and addressed through an *Environmental Impact Statement* to the satisfaction of the *City* and the GRCA.

9. Where an *Environmental Impact Statement* has demonstrated to the satisfaction of the *City* that a *development* or *site alteration* application would have no *adverse environmental impact* upon the *natural features* and *ecological functions* of a LSNA, the

City may, subject to appropriate conditions, approve, or recommend approval of the application.

10. Where an *Environmental Impact Statement* has demonstrated to the satisfaction of the *City* that a *development* or *site alteration* application may have an *adverse environmental impact* upon the *natural features* and *ecological functions* of a LSNA, the *City* will undertake at least one of the following:

a) require conditions of approval, or require dedication(s) of land to protect lands supporting the *natural features* and *ecological functions* of the LSNA;

b) request the *Province*, the *Region*, or the GRCA to invoke any applicable statutory authority to enable acquisition for the protection of the LSNA;

c) consult with the *Region*, the GRCA and/or other agencies to acquire the lands;

d) consider the acquisition of all or the affected portion of the LSNA; or

e) refuse all or part of the application.

11. Where construction of *infrastructure* is proposed within or *contiguous* to a LSNA, the submission of an *Environmental Impact Statement* or other appropriate study accepted by the *City*, in accordance with Policy 3.A.4.5 will be required, unless the proponent is expressly exempt by other legislation.

12. Where review of a study completed in accordance with Policy 3.A.4.11 demonstrates to the satisfaction of the *City* that the construction of the *infrastructure* project will:

a) result in localized and/or reversible impacts to the *natural features* and *ecological functions* of the LSNA, and that other alternatives are reasonably less feasible from a technical, environmental and/or financial perspective, the *City* will:

    i) require that the appropriate mitigation measures be implemented; and

    ii) approve the undertaking; or

    iii) support the undertaking in comments, submissions or recommendations; or

b) result in widespread *adverse environmental impacts* to the *natural features* and *ecological functions* of the LSNA or result in long-term damage to its significant features and functions, and that other technically and financially feasible alternatives exist that would have less negative impact on the LSNA, the *City* will:

    i) not approve the undertaking; or

    ii) not support the undertaking in comments, submissions or recommendations; or

c) result in widespread *adverse environmental impacts* to the *natural features* and *ecological functions* of the LSNA, or result in long-term damage to its significant

features and functions, but that there is a clearly demonstrated need for the undertaking, and that all other alternatives to the recommended undertaking are substantially less feasible from a technical, environmental, and/or financial perspective, the *City* will:

i) require that appropriate mitigation measures be implemented to reduce the impact of the undertaking to the greatest extent feasible; and

ii) approve the undertaking; or

iii) support the undertaking in comments, submissions or recommendations.

13. Where lands identified as LSNA are subsequently designated by the *Region* as Core Environmental Feature through a Regional Official Plan update or other studies that require an amendment to the Regional Official Plan, the provisions of Section 3.A.3 will apply.

3.A.5 Natural Features Linkages

1. The *City* will encourage the connection of *natural features* within the municipality and across its boundaries through the identification of *natural features linkages*. These areas are intended to provide opportunities for plant and animal movement among *natural features*, support hydrological and nutrient cycling and contribute to the overall integrity and connectivity of the *Natural Heritage System*. Landowners will be encouraged to protect the identified corridors and *natural features linkages* through private stewardship.

2. *Natural features linkages* will be identified through *subwatershed studies*, *Environmental Impact Statement*s or other appropriate studies by the *City*, the *Region*, the GRCA or through the *development* review process. Where *natural features linkages* are identified through the *development* review process, the lands will be incorporated in the design of the *development* and protected through zoning and/or conservation easements, as appropriate, on private lands.

3. Once identified, *natural features linkages* will be maintained, enhanced or where feasible, restored. The introduction of uses that could harm these areas will generally not be supported. Some *natural features linkages* may need to be created over time through stewardship initiatives such as reforestation or regeneration projects.

4. The *City* will enhance *natural features linkages*, where appropriate, by restoring natural habitat on lands owned by the *City* such as inactive sections of parks and open space.

3.A.6 Restoration Areas and Vegetation Management

1. The protection, preservation and restoration of indigenous vegetative cover is a priority for the *City*. This priority ranges from the protection of significant *natural features* described in the *Natural Heritage System* to general vegetative cover across the

municipality. Private *development* and public works projects are seen as opportunities to increase the vegetative cover quantity and quality in the municipality, as well as *biodiversity*.

2. The *City* shall require as necessary the preparation and submission of a tree management plan prior to draft approval of a plan of subdivision or site plan approval. Tree management plans submitted to the *City* shall be prepared in a manner consistent with the "Tree Management Policies and Guidelines for New Developments".

3. The "Tree Management Policies and Guidelines for New Developments" shall also guide the *City* in the preservation, protection, management, replacement and possible acquisition of significant tree stands, hedgerows, woodlots and forested areas. They will be applied to tree management practices carried out by the *City* on *City*-owned lands.

4. In addition to the "Tree Management Policies and Guidelines for New Developments", the *City* will consider other measures, such as the *Region's* Woodland Conservation By-law, a local tree protection/preservation by-law under the Municipal Act, designation of heritage trees under the Heritage Act and/or stewardship programs to aid in policy implementation.

3.A.7 Fish Habitat

Development or *site alteration* will not be permitted within *fish habitat*, except in accordance with *Provincial* and *Federal* requirements to the satisfaction of the *federal* Department of Fisheries and Oceans or its delegate.

3.A.8 Environmental Impact Statements

1. An *Environmental Impact Statement* will be required in accordance with the policies of this Plan, to identify and evaluate the potential effects of a *development* or *site alteration* application on elements of the significant *natural features* as described in Sections 3.A.2, 3.A.3, and 3.A.4 to recommend: means of preventing, minimizing or mitigating impacts; opportunities for enhancement; and where appropriate, to interpret the boundaries of the elements. A *Comprehensive Environmental Impact Statement* is a broader scale study.

2. The *City* requires the completion of a *Comprehensive Environmental Impact Statement* where;

a) the proposed *development* may affect a variety of elements of the *Natural Heritage System*;

b) multiple *contiguous* properties containing elements of the *Natural Heritage System* are proposed for *development*;

c) a *Community Plan* or *Secondary Plan* is being prepared;

d) environmental studies are required to examine changes to the City Urban Area boundaries; or

e) substantive new information is needed for previously completed *subwatershed studies* regarding the identification of elements of the *Natural Heritage System*.

3. Terms of reference for *Comprehensive Environmental Impact Statements* will be established in consultation with the *City*, the *Region*, the *Province* and the GRCA and abutting municipalities, if applicable.

4. *Comprehensive Environmental Impact Statements* may be used to fulfill all other requirements for site-specific *Environmental Impact Statement*s that should otherwise be required, or for scoping future *Environmental Impact Statements*.

5. The need for, scope and acceptability of site-specific *Environmental Impact Statements* will be determined in collaboration with the *City,* the *Region*, the *Province* and the GRCA. If the significant *natural feature* extends beyond the boundaries of the city, the adjacent municipality will be offered the opportunity to participate in this determination.

6. A reduction in the scope and/or content or waiving of the *Environmental Impact Statement* may be authorized by the Commissioner of Planning Services in collaboration with the *Region*, the *Province* and/or the GRCA where the impacts of a *development* or *site alteration* upon a LSNA are expected to be limited in area and/or scope, or where other environmental studies fulfilling the requirements of an *Environmental Impact Statement* have previously been prepared.

7. The *City* will collaborate with the *Region* and the GRCA to develop a guideline for the preparation of *Environmental Impact Statements* required by the policies of this Plan.

3.B Environmental Management

As the city develops, environmental management of air, water and land resources becomes increasingly important. Urban *development* and *intensification* requires control and mitigation of environmental impacts such as deteriorating air and water quality, noise and light pollution, contaminated land and growth in energy and resource consumption. The *City's* environmental management policies aim to address these issues in a comprehensive, *sustainable* way.

3.B.1 Master Environmental Servicing Plans

1. Master Environmental Servicing Plans are long range plans which integrate *infrastructure* requirements for existing and future land uses with *environmental assessment* planning principles. They examine related *infrastructure* systems such as water supply, transportation, sanitary sewers, stormwater management and *Community*

Plans or *Secondary Plans* in order to outline a framework for planning for subsequent projects and *developments*.

2. Master Environmental Servicing Plans must be prepared prior to *development* occurring if there is no *Council*-approved *subwatershed study* for the area. If there is a *Council*-approved *subwatershed study* for the subject area, it will be used as background to the Master Environmental Servicing Plan and may be updated as required.

3. Master Environmental Servicing Plans shall be approved by *Council* in consultation with the *Region*, Grand River Conservation Authority (GRCA) and *Province*, as appropriate, and the adjacent municipality, if it is affected.

4. *Development* within the boundaries of a Master Environmental Servicing Plan shall demonstrate conformity with the requirements of the Master Environmental Servicing Plan.

3.B.2 Subwatershed Planning

1. *Subwatershed* planning is an integrated, ecosystem approach to land use planning based on the boundaries of a *subwatershed*. These boundaries provide natural limits for managing the interconnections that exist between urban development and *natural features* and processes of the natural environment. The *City* uses *subwatershed* planning to provide a broad understanding of ecosystem structure, function and status, recommend actions for appropriate *resource management* in the *subwatershed* and provide relevant ecosystem considerations used in guiding future land use and *infrastructure* decisions. The comprehensive input of environmental considerations into the land use planning process at an early stage is a *City* priority.

2. The *City* will participate in the undertaking of *subwatershed studies* in co-operation with other municipalities, the public, landowners, the GRCA, the *Region*, the *Province*, and other agencies. The timing and level of detail required for the *subwatershed study* to meet *resource management* objectives will be determined through consultation with these groups and agencies. The *subwatersheds* in Cambridge are depicted conceptually on Map 13. Those *subwatersheds* for which there are completed *subwatershed studies* and/or master drainage plans are also shown on Map 13.

3. The intent of *subwatershed* planning exercises and evaluating water resources is to protect, maintain and enhance surface and groundwater quality and quantity and *natural features* and *ecological functions* through environmentally sound policy development.

4. In determining priorities for *subwatershed studies*, the following factors will be considered:

a) the significance and sensitivity of the environmental issues;

b) priorities for *development*; and

c) funding availability (private and /or public).

5. The *City*, the *Region*, the GRCA and the *Province*, will jointly prepare the terms of reference for *subwatershed studies*. At a minimum, the terms of reference for *subwatershed studies* will include:

a) identification, maintenance, enhancement and, wherever feasible, restoration of *natural features*, surface and *groundwater featur*es and *ecological functions* which are necessary for the ecological and hydrological integrity of the *subwatershed*;

b) identification, maintenance, enhancement and wherever feasible, restoration of *natural features linkages*;

c) determination of areas where *development* and *site alteration* will be prohibited or restricted to:

   i) protect existing and potential municipal drinking-water supplies and identified *vulnerable* areas;

   ii) maintain, enhance and/or wherever feasible restore sensitive and *vulnerable* surface water and *groundwater features* and their hydraulic and hydrologic functions; and

   iii) protect, maintain and enhance Core Environmental Features, *Natural Features Linkages* and LSNAs;

d) identification of areas where *Environmental Impact Statements* may be required for the review of *development* or *site alteration* proposals. Wherever feasible, *subwatershed studies* should fulfill the requirements for *Comprehensive Environmental Impact Statements* for all or part of the *subwatershed*;

e) protection of the quality, quantity, distribution and direction of flow of existing surface and groundwater;

f) identification of stormwater management practices that maintain or enhance the quality, quantity and distribution of stormwater including infiltration measures, and minimizing stormwater volumes and contaminant loads;

g) development of a monitoring plan and definition of roles and responsibilities for pre-, during and post-construction monitoring to determine and address the impact of *development* on the *Natural Heritage System* and surface and groundwater resources; and

h) any other investigation which the study team deems appropriate and necessary.

6. When completion of a *subwatershed study* has been identified as a priority in accordance with Policy 3.B.2.4, the *City* will require the finalization of the *subwatershed study* prior to the adoption of amendments to this Plan or the approval of *Community*

Plans or *Secondary Plans* which would permit significant areas of new *development* within the *subwatershed*.

7. Portions of *subwatershed studies* that deal specifically with *Regional* interests identified in the Regional Official Plan shall be approved by the *Region* prior to the adoption of amendments to this Plan or approval of *Community Plans* or *Secondary Plans* or Master Environmental Servicing Plans that implement the *subwatershed studies*.

8. *Council*-adopted *subwatershed studies* will form the environmental foundation for Master Environmental Servicing Plans. They will also provide direction for further planning such as amendments to this Plan, as well as individual *development* and *site alteration* applications.

3.B.3 Stormwater Management

1. Stormwater management aims to maintain the health of streams, lakes and aquatic life as well as provide opportunities for human uses of water by mitigating the effects of urban development. To achieve this goal stormwater management strives to maintain the natural hydrologic cycle, prevent an increased risk of flooding, prevent undesirable stream erosion, and protect water quality.

2. The *City* has adopted “Stormwater Management Policies and Guidelines” which *development* and *site alteration* applications must adhere to.

3. Prior to approval of draft plans of subdivision and industrial, commercial, institutional and multi-residential site plans the effects of the proposed *development* and *site alteration* on the existing drainage area, including proposed mitigative measures as required shall be considered. The design of subdivision and site plan stormwater management plans will implement the recommendations of Master Environmental Servicing Plans, master drainage plans and *subwatershed studies* where they exist.

4. For plans of subdivision, stormwater management areas will generally be located on lands dedicated to the *City* in addition to any lands required to be dedicated for park purposes under the Planning Act. The use of fencing shall be minimized wherever possible through design of facilities to minimize risk to the public.

5. Approved Master Environmental Servicing Plans, master drainage plans or *subwatershed studies* shall provide guidance for implementation of the City of Cambridge “Stormwater Management Policies and Guidelines”.

3.B.4 Urban Forest and Biodiversity

1. The urban forest in Cambridge is the treed environment, consisting of remnant wooded areas, trees in city parks and open space, street trees and trees on private property. The *City* recognizes the urban forest as providing significant environmental, social, cultural heritage and economic benefits and encourages its protection, restoration, wise management and expansion.

2. The *City* recognizes the environmental, aesthetic and heritage values associated with trees lining both urban and rural boulevards and streets. As such, the *City* shall promote and encourage the protection and management of such trees and encourage public authorities and agencies to give due consideration for their protection when undertaking utility projects and regular maintenance.

3. The *City* shall protect and preserve street trees located within road rights-of-way wherever feasible. Trees removed from an existing road right-of-way due to *development* or public utilities projects shall be required to be replaced in the same location or in the vicinity wherever possible by the individual or agency responsible for the removal.

4. The *City* will encourage private landowners to protect and preserve street trees located outside road rights-of-way through investigation of approaches such as tree preservation by-laws, private stewardship, advice from the *City's* Forestry Division and *Heritage Conservation District Plans.*

5. The *City* encourages individuals and agencies to use indigenous species as appropriate to the locality when planting within or *contiguous* to the *Natural Heritage System* because some non-indigenous species are considered unsuitable and invasive. Guidance in maintaining the *biodiversity* of the *Natural Heritage System* will be provided through: the *Regional* list of trees and shrubs suitable for such use; the list of invasive alien herbaceous species; and any relevant *City* documents such as the "Tree Management Policies and Guidelines for New Developments" and the "Stormwater Management Policies and Guidelines".

6. Wherever feasible and appropriate, species indigenous to the region will be used in plantings along local roads and on the grounds of *City* parks and facilities.

7. All *development* or *site alteration* requiring the removal of trees shall meet the requirements of the *Region's* Woodland Conservation By-law.

3.B.5 Source Water Protection

1. Source Water Protection Areas are identified by the *Region* and policies that are applied to them are prescribed in Regional Official Plan Chapter 8. They are identified to protect the current and future municipal drinking-water supply system. These protection areas are significant in that they contribute water, or are in close proximity, to municipal drinking-water supply wells and surface water intakes that are *vulnerable* to contamination and/or depletion from incompatible land uses. Source Water Protection Areas in Cambridge consist of: Wellhead Protection Sensitivity Areas; a High Microbial Risk Management Zone; and a Surface Water Intake Protection Zone (designated on Map 15). Policies from the Regional Official Plan which apply to lands in the city are included in Appendix A.

2. The *City* will, in partnership with other public agencies having jurisdiction, provide input into and implement a Source Protection Plan. This Plan will be amended to implement the recommendations of an approved Source Protection Plan, as required.

3.B.6 Environmental Hazards

3.B.6.1 Natural Hazards

Natural hazards such as flooding, erosion and slope failures pose a risk to human health and safety, as well as property. As a matter of public safety, it is important to reduce the potential risks and costs associated with natural hazards by ensuring that *development* is directed away from these areas. The GRCA is a key partner in this effort through the administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). In addition to *City* approval, permission from the GRCA is required to develop in river or stream valleys, wetlands, *shorelines* or *hazardous lands*.

3.B.6.1.1 Floodplains

General

1. Major floodplains, defined by the Regulatory Flood as identified and approved by the GRCA, are shown conceptually on Map 10 of this Plan. The precise delineation of the floodplain is determined by the GRCA or through *subwatershed studies*. This precise delineation does not require amendment to this Plan.

2. The floodplain within Cambridge, as shown on Maps 10, 11, and 12 of this Plan, consists of One-Zone, Two-Zone and Special Floodplain Policy Areas. In One-Zone Floodplain Policy Areas shown on Map 10 of this Plan, *development* is prohibited or restricted in the entire floodplain. In Two-Zone Floodplain Policy Areas shown on Map 11 of this Plan, the floodplain is divided into two zones, the *floodway* and the *flood fringe*. *Development* may be permitted in the *flood fringe* provided appropriate floodproofing measures are undertaken. The Galt City Centre Floodplain Special Policy Area shown on Map 12 of this Plan recognizes the need to allow limited *development* and *redevelopment*[1] in the *floodway* to maintain a Community Core Area.

3. Certain activities, including the construction of new public roads, or new structures necessary for conservation, public recreation, water supply, wastewater management, stormwater management, utility or agricultural purposes may be permitted, subject to the approval of the GRCA, within the floodplain in a One-Zone Policy Area or the *floodway* in a Two-Zone Policy Area.

4. *Development* or *redevelopment* is prohibited within the floodplain that is associated with:

a) the manufacturing, use or storage of hazardous or toxic substances which would pose an unacceptable threat to public safety if damaged as a result of flooding or failure of flood protection measures;

b) institutional uses, such as hospitals, nursing homes, day care establishments, *group homes* and schools, which would pose a significant threat to the safety of the inhabitants if involved in an emergency evacuation situation as a result of flooding or failure of flood protection measures, except as provided in Policy 3.B.6.1.22 f); and

c) emergency services such as police, fire and ambulance stations and electrical and telephone substations, which would be impaired during a flood emergency as a result of flooding or failure of flood protection measures.

5. The creation of lots which extend into flood susceptible areas is generally discouraged but may be permitted provided that the *City's* Zoning By-law prohibits the establishment of structures or outdoor storage on that portion of the lot located within the floodplain in One-Zone Floodplain Policy Areas or the *floodway* in Two-Zone Floodplain Policy Area and that the need for community trails along the watercourse is addressed.

6. Structures in the floodplain which are replaced due to fire or natural disasters will generally be floodproofed to the Regulatory Flood elevation, with reductions as determined appropriate and feasible by the GRCA. All buildings being replaced will be floodproofed to the 100 Year Flood elevation at a minimum.

7. Prior to a building permit being issued by the *City* for construction within the floodplain, a permit from the GRCA, pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06) will be required.

8. The *City* will, where appropriate, encourage the vegetation or revegetation of floodplains with species indigenous to the region.

One-Zone Floodplain Policies

9. One-Zone Floodplain Polices apply to the areas identified as One-Zone Floodplain Policy Areas on Map 10. The One-Zone Floodplain designation includes all lands below the Regulatory Floodline.

10. No *development* shall be permitted in a One-Zone Floodplain Policy Area designation except those uses identified in Policy 3.B.6.1.11 and 3.B.6.1.12.

11. Notwithstanding Policy 3.B.6.1.10, *minor additions or alterations* may be undertaken on buildings legally existing in the floodplain at the time of adoption of this Plan provided that:

a) no new dwelling units are created;

b) no new floor space (including basements) created within the floodplain is below the elevation of existing first floor space; and

c) such *minor additions or alterations* including mechanical and electrical services are generally floodproofed to the Regulatory Flood elevation. Under certain circumstances, reductions in the level of floodproofing may be permitted where deemed appropriate and feasible by the GRCA.

12. Notwithstanding Policy 3.B.6.1.10, non-habitable accessory buildings or structures associated with an existing residential use may be permitted where it can be demonstrated that:

a) there is no feasible alternative site outside the Regulatory Floodplain;

b) the site is not subject to frequent flooding;

c) the building or structure is greater than 9.3 m^2 but less than or equal to 46.5 m^2or in the case of additions, the combined area of the existing building or structure and any proposed addition is equal to or less than 46.5 m^2;

d) the building or structure is securely anchored such that it does not obstruct downstream culverts during a flood event where applicable;

e) floodproofing is undertaken to the extent practical, where floodproofing to the elevation of the Regulatory flood is not technically feasible; and

f) there is no opportunity for conversion into habitable space in the future.

13. Outdoor industrial storage is prohibited within the One-Zone Floodplain Policy Area.

Two-Zone Floodplain Policies

14. Two-Zone Floodplain Policies apply to areas identified as Two-Zone Floodplain Area on Map 11. The Two-Zone *floodway-flood fringe* concept is selectively applied to portions of the floodplain where *development* could potentially occur without adverse impacts on flood flows, flood elevations or adjacent structures.

15. Two-Zone Floodplain Policies apply to areas of existing development only, and shall not be applied to rural areas or to new areas of growth.

16. *Development* in the *floodway* shall be restricted to uses identified in Policy 3.B.6.1.3 and to *minor additions or alterations* to buildings existing as of the date of adoption of this Plan in accordance with the criteria outlined in Policy 3.B.6.1.11 a) to c) inclusive.

17. *Development* may be permitted within the *flood fringe* provided that the following conditions are met:

a) a permit is issued by the GRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario

Regulation 150/06) on the basis that no adverse effects on the hydraulic characteristics of flood flows will occur;

b) all *development* is suitably floodproofed to the Regulatory Flood elevation as determined by and to the satisfaction of the *City* and the GRCA;

c) all habitable floor space is constructed at or above the Regulatory Flood elevation as determined by and to the satisfaction of the *City* and the GRCA;

d) the creation of any uninhabitable floor space below the Regulatory Flood elevation where there is the possibility of conversion to habitable floor space is not permitted;

e) notwithstanding d) above, the creation of uninhabitable floor space below the Regulatory Flood elevation may be permitted if it is associated with an apartment building, commercial, industrial or other non-residential *development*. Such areas in an apartment building may include foyers, recreation rooms, communal storage areas, or other uninhabitable floor space that is normally associated with this type of *development*. All such floor space in any *development* must be floodproofed to the Regulatory Flood elevation with the maintenance of safe access ensured;

f) access for all new habitable buildings located in the *flood fringe* shall be such that emergency vehicular and pedestrian movement is not prevented during times of flooding in order that safe access/evacuation is ensured. The determination of “safe” access shall be made by the GRCA based on the depth and velocity factors such as they affect individual sites; and

g) conversions of non-residential buildings in the *flood fringe* to residential use may be permitted provided that the requirements of a) through f) above are satisfied.

18. Outdoor industrial storage is prohibited within the *floodway* in Two-Zone Floodplain Policy Areas.

19. Outdoor industrial storage may be permitted within the *flood fringe* of the Two-Zone Floodplain Policy Areas, subject to the protection of such storage from flood related damages, to the elevation of the Regulatory Floodline to the satisfaction of the GRCA.

Galt City Centre Floodplain Special Policy Area

20. Regulatory Flood Elevation and Regulatory Flood for the purposes of the Galt City Centre Floodplain Special Policy Area designated on Map 12 of this Plan means the level of flooding which has been calculated by the GRCA and used as the basis for the design of the City of Cambridge Dyking and Channelization Scheme and describes the flood level in a storm where flood waters would flow at a rate of 2364 m^3 per second as measured through this Special Policy Area.

21. Any change or modification to the policies or boundaries applying to the Galt City Centre Floodplain Special Policy Area designated on Map 12 of this Plan must be approved by the *Province* prior to the approval of any official plan amendment or zone change application implementing such changes or modifications.

22. *Development* and *redevelopment*[1] of lands in the Galt City Centre Floodplain Special Policy Area designated on Map 12 of this Plan are regulated in order to provide adequate flood protection from the Grand River in the Galt City Centre and adjacent areas. *Development* or *redevelopment*[1] may be permitted in the Galt City Centre Floodplain Special Policy Area provided that the following conditions are met:

a) *minor additions or alterations* to existing residential buildings of habitable rooms shall be at or above the elevation of the existing first floor space;

b) flood protection construction techniques shall be applied to all new *development* or *redevelopment*[1] below the Regulatory Flood elevation and shall be designed and constructed to the satisfaction of the *City* and the GRCA;

c) any new building or *major addition or alteration* proposed to have any window, door or other similar opening lower than the level of the Regulatory Flood elevation shall be protected to the Regulatory Flood elevation using techniques satisfactory to the *City* and the GRCA. No new habitable room shall be provided lower than the Regulatory Flood elevation;

d) new utilities shall be located higher than the level of the Regulatory Flood elevation where practical; but, where this is not possible, such utilities shall be floodproofed using techniques satisfactory to the *City* and the GRCA;

e) any renovation or rehabilitation proposed for an existing building shall not be required to replace existing windows or doors using flood protection techniques or provide special treatment for other similar openings. However, where a comprehensive renovation is proposed for an existing structure and the renovations include the replacement of windows and doors, such replacements shall be floodproofed to withstand the anticipated pressure from flood depths where feasible. Where new openings are proposed for an existing structure or for an addition to an existing structure, such openings shall also be floodproofed to withstand the anticipated pressure from flood depths;

f) new *development* that is associated with institutional services such as hospitals, nursing homes and schools shall only be permitted to locate on lands in the Galt City Centre Floodplain Special Policy Area which would be flooded to a depth of one metre or less in the event of a Regulatory Flood flow provided that adequate protection to the Regulatory Flood elevation and a dry land access to the building are provided;

g) within the Galt City Centre Floodplain Special Policy Area, service stations, gas bars and other new uses involving the manufacture, disposal, consumption or

bulk storage of chemical, flammable, explosive, toxic, corrosive or other dangerous materials shall not be permitted; and

h) the construction of new permanent buildings or structures and the reconstruction or major renovation of existing permanent buildings and structures will be permitted on lands located between the east limit of Grand Avenue/Tower Drive and the west limit of Water Street, from Parkhill Road on the north to Birch Street on the south, only where the design of such buildings or structures complies fully with the standards established for the City of Cambridge Dyking and Channelization Scheme and provides specifically for the integration of such buildings and structures into the flood control and protection works described in that scheme.

Implementation of Floodplain Management

23. Floodplain policies shall be implemented in the following ways:

a) the *City's* Zoning By-law by incorporating applicable provisions to its regulations, including permitted uses;

b) the zoning maps attached to and forming part of the *City's* Zoning By-law, which shall indicate that any construction, reconstruction, addition, extension or major rehabilitation or renovation of buildings or structures on lands lying lower than the Regulatory flood elevation shall, where appropriate, require the approval of the GRCA pursuant to the Conservation Authorities Act and pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06) and site plan approval under the Planning Act, prior to the issuance of a building permit; and

c) the site plan control provision of the Planning Act, which will be applied to ensure compliance with the floodplain policies of this Plan as amended for the purposes of setting minimum levels, grading and other landscaping features. No site plan shall be approved or building permit issued unless it is in conformity with the policies of this Plan and appropriate consent is given by the GRCA including a permit under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06).

24. The lands identified by this Plan as being within the Regulatory Floodplain in One-Zone Floodplain Policy Areas shall be designated and zoned as follows:

a) all vacant or otherwise undeveloped lands in the floodplain on September 22, 1997 are designated Natural Open Space System in this Plan and zoned to prohibit buildings or structures; and

b) all lands where development existed on September 22, 1997 are designated Natural Open Space System in this Plan. The lands may be zoned to recognize the existing use, and a prefix or prefixes may apply, which shall serve as notice that properties so zoned are constrained beyond regulations in the *City's* Zoning

By-law. In this circumstance, floodproofing measures as deemed necessary by the GRCA shall be applied on a site-specific basis.

25. The lands identified by this Plan as being within the Regulatory Floodplain in Two-Zone Floodplain Policy Areas shall be designated and zoned as follows:

a) all vacant or otherwise undeveloped lands in the *floodway* portion of the floodplain:

   i. on September 22, 1997 for Hespeler and Preston; or

   ii. as of February 2, 2017 for Groff Mill Creek,

   are designated Natural Open Space System in this Plan and shall be zoned to prohibit buildings or structures;

b) all lands where development existed in the *floodway* portion of the floodplain:

   i. on September 22, 1997 for Hespeler and Preston; or

   ii. as of February 2, 2017 for Groff Mill Creek,

   are designated Natural Open Space System in this Plan. The lands may be zoned to recognize the existing use, and a prefix or prefixes may apply, which shall serve as notice that properties so zoned are constrained beyond regulations in the *City's* Zoning By-law. In this circumstance, floodproofing measures as deemed necessary by the GRCA shall be applied on a site-specific basis; and

c) all lands located within the *flood fringe* portion of the floodplain are designated in this Plan for the appropriate use and shall be zoned accordingly. A prefix or prefixes shall apply to serve as notice that the properties so zoned are constrained beyond regulations in the *City's* Zoning By-law. In this circumstance, floodproofing measures as deemed necessary by the GRCA shall be applied on a site-specific basis to the satisfaction of the *City*.

26. The lands identified by this Plan as being within the Regulatory Floodplain in the Galt City Centre Floodplain Special Policy Area shall be designated in this Plan and zoned as follows: all lands are designated in this Plan for the appropriate use; and shall be zoned accordingly. A prefix or prefixes shall apply to serve as notice that properties so zoned shall be constrained beyond regulations in the Zoning By-law. In this circumstance, floodproofing measures as deemed necessary by the GRCA shall be applied on a site-specific basis.

27. Notwithstanding the floodplain policies of this Plan, where it has been determined by the GRCA that *development* in any part of the floodplain in a One-Zone or a Two-Zone or the Galt City Centre Floodplain Special Policy Area would pose an unacceptable threat to life and/or properties, such *development* will not be permitted.

3.B.6.1.2 Watercourses and Shorelines

1. The key watercourses within the city are identified on Map 13. Delineation of the watercourses shown on Map 13 is conceptual only, recognizing that they may vary in extent and significance, particularly in their upstream reaches. Amendments to this Plan will not be required for minor refinements to these watercourses or refinements approved by the GRCA and the *Province*.

2. The GRCA regulates areas that are river or stream valleys and watercourses. These regulated areas are described in Ontario Regulation 150/06 and the regulation applies to all areas described by the regulation, whether mapped or not. The regulation gives the GRCA the mandate to prohibit or regulate *development* in river or stream valleys and to prohibit or regulate alterations which would result in the straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse or changing or interfering in any way with a wetland. Any *development* applications within regulated areas will be circulated to the GRCA prior to consideration by the *City*, as GRCA permission is required prior to development as defined by the Conservation Authorities Act.

3. Watercourses, shorelines and surrounding upland areas may also be designated as Significant Valleys and/or *Environmentally Significant Valley Features* on Map 4 in the Regional Official Plan. Any *development* or *site alteration* in these areas will be subject to the policies in Chapter 7 of the Regional Official Plan.

4. The *City's* Zoning By-law will indicate that any development, alteration to a watercourse or interference with a wetland within the regulated areas as described in Ontario Regulation 150/06 shall require the approval of the GRCA. The regulated area shall be generally shown on the *City's* Zoning By-law maps and reference will be made to detailed mapping availability from the GRCA.

5. *Development* is not permitted on the *shorelines* of watercourses except as provided for in the Two-Zone Floodplain and Galt City Centre Floodplain Policy Area on Map 12 or as recommended for stream improvement by a *subwatershed study*.

6. The *City* will encourage the restoration and enhancement of the *shorelines* of watercourses with appropriate indigenous riparian vegetation through *development* review and stewardship programs.

7. The undeveloped *shorelines* of watercourses are designated Natural Open Space System in this Plan and shall be zoned to prohibit buildings or structures.

3.B.6.1.3 Erosion and Steep Slopes

1. Erosion is the process of soil loss due to natural or human processes. Erosion along a watercourse can threaten existing development or create slope stability issues for proposed *development*.

2. *Development* and *site alteration* will not be permitted within the limits of an *erosion hazard* except for flood or erosion control projects demonstrated to be in the public interest, subject to appropriate geotechnical or engineering assessments and for which no other alternative location is feasible.

3. *Development* and *site alteration* associated with existing uses may be permitted within the limits of an *erosion hazard* where it is demonstrated through a site-specific geotechnical or engineering assessment prepared by a qualified professional approved by the GRCA that:

a) there is no feasible alternative location outside of the *erosion hazard*;

b) the proposed methods of overcoming the physical hazards are based on accepted engineering techniques and *resource management* practices or techniques;

c) any proposed building or structure is located in the area of least risk;

d) there is no impact on existing or future slope stability and bank stabilization or erosion protection works are not required;

e) access for maintenance or emergency purposes is not prevented;

f) vehicles and pedestrians have safe access and exit during flooding and erosion emergencies; and

g) where unavoidable, impacts on *natural features* or *ecological functions* are minimized and appropriate mitigative and remedial measures will adequately enhance or restore features and functions.

4. Renovations and additions to existing buildings or structures within the limits of an *erosion hazard* may be permitted in accordance with Policy 3.B.6.1.3.3 with floor area of the addition also subject to GRCA approval.

5. The replacement of buildings or structures within the limits of an *erosion hazard* may be permitted in accordance with Policy 3.B.6.1.3.3.

6. *Development* or *site alteration* adjacent to a steep slope will be subject to a setback from the stable top of bank. The stable top of bank will be determined in consultation with the GRCA. A minimum setback from stable top of bank of six metres will be required to accommodate an erosion access allowance.

3.B.6.1.4 High Water Table

1. The water table is found underground and is the level at which the soil and gravel are saturated with water. There is often some seasonal change in the water table, due to rain or drought. A high water table and areas of groundwater discharge to the surface are especially common in low-lying areas or areas where the soil is not well drained.

2. *Development* in areas of high water table or groundwater discharge will be guided by a hydrogeological report prepared by a qualified professional indicating the levels of the existing water table. This report shall assess potential risks to persons, buildings, structures or public *infrastructure* occasioned by high water tables or groundwater discharge prior to *development.* This report should demonstrate to the satisfaction of the *City* that engineering solutions designed to protect structures from the effects of groundwater discharge and high water tables will be effective, will not require significant ongoing maintenance to remain effective and will not divert or impede natural groundwater flows so as to create hazards or annoyances to adjacent lands and buildings. The base of all building footings should be a minimum of 0.75 metres above the high water table as indicated in the hydrogeological report.

3.B.6.2 Human-Made Hazards

Human-made hazards such as *contaminated sites* and *former waste disposal sites* pose a risk to human health and safety as well as environmental health. It is important to reduce the potential risks and costs associated with human-made hazards by ensuring that sites do not pose *adverse effects* prior to permitting *development* or *redevelopment*. Other human-made hazards such as noise, vibration and light emissions are important to mitigate in the urban environment in order to enhance and maintain livability.

3.B.6.2.1 Contaminated Sites

1. *Contaminated sites* policies apply to sites and facilities which are or may be contaminated and pose a risk to human and environmental health. The purpose of these policies is to ensure that site remediation is completed in a manner that meets standards set by the *Province* in conjunction with any *development* approvals by the *City* and *Region,* where applicable.

2. When *development* is proposed on or adjacent to a property known to be, suspected to be or potentially a *contaminated site*, an appropriate level of environmental site assessment conducted by a qualified person may be required in accordance with the *City's* Contaminated Sites Development Procedures. This may be over and above the mandatory filing of a Record of Site Condition required by the Ontario Regulation 153/04 for a change in use to a more sensitive use.

3. Where it has been determined that an environmental site assessment is required under Policy 3.B.6.2.1.2, *development* applications will not receive final approval until the owner demonstrates that the site assessment (and remediation if required) has been completed following Ontario Regulation 153/04 and the site is suitable for the proposed permitted use(s). This will be undertaken through submission of a Record of Site Condition to the *Province* which passes any audit by the *Province*.

4. In instances where the *City* is deeded land for public highways, road widenings, parkland, stormwater management, easements or for any other purpose, the *City* may require evidence, as a condition of the transfer, that no environmental contamination

has occurred on the subject lands, that the lands have been satisfactorily remediated, or that a record of on-site contaminants is provided.

5. These policies are not intended to apply to the closure of landfill sites or other facilities that are required to meet closure conditions of an environmental compliance approval issued under the Environmental Protection Act.

3.B.6.2.2 Former Waste Disposal Sites

1. The *Province* has identified *former waste disposal sites* in Cambridge and their generalized locations are shown on Map 8 of this Plan.

2. Notwithstanding the designated land uses shown on Map 2 *development* may be restricted or controlled on lands containing or adjacent to *former waste disposal sites*.

3. *Development* applications will not be considered on lands containing *former waste disposal sites* until the *Province* has indicated its approval of the use pursuant to the Environmental Protection Act.

4. Where necessary, *development* proposals will incorporate measures, including technical controls, buffering or rehabilitation as required by the *Province* to prevent any *adverse effects* originating from a *former waste disposal site*.

3.B.6.2.3 Noise, Vibration, Light and Other Fugitive Emissions

Noise, Vibration and Other Fugitive Emissions General

1. The siting of *sensitive land uses* will be in accordance with *Provincial* Land Use Compatibility Guidelines relating to noise, vibration, odour and particulate matter.

2. The *City* may require a noise and/or vibration assessment as well as other studies for the siting of *sensitive land uses*, including residential *development*, in the proximity of potential sources of noise such as existing or planned transportation corridors, the Region of Waterloo International Airport, certain industrial facilities or aggregate operations, as outlined in *Provincial* Guidelines.

3. Any required studies including noise and/or vibration assessment shall be completed by a qualified professional to the satisfaction of the *City*. A noise assessment shall take into consideration the total noise on the site from all sources and demonstrate whether noise control measures need to be implemented to meet applicable *Provincial* and municipal standards and guidelines.

4. Noise *sensitive land uses* will be prohibited where the projected attenuated daytime noise level in the associated *outdoor living area* exceeds 70 dBA.

Noise and Vibration from Transportation Sources

5. The Noise Criteria shown in Table 4 of this Plan, as prescribed by the *Region*, will be used as a guide in assessing the noise impact of existing or planned roads or railways:

Table 4: Noise Criteria for Noise Sensitive Land Uses

Notes: - Leq means average sound level
- dBA is a unit of measurement for sound levels

Receiver Category	Time Period	Road Traffic	Rail Traffic
Outdoor Living Area	0700-2300	Leq = 55 dBA	Leq = 55 dBA
Indoor Living Area	0700-2300	Leq = 45 dBA	Leq = 40 dBA
Indoor Living Area (Sleeping Quarters)	2300-0700	Leq = 40 dBA	Leq = 35 dBA

6. When a noise assessment recommends warning clauses and/or noise attenuation measures to meet the criteria contained in Table 4, such clauses or measures shall be made a condition of the *development* approval in accordance with any *Provincial* and municipal standards and guidelines relating to noise mitigation. Noise attenuation measures may include site design and building layout, air conditioning and/or structural design measures such as multiple glazed windows and brick wall construction, and noise attenuation barriers. Alternative design solutions will be given preference to noise attenuation barriers wherever possible.

7. Where noise attenuation barriers are constructed on *Regional* or local road rights-of-way, their ongoing maintenance shall be the responsibility of the appropriate municipal authority, or as outlined in associated agreements, including financial provisions for maintenance and replacement.

8. Where an application for the *development* of a *sensitive land use* is submitted within 75 metres of a property line for a railway, a vibration study may be required. The study must address all sources of vibration affecting the site and include recommendations for mitigation.

Noise and Vibration from Region of Waterloo International Airport

9. In the vicinity of the Region of Waterloo International Airport:

a) new residential *development* or other *sensitive land uses* will not be permitted in areas above 30 Noise Exposure Forecast (NEF);

b) appropriate warning and/or noise attenuation measures will be required as a condition of approval for any new residential *development* or other *sensitive land uses* in areas between 25 and 30 NEF, including the requirement for permanent signage in accordance with *City* requirements at all the entrances to subdivisions identifying the presence of aircraft noise and other necessary noise attenuation measures; or

c) *redevelopment* of existing residential land uses or other *sensitive land uses*, or infilling of residential or other *sensitive land uses* in areas above 30 NEF may only be permitted where the proposed *development*;

i) will not negatively impact the long-term function of the airport; and

ii) incorporates appropriate warning and/or noise attenuation measures, including noise warning and other necessary noise attenuation measures.

The NEF contours established under the Region of Waterloo International Airport Business Plan will be used for the purposes of implementing this policy and any other policies or legislation administered by the *Provincial* or *Federal* governments.

Noise and Vibration from a Stationary Source

10. Any *development* application for any use proposed to generate a stationary source of noise or vibration may be required to undertake a noise and/or vibration study as part of the *development* approvals process, to the satisfaction of the *City*. The study must address all sources of noise and vibration, include recommendations for mitigation and demonstrate that there are no *adverse effects* on existing or planned *sensitive land uses*.

11. Vibration studies may be required for new *developments* and changes to existing industrial development within 75 metres of a *sensitive land use* or where a new *sensitive land use* is being proposed adjacent to an existing industrial use.

Light Emissions

12. Light pollution is excessive or obtrusive artificial light. While maintaining public safety, the *City* will endeavour to reduce light pollution in an effort to limit energy waste, decrease greenhouse gas emissions, minimize adverse impacts on ecological systems and enhance the visibility of the night sky.

13. The *City* will, wherever feasible and appropriate, use and promote the use of responsible lighting practices that eliminate and minimize light pollution.

14. The *City* may consider passing an outdoor lighting pollution control by-law that would help prevent the negative impacts of excessive or misdirected light and encourage lighting that is purposeful, minimalistic and energy efficient.

15. The *City* may require the proponent of a *development* application to submit a light assessment and photometrics plan to be approved by the *City* in conjunction with the application.

3.B.7 Mineral Aggregates

1. *Mineral aggregates* constitute the major raw material in the road building and construction industries. *Mineral aggregate* resources within the city include naturally occurring sand and gravel deposits and bedrock resource areas. Although *mineral aggregate* deposits are plentiful in Ontario, they are fixed-location, non-renewable

resources which can be extracted only where they occur. The *City* recognizes the value of *mineral aggregate* resources and will endeavour to balance the need to extract the resource as close to markets as possible with the protection of the natural environment and minimizing conflicts with incompatible land uses.

General

2. Mineral Aggregate Resource Areas and Aggregate Bedrock Deposits are designated on Map 14 of this Plan. Mineral Aggregate Resource Areas represent locations where there is a high potential for *mineral aggregate* extraction to occur due to the quantity of high quality sand and gravel deposits that have been identified. Aggregate Bedrock Deposits represent locations where there is a high potential for *mineral aggregate* quarrying to occur due to the thin soil overburden and quality of the bedrock resource. Boundaries of Mineral Aggregate Resource Areas and Aggregate Bedrock Deposits are approximate, based on *Provincial* information and may be changed without amendment to this Plan. The identification of these resources in this Plan does not presume that all lands located within these areas are suitable for the establishment of new, or expansions to existing *mineral aggregate operations*.

3. The *City* encourages the early extraction of *mineral aggregate* resources identified on Map 14 as Mineral Aggregate Resource Area or Aggregate Bedrock Deposit before *development* is considered on or adjacent to the area of possible extraction. Where feasible, it is encouraged that any *mineral aggregate* resources be extracted and all extraction activities ceased prior to *development*.

4. Lands shown on Map 14 as Mineral Aggregate Resource Areas or Aggregate Bedrock Deposits which are also designated by the *Region* as Core Environmental Features on Map 9 shall not be used to open, establish or operate any *mineral aggregate operations* except in accordance with Regional Official Plan Section 9.C.6. Extraction *contiguous* to Core Environmental Features may be permitted provided an *Environmental Impact Statement* to the satisfaction of the *City*, *Region* and GRCA shows that there will be no *adverse environmental impacts* to their *natural features* or *ecological functions* and *natural features linkages.*

5. Within *Environmentally Sensitive Landscape*s as designated in the Regional Official Plan, new *mineral aggregate operations* or *wayside pits and quarries* may be permitted subject to requirements found in the Regional Official Plan Section 9.C.10 and 9.C.11.

6. *Subwatershed studies* (where they exist), encompassing Mineral Aggregate Resource Areas and Aggregate Bedrock Deposits, will be used to provide direction for environmentally sensitive resource extraction.

7. A new *mineral aggregate operation* proposing to establish or expand a *quarry operation* may only be permitted by way of an amendment to the Regional Official Plan and this Plan. Such amendment will be reviewed in the context of the policies of the

Regional Official Plan and this Plan, and the *Provincia*l Standards approved under the Aggregate Resources Act.

Resource Protection

8. The *City* shall consider *development* proposals to change the use of land in Mineral Aggregate Resource Areas or Aggregate Bedrock Deposits which would preclude or hinder the establishment of *mineral aggregate operations* or access to the resources only where:

a) consideration of the resource in question shows extraction would not be feasible;

b) the proposed land use or *development* serves a greater long term public interest than does aggregate extraction;

c) issues of public health, safety and environmental impact are adequately addressed; and

d) the amount of land required for any new *development* is minimized to retain as much of the *mineral aggregate* resource potential as possible.

9. The *City* will ensure that *mineral aggregate resource conservation* will be undertaken, including through the use of aggregate recycling facilities within operations, whenever feasible.

Creation of New Mineral Aggregate Operations

10. Except as stated in Policy 3.B.7.4 and 3.B.7.7, new *mineral aggregate operations* may be established within any designation contained in this Plan with an amendment to the *City's* Zoning By-law, the approval of which will be subject to all applicable policies in the Regional Official Plan and this Plan in addition to the requirements for a license under the Aggregate Resources Act. Any Zoning By-law amendments approved under this Policy will apply only to the boundary of the licensed area which is specified on the proposed *site plan*.

11. Accessory uses associated with aggregate extraction operations and processing activities, such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales and parking and office facilities will be permitted within approved new *mineral aggregate operations* as defined through the *City's* Zoning By-law.

12. Ancillary land uses such as asphalt plants, concrete plants and aggregate depots that blend and stockpile aggregate materials with salt require a site specific Zoning By-law amendment to be permitted, except where such uses are identified as a prohibited use in accordance with Regional Official Plan source water protection policies.

13. *Development* applications that would establish an ancillary use to a *mineral aggregate operation* will only be permitted where applicable studies identified in Policy

3.B.7.15 and the Regional Official Plan demonstrate to the satisfaction of the *City* and *Region* that the proposed use will mitigate any potential *adverse effects*.

14. Extraction below the water table will only be permitted as per Regional Official Plan Section 9.D.

Required Technical Information

15. *Development* applications to permit a new *mineral aggregate operation* will only be considered where the following studies have been submitted to the satisfaction of the *City*, in addition to studies required by the *Region* in the Regional Official Plan:

a) the submission of a study to the satisfaction of the *City* indicating potential transportation impacts (including haulage routes) from the proposed extraction operation on the *City's* road system;

b) as determined by the *City,* the submission of an *Environmental Impact Statement* in accordance with Section 3A of this Plan;

c) as determined by the *City*, the submission of a *Cultural Heritage Impact Assessment* in accordance with Chapter 4 of this Plan;

d) a rehabilitation plan which demonstrates that the proposed rehabilitation is consistent with the policies of this Plan and the Regional Official Plan;

e) the submission of all reports required by the *Province* in accordance with the Aggregate Resources Act and the *Region* in accordance with the Regional Official Plan;

f) such other relevant matters as *Council* deems necessary; and

g) the *City* will secure conditions through the *site plan* process under the Aggregate Resources Act, if necessary;

   i) to ensure adequate buffers and/or screenings along road rights-of-way, and adequate buffers and/or separation distances from *sensitive land uses* within 500 metres (distance may be reduced, based on supporting studies) which may include impact assessments of noise (including hours of operation) to the satisfaction of the *City*;

   ii) that no new excavation or processing will take place until all required buffers and/or screenings have been constructed;

   iii) that no water or washing or screening operations will be discharged into any watercourse;

   iv) that the applicant, in co-operation with the *City,* will establish all haul routes for truck traffic;

v) that if a *City* road is to be used as a haul route, the *City* is satisfied that any road improvements are in place prior to removal of aggregates from the site; and

vi) that no new excavation or processing will take place until all required fencing and/or security measures have been put in place.

Existing Mineral Aggregate Operations

16. The *City* recognizes all existing *mineral aggregate operations* as legal uses of land and the need for their continued use. Changes which add or extend the boundaries of licensed *mineral aggregate operations* can be made without amendment to this Plan following the approval of an amendment to the *City's* Zoning By-law and the issuance of a license by the *Province*.

17. Existing *mineral aggregate operations* shall be protected against incompatible land uses by restricting where possible the location of new *development* relative to the existing *mineral aggregate operation*. New *development* proposals shall be evaluated in terms of potential incompatibilities (public health, public safety or environmental concerns) and addressed accordingly in consultation with the *Region* and the *Province*. Existing licensed operations will be zoned appropriately in the *City's* Zoning by-law to permit aggregate extraction.

18. Any proposal to add to or expand existing *mineral aggregate operations* may require amendment to the *City's* Zoning By-law if not already permitted and shall require a license issued by the *Province*. Proposals to add to or expand or increase the depth of existing *mineral aggregate operations* shall be evaluated relative to the characteristics of the surrounding environment. If the expansion of a *mineral aggregate operation* would cause unacceptable conflicts or adversely affect existing land uses surrounding the aggregate operation, such expansion shall not be permitted.

Wayside Pits and Quarries and Portable Asphalt Plants

19. *Wayside pits and quarries*, *portable asphalt plants* and *portable concrete plants* used for public road authority contracts may be established within any land use designation contained in this Plan as a temporary use, with the exception of within or adjacent to the existing *built-up area* or areas which have been determined to be incompatible with extraction and associated activities due to concerns for public health, public safety, source water protection and/or environmental impact, or areas designated Core Environmental Features by the *Region*, without requiring an amendment to this Plan or to the *City's* Zoning By-law, subject to the following provisions:

a) the public authority seeking to open or establish a wayside pit or quarry or *portable asphalt* or *portable concrete plant* shall, on behalf of itself or its agent, inform the *City* and the *Region* of its intentions; and

b) information shall be provided to the *City* and the *Region* on the expected duration of extraction and details of proposed rehabilitation.

20. *Portable asphalt plants* and *portable concrete plants* will be discouraged on lands containing active agricultural operations. If asphalt or concrete for a public road project cannot be obtained from an existing asphalt or concrete plant, attempts should be made to locate the portable plant in *wayside pits and quarries*, vacant industrial sites, or on inactive or less productive agricultural lands.

Rehabilitation of Aggregate Operations

21. All proposals for new *mineral aggregate operations*, including *wayside pits and quarries* will include a rehabilitation plan to the satisfaction of the *City* and the *Region* in compliance with Regional Official Plan Section 9.F policies for rehabilitation of *mineral aggregate operations*.

Conformity to the Growth Plan for the Greater Golden Horseshoe (2017)

22. Where an application under the Aggregate Resources Act has been received and deemed complete by the Province after July 1, 2017, any applications under the Planning Act to permit the making, establishment or operation of the pit or quarry to which the Aggregate Resource Act application relates, will be subject to the mineral aggregate policies set out in the Growth Plan for the Greater Golden Horseshoe (2017) in addition to all relevant policies of this Plan.

Chapter 4: Cultural Heritage Resources

The *City* recognizes and benefits from a variety of *cultural heritage resources* which are focal to community identity and economic prosperity and inherited from past generations. *Cultural heritage resources* throughout the municipality are used for such activities as industry, tourism and other commercial uses and residences.

4.1 Objectives

The following objectives provide a foundation for the *cultural heritage resources* policies of this Plan to:

a) support the conservation, restoration and prominence of the city's built heritage as a key identifying feature of the community;

b) co-ordinate the *City's* heritage interests with property owners, local business improvement areas and other special interests;

c) promote built heritage as a key component of the city's local tourism and quality of life for existing and new residents;

d) support the designation of *cultural heritage resources* under the Ontario Heritage Act and the conservation of *cultural heritage resources* through the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act;

e) maintain and support the rehabilitation of the *Heritage Conservation Districts*, located in the Galt City Centre, Blair Village and the *City*-owned lands in West Galt and to consider the establishment of additional *districts*;

f) actively make available or pursue funding opportunities to assist property owners in heritage conservation and restoration;

g) support and require where feasible the identification, cataloguing, adaptive re-use, analysis and relocation of *cultural heritage resources*, and in some cases the preservation of sites containing these resources; and

h) promote the Grand River and its major tributaries, including the Speed River through Cambridge, as a nationally designated Canadian Heritage River.

4.2 Priorities for Cultural Heritage Resources

1. When *development* is proposed, the *City* will encourage the *conservation* of *cultural heritage resources* in the following order of preference:

a) incorporation of *cultural heritage resources* and their surrounding context into *development* applications in a manner which does not conflict with the *cultural heritage resource;*

b) promotion of the use of scale and design which blends harmoniously with existing *cultural heritage resources* when *development* occurs; and

c) preservation and adaptive re-use of buildings of cultural heritage significance for *compatible* residential *intensification* and/or for other appropriate and *compatible uses* is encouraged.

2. Where the priority conservation actions of Policy 4.2.1 cannot be achieved, the *City* will implement the following measures in order of preference:

a) promote the re-use of the resource, building, or building elements where a *cultural heritage resource* cannot be *conserved* intact;

b) require, prior to approving a *development* application which would result in the destruction of a *cultural heritage resource*, that the proponent provide to the *City* architectural measured drawings, a land history, photographs and other available documentation of the *cultural heritage resource* in its surrounding context and, if feasible, relocate the *cultural heritage resource*; and

c) promote the salvaging and reuse of building materials where a *cultural heritage resource* cannot be *conserved* intact to discourage construction materials from entering landfill sites and incorporation of building materials in the new *development* or *redevelopment*.

3. *Cultural heritage resources* will be preserved and enhanced, wherever possible. For these purposes, *Council* may:

a) assess the probable impact of proposed road improvements and other public works projects on any abutting *cultural heritage resource* which is included in the *Register of Cultural Heritage Resources* described in Policy 4.3.1 and provide in the design of such projects for the mitigation of any negative impact;

b) require the integration of *cultural heritage resources* into the design of draft plans of subdivision and other *development*;

c) require the *Committee of Adjustment* to consider the implications of its decisions on *cultural heritage resources* and where feasible, provide for their protection;

d) provide for any *cultural heritage resource* located within the public areas as established by this Plan to be restored, rehabilitated, used and maintained for any purpose *compatible* with the existing or proposed function of such public areas in a manner that is consistent with other policies in this Plan;

e) pass by-laws under the Ontario Heritage Act to establish and regulate *Heritage Conservation Districts* designated in accordance with Section 4.7 of this Plan;

f) undertake studies and formulate and implement heritage plans and programs, including consultation and cooperation with other local, *Regional, Provincial* and national heritage conservation agencies and organizations;

g) promote public awareness of the *Heritage Master Plan* through a communication strategy directed by the *Heritage Master Plan* Implementation Committee; and

h) promote public awareness of the *City's cultural heritage resources* included in the *Register* by conducting programs, publishing information or otherwise stimulating interest in such *cultural heritage resources*.

4.3 Register of Cultural Heritage Resources

1. The *City* will encourage the conservation of its *cultural heritage resources*. The *City* will prepare, publish and periodically update a *Register* of the *City's cultural heritage resources*. This *Register* will list those properties which have been *designate*d pursuant to the Ontario Heritage Act and those which have not. Those properties identified on the *Register* will include buildings, structures, landscapes and *Districts*.

2. Each such resource will be appropriately described, illustrated and evaluated in such terms as:

a) the cultural heritage significance of the resource in accordance with the criteria outlined in Policy 4.4.1;

b) the contribution made by the resource to the effectiveness of the urban composition, streetscape or landscape of which it may form a part; and

c) the structural condition of the resource, including the need for and feasibility of undertaking its physical restoration or rehabilitation.

3. For the purposes of Policy 4.3.1, any *cultural heritage resource* shall be deemed to have been included in the *Register* when the required documentation describing, illustrating and evaluating each such resource has been presented to *Council* and has been formally received and incorporated into the *Register* by resolution of *Council* or when any such resource has been *designated* under the Ontario Heritage Act. *Council* may provide for such documentation to be reviewed from time-to-time to ensure the continued accuracy of the information provided or otherwise to amend such information as may be required.

4. The Cambridge *Municipal Heritage Advisory Committee* as described in Policy 4.5 will identify properties which may warrant *designation* under either Part IV or V of the Ontario Heritage Act because of cultural heritage value or interest. These *non-designated properties* will be included on the *Council*-adopted *Register of Cultural Heritage Resources* in accordance with Policy 4.3.3

5. *Non-designated properties* will be provided interim protection by requiring owners to provide the *City* with 60 days notice of their intention to demolish or remove a building or structure on the property. This notice period allows the *City* to make well informed decisions about whether the long term protection of the property should be sought through the formal designation process.

6. Property owners may request *Council* to remove their properties from the *Register* if they demonstrate:

a) the information included on the *Register* is incorrect; or

b) the property no longer has cultural heritage significance based on the research conducted by an independent professional heritage consultant.

7. *Council* may decide, upon receiving new information, to remove the property from the *Register*.

4.4 Cultural Heritage Value Evaluation Criteria

1. The *City* will determine that the following shall be used in determining the significance of *cultural heritage resources* included or proposed to be included in the *City's Register* described in Section 4.3 of this Plan:

a) A property shall be considered to have cultural heritage value or interest if the property has been *designated* by the *Province* to be of architectural or historical significance pursuant to the Ontario Heritage Act or, in the opinion of the *City*, satisfies at least two of the following criteria:

i) it dates from an early period in the development of the city's communities;

ii) it is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and is well preserved or may be rehabilitated;

iii) it is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, *regional, provincial*, national or international history;

iv) it is directly associated with an historic event which is recognized as having local, *regional, provincial*, national or international importance;

v) it is a representative example and illustration of the city's social, cultural, political, economic or technological development history;

vi) it is a representative example of a method of construction now rarely used;

vii) it is a representative example of its architectural style or period of building;

viii) it is a representative example of architectural design;

ix) it terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;

x) it is generally recognized as an important landmark;

xi) it is a representative example of outstanding interior design; or

xii) it is an example of a rare or otherwise important feature of good urban design or streetscaping.

2. The *Region* will prepare and update a Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources. This guideline will outline the criteria and processes the *Region* will follow to identify and *conserve cultural heritage resources* of *Regional* interest.

3. The *City* will identify *cultural heritage resources* of *Regional* interest and those identified by the Grand River Conservation Authority (GRCA) and the *Federal* or *Provincial* governments on the *City's Register*.

4.5 Municipal Heritage Advisory Committee (MHAC)

1. *Council* will appoint a *Municipal Heritage Advisory Committee* (*MHAC*) pursuant to the Ontario Heritage Act. A key role of *MHAC* is to prepare and publish the *Register of Cultural Heritage Resources* described in Policy 4.3.1 and undertake public awareness programmes.

2. *Council* shall not give notice of its intention to *designate* a property or to repeal a by-law designating a property or any part of the property in accordance with the Ontario Heritage Act without first consulting with *MHAC*.

3. *Council* will also consult with *MHAC* when reviewing applications for funding through the Cambridge Heritage Conservation Fund, proposals for signage on *designated* structures, proposals to alter *designated* structures, applications to sever *designated* properties and/or any other *development* applications potentially affecting a property on the *Register.*

4.6 Designation of Heritage Properties

1. The *City* will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the *Register of Cultural Heritage Resources* referred to in Section 4.3, and for these purposes, *Council* may:

a) pass by-laws pursuant to the Ontario Heritage Act to *designate* properties including such buildings or structures to be of cultural heritage value. *Council* shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as *Council* and the owner may agree upon, unless *Council* has repealed the by-law designating such property or part thereof;

b) pass by-laws providing for the acquisition by purchase, lease or otherwise of any property *designated* in accordance with Policy 4.6.1 a) or for the expropriation of any such property;

c) dispose by sale, lease or otherwise of any *designated* property acquired in accordance with Policy 4.6.1 b) upon such terms and conditions as *Council* may consider necessary; or

d) enter into any easement agreement or covenant with the owner of a *designated* property, register such easement or covenant against the real property affected in the land registry office, enforce such registered easement or covenant against the owner or any subsequent owner of such real property and assign such easement or covenant to any person, who, in the opinion of *Council*, will preserve and maintain the property to protect the *cultural heritage resource* described in the *Register* referred to in Section 4.3.

2. *Council* will preserve and protect the *cultural heritage resources* owned by the *City* and prepare and follow a maintenance programme for these resources.

4.7 Designation of Heritage Conservation Districts

1. The *City* will regulate as fully as possible the demolition, removal or inappropriate alteration or erection of buildings, which, in the opinion of *Council,* constitute or impact on a *cultural heritage resource* within a *Heritage Conservation District* as shown on Schedules 1, 2 and 3.

2. *Council*, after having consulted with *MHAC*, may pass by-laws pursuant to the Ontario Heritage Act to define one or more potential *Heritage Conservation Districts* to be examined for future designation as a *Heritage Conservation District*.

3. *Council* may, after consultation with the owners of properties included in a defined potential *Heritage Conservation District*, pass by-laws pursuant to the Ontario Heritage Act to *designate* all or part of the defined potential *Heritage Conservation District* as a *Heritage Conservation District* and apply to the *Ontario Municipal Board* for the approval of such by-laws.

4. The provisions of Policies 4.7.1 to 4.7.3 shall apply in respect of any building or structure and the land that is situate within the area that has been *designated* as a *Heritage Conservation District*.

5. With consultation from the *MHAC*, *Council* may pass by-laws of intent for a maximum period of one year that defines one or more areas to be examined for future designation as a *Heritage Conservation District.* During this period, alteration works including erection, demolition or removal of heritage buildings or structures shall be prohibited or limited.

6. For the purposes of defining a potential *Heritage Conservation District* in accordance with Policy 4.7.2, a study will be prepared which identifies the following:

a) the composition of the area;

b) the incidence of buildings or structures of *cultural heritage value* included on the *Register* of *Cultural Heritage Resources* referred to in Section 4.3;

c) the heritage significance, character and appearance of the selected study area, including buildings, structures, contextual elements, landscapes, vistas and other properties;

d) the possible geographic boundaries of the study area;

e) the structural soundness of buildings or structures; and

f) the feasibility of restoring, using or maintaining buildings or structures.

7. Where *Council* determines that the establishment of a *Heritage Conservation District* is appropriate and feasible, the study prepared pursuant to Policy 4.7.6 shall form the basis of the *Heritage Conservation District Plan*. The *Heritage Conservation District Plan* shall include:

a) a statement of objectives for the *District*;

b) a statement explaining the *cultural heritage value* or interest of the *District*;

c) description of properties in the *District* and of the heritage attributes of the *District;*

d) policy statements, guidelines, and procedures for achieving the stated objectives and for managing change in the *District*;

e) a description of the types of alterations that will require a *City* permit and a description of minor alterations that will be permitted without the need for a *City* permit;

f) a map identifying the boundaries of the *District*; and

g) a communication plan for dialogue with the public, particularly the residents and landowners in the proposed *Heritage Conservation District*, identifying the intent and scope of the *District*.

8. Where it is proposed to *designate* a *Heritage Conservation District* in which properties have already been *designated* pursuant to Part IV of the Ontario Heritage Act, the property may be included in an area *designated* as a *Heritage Conservation District*. A property that is included in an area *designated* as *Heritage Conservation District* may subsequently be *designated* under Part IV of the Ontario Heritage Act.

9. Pursuant to the Ontario Heritage Act, *Council* may pass by-laws to *designate* all or part of the lands set out in Section 4.7 as a *Heritage Conservation District*. Such a designation shall not require an amendment to this Plan. The *designating* by-law shall identify the extent of the area, contain procedures and timelines for alterations to and demolition of existing buildings and/or structures as well as the erection of new buildings

and/or structures based on the criteria established in the *Heritage Conservation District Plan*, and outline the appeal process to the *Ontario Municipal Board* or other *Provincial* appeal body.

10. Prior to *designating* a *Heritage Conservation District*, *Council* will undertake a public consultation/information process.

11. Where a *Heritage Conservation District* is in effect, public works shall be carried out and by-laws passed only if they complement/enhance the objectives set out in the *Heritage Conservation District Plan*.

4.8 Cultural Heritage Landscapes

1. The *Region* will prepare and periodically update a Regional Implementation Guideline for Cultural Heritage Landscape Conservation in consultation with area municipalities. The guideline will outline the framework for identifying *Cultural Heritage Landscapes*, including *Cultural Heritage Landscapes* of *Regional* interest, and for documenting each individual landscape through a Cultural Heritage Conservation Landscape Plan.

2. The *City*, in co-operation with the *Municipal Heritage Advisory Committee*, will identify and inventory *Cultural Heritage Landscapes* in Cambridge in accordance with Policy 4.8.1. Once prepared, the *City* will consider *designating Cultural Heritage Landscapes* through an Official Plan Amendment(s).

3. The *City* shall require measures to *conserve Cultural Heritage Landscapes* in the design of *development* proposals.

4. The *City* encourages the *conservation* of *Cultural Heritage Landscapes* that are characteristic of the city or region including views, vistas and landscape features.

5. *Cultural Heritage Landscapes* can cross municipal boundaries and include lands outside the city.

6. The *City* will protect cemeteries of cultural heritage significance (including human remains, vegetation and landscapes of historic, aesthetic and contextual values) in accordance with the Cemeteries Act and the provisions of Part IV and V of the Ontario Heritage Act.

7. The *City* recognizes the Grand River as a Canadian Heritage River and will co-operate with the *Region* and the GRCA in efforts to *conserve*, manage and enhance, where practical, the river's natural, cultural, recreational, scenic and ecological features.

8. *Development adjacent* to the Grand River may require a *Cultural Heritage Impact Assessment* in accordance with Section 4.10 to determine the possible impact on views, vistas and cultural heritage significance.

9. **Black Bridge Cultural Heritage Landscape Site Specific Policy Area**

1. **Preamble**: The Black Bridge CHL is an area of cultural heritage significance in which the modifications resulting from human activities can be identified and are valued by the community. The Black Bridge CHL possesses cultural associations, as well as groupings of individual heritage features, such as the built structures, open spaces, archaeological sites and natural elements that together comprise a significant heritage form, distinctive from that of its constituent elements or parts. The CHL should be conserved in such a way that the area's heritage values, attributes and integrity are retained, and the awareness, appreciation and enjoyment of the Black Bridge CHL should be promoted.

1.1 The following heritage themes provide a foundation for the Black Bridge Cultural Heritage Landscape:

a) Settlement: Aboriginal and Early European;

b) Community Development: Grist Mills and Saw Mills;

c) Transportation: Road, River and Rail; and

d) The Rivers and the Land.

1.2 The following are the key Character Defining Attributes of the Black Bridge CHL, as identified through the Black Bridge CHL Technical Study (January, 2016):

a) The Mill, 4860 Townline Road, City of Cambridge;

b) The Mill Races, located in City of Cambridge and Township of Puslinch;

c) The Irish Creek Pond and Dam, Township of Puslinch;

d) The Speed River Dam, Township of Puslinch;

e) The Mill Manager's House, 4880 Townline Road, City of Cambridge;

f) The Mill Boarding House, 4790 Townline Road, City of Cambridge;

g) The Black Bridge, Black Bridge Road at the Speed River, City of Cambridge;

h) 537 River Road, City of Cambridge;

i) The Roszell Farm; 6542 Roszell Road, Township of Puslinch

j) Crossroads Memorial Church and Brethren in Christ Cemetery, 4614 Wellington Road, Township of Puslinch;

k) The Speed River, and the Irish Creek their valleys and floodplains, City of Cambridge and Township of Puslinch;

l) Views of the Speed River valley, from Black Bridge Road, views of the Black Bridge along the road and across the valley, and views along Townline Road from Black Bridge Road to the hill top near River Road, City of Cambridge and Township of Puslinch; and

m) Views and viewsheds associated with these Character Defining Attributes, City of Cambridge and Township of Puslinch

2. **Policies**: In addition to the policies and permitted uses in this Plan, the lands designated as the Black Bridge Cultural Heritage Landscape (Black Bridge CHL) as identified on Figure 67 of this Plan, are subject to the following policies:

2.1 Conservation

The Black Bridge Cultural Heritage Landscape shall be *conserved*.

2.2 Education and Awareness

The community is encouraged to promote continued education, awareness and interpretation of the Black Bridge CHL, as detailed in the Management Strategy contained within the Black Bridge CHL Technical Study, and through undertakings such as a coordinated signage program for the area that interprets the themes and significant features, walking or cycling tours, interpretive brochures, and digital media, as appropriate.

2.3 Cultural Heritage Impact Assessment (CHIA)

A *Cultural Heritage Impact Assessment* shall be required for a *development* proposal on all properties within, or directly adjacent to, the Black Bridge CHL in order to ensure that development is context sensitive and mitigates impacts to Character Defining Attributes. The *Cultural Heritage Impact Assessment* shall be undertaken in accordance with the requirements under Section 4.10 of this Plan.

Where a *Cultural Heritage Impact Assessment* has been undertaken in respect to a *development* proposal and where the *development* proposal has been reviewed by the *Municipal Heritage Advisory Committee* and approved by Council, a *further Cultural Heritage Impact Assessment* will not be required.

2.4 Infrastructure

“Infrastructure” development, upgrades and/or improvements shall be planned and designed in such a way as to minimize impacts and be sympathetic to the Black Bridge CHL’s Character Defining Attributes and to the broader context of the area.

2.5 Property Listing and Designation

Character Defining Attributes of the Black Bridge CHL located within the City of Cambridge shall be listed in the Municipal Register and property owners shall be encouraged to seek designation under the Part IV of the Ontario Heritage Act.

2.6 Amendments to Black Bridge CHL

The Black Bridge CHL policies, Character Defining Attributes and/or boundary may need to be amended from time to time. Amendments shall be prepared by the City of Cambridge’s Planner-Heritage and brought forward to *MHAC* for

review. *MHAC* shall provide a recommendation in regards to the amendment for consideration and approval by Council. All amendments will be pursuant to the Planning Act.

4.9 Heritage Character Areas

The concept of *Heritage Character Areas* was identified in the *City's Heritage Master Plan* (September 2008) as "defined geographical areas of heritage significance which has been modified by human activities and is valued by a community". *Heritage Character Areas* include clusters of heritage resources that represent important historical patterns of development in Cambridge and are worthy of further investigation for potential conservation and enhancement. Policies regarding recognition of potential *Heritage Character Areas* will be developed in consultation with the *Municipal Heritage Advisory Committee* and the residents and landowners within these areas. Such policies will be incorporated into this Plan by an amendment.

4.10 Cultural Heritage Impact Assessment

1. A *Cultural Heritage Impact Assessment* shall be required for a *development* proposal or *Community Plan* that includes or is adjacent to a designated property or cultural heritage landscape, or that includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register. The potential impacts could be direct, such as demolishing or altering a structure on a *designated* property, or indirect such as changes to the streetscape of lands *adjacent* to a *cultural heritage resource*. A *Cultural Heritage Impact Assessment* may include the following elements:

a) identification and evaluation of the *cultural heritage resource*;

b) graphic and written inventory of the *cultural heritage resource*;

c) assessment of the proposal's impact on the *cultural heritage resource*;

d) means to mitigate impacts, in accordance with the *cultural heritage resources* priorities established in Policy 4.2.1 of this Plan;

e) alternatives to the proposal; and

f) identification of and justification for the preferred option.

2. The *City* will determine the need for a *Cultural Heritage Impact Assessment* in consultation with the owner/applicant. The *City* will refer the completed *Cultural Heritage Impact Assessment* to *MHAC* when the *development* is major in nature or where the *City* believes there will be a detrimental impact to the *cultural heritage resource*.

3. A *Cultural Heritage Impact Assessment* shall be undertaken by a professional who is qualified to evaluate the *cultural heritage resource* under review.

4. Additional information may be required by the C*ity*, particularly depending on the nature and location of the proposal. The C*ity* shall make available any relevant information that it maintains, including archival records.

5. A completed *Cultural Heritage Impact Assessment* will first be submitted to the *MHAC* for review and the recommendation of *MHAC* will be forwarded to *Council* for consideration with the proposal. A *Cultural Heritage Impact Assessment* may be scoped or waived by either *Council* or *MHAC*.

6. The *City* will, and the *Region* is encouraged to, give consideration to the impact of modifications to *Regional* or *City* arterial and major collector roads and other road improvements in general, including re-alignment and road widening, on *cultural heritage resources*. Conservation of the *cultural heritage resource*, especially in relation to the character of streetscapes and major crossroads or intersections, shall be encouraged.

7. A *Cultural Heritage Impact Assessment* will be conducted in accordance to *Council* approved guidelines.

8. Where a *Cultural Heritage Impact Assessment* relates to a *cultural heritage resource* of *Regional* interest, the *City* will ensure a copy of the assessment is circulated to the *Region* for review. In this situation, the *Cultural Heritage Impact Assessment* submitted by the owner/applicant will be completed to the satisfaction of both the *City* and the *Region.*

9. Where a *development* application includes, or is *adjacent* to, a *cultural heritage resource* of *Regional* interest which is not *listed* on the *City's Register of Cultural Heritage Resources*, the owner/applicant will be required to submit a *Cultural Heritage Impact Assessment* to the satisfaction of the *Region*.

4.11 Partnerships

The *City* shall promote stewardship of the community's *cultural heritage resources* through strong partnerships amongst a variety of stakeholders. The *City* shall promote partnership arrangements which assist in *cultural heritage resource* stewardship and may include *City* and *Regional* representation, other community-based advocacy groups, property owners and development interests.

4.12 Funding

The *City* encourages the restoration or rehabilitation of privately owned properties *designated* in accordance with the provisions of Policies 4.6.1 of this Plan. Pursuant to the Ontario Heritage Act, *Council* may pass by-laws providing for the making of a grant or loan to the owner of such *designated* property for the purpose of paying for the whole or any part of the cost of the alteration of such *designated* property on such terms and conditions as *Council* may prescribe where such alteration will serve to protect or enhance the heritage characteristics of such *designated* property.

4.13 Archaeological Resources

1. The *City* will encourage the *conservation* of sites of archaeological value as may be identified from time-to-time by the *City*, the *Province* or the *Region*. Upon receiving information that lands proposed for *development* or *site alteration* may constitute or include a resource of potential or acknowledged archaeological value, if an *archaeological assessment* has not been completed; the *City* will require the owner of such lands to submit an *archaeological assessment*, conducted by a licensed archaeologist, in accordance with the provisions of the Regional Archaeological Implementation Guideline, following the *Provincial* standards and guidelines, to the satisfaction of the *Province*, where *archaeological resources* and/or area of *archaeological potential* have been identified in the Regional Archaeological Master Plan. The assessment will include the following information:

a) survey and assessment of the value of the *archaeological resource*;

b) assessment of the impact of the proposed *development* on the *archaeological resource*;

c) assessment of the treatment of *significant archaeological resources*; and

d) indication of the methods proposed to be used to mitigate any negative impact of the proposed *development* on the *archaeological resource*, including methods of on-site preservation or if such preservation is not possible, recovery of the *significant archaeological resource.*

2. Where an *archaeological assessment* identifies a *significant archaeological resource*, the *City* or the *Region* will require the owner/applicant to *conserve* the *significant archaeological resource* by:

a) ensuring the site remains undeveloped and, wherever appropriate, designated as open space; or

b) removing the *significant archaeological resource* from the site by a licensed archaeologist, prior to site grading or construction.

3. When *burial places* are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations shall apply.

4.14 Scenic Heritage Roads

The *City* will establish policies to protect *scenic heritage roads* within municipal and *regional* jurisdictions. *Scenic heritage roads* include the view from the road to prominent heritage buildings or natural landscape features. These roads are identified by their unique structural, topographic and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance or location within a *Heritage Conservation District*.

Chapter 5: Urban Design

The City of Cambridge is committed to a high standard of urban design. All *development* within the city is expected to demonstrate a high standard of urban design to the satisfaction of the *City* that supports the creation of a unique identifiable space while respecting and enhancing our cultural and *natural heritage* and our unique identity. The urban design policies in this Plan apply to all *development* within the city.

5.1 Objectives

The following objectives provide a foundation for the urban design policies of this Plan to:

a) create an attractive, *accessible*, safe and healthy built environment;

b) enhance connectivity to allow for ease of travel throughout the city by multiple modes of transportation;

c) protect and enhance public views and vistas of natural and built features;

d) achieve high quality design for the public and private realm;

e) ensure compatibility in scale, form, massing and height transition between new *development* and existing buildings and adjacent neighbourhoods while being sensitive to the context;

f) encourage the incorporation of *sustainable design* features into the built environment;

g) promote a high standard of urban design as a key factor in establishing attractive and well integrated *development* throughout the community;

h) integrate urban design into the *development* approval and decision making processes of the *City*;

i) ensure that *development* is sensitive to and respectful of the physical and functional identity and the heritage attributes of Cambridge;

j) allow for creativity in design expression while ensuring compatibility and quality of *development*;

k) design our community at the pedestrian scale in support of fostering social interaction, active streetscapes and walkable neighbourhoods; and

l) prepare and use urban design guidelines and standards.

Note: Sections 5.2 to 5.13 are Policies

5.2 Healthy and Liveable Communities

1. The design of our built environment will promote *sustainable*, healthy, active living through:

a) well-connected and maintained streets, paths and trails that are able to safely accommodate different modes of transportation;

b) safe, *accessible*, aesthetically pleasing, well-serviced and inclusive *developments*;

c) resilient natural environments that support wildlife and their habitat and are better connected to residential areas; and

d) walkable neighbourhoods that offer a mix of uses and range and variety of housing types with convenient access to public transit.

2. The *City* will support the integration of pedestrian and cycling facilities into existing and new development areas.

5.3 Transit Oriented Development

1. *Development* located within a *Major Transit Station Area* or within walking distance of one or more higher frequency transit stops will be planned and designed based on the principles of *transit oriented development* and will address the following:

a) compact urban form and a mix of medium and high density uses are encouraged along arterial roads, transit routes and within walking distance of transit station areas to encourage transit use and reduce travelling distances;

b) provision of a safe environment for pedestrians and encouragement of pedestrian activity through:

   i) a mix of land uses;

   ii) *development* that includes a variety of services and amenities provided at grade and oriented to the municipal sidewalk; and

   iii) continuous sidewalks along both sides of the street; and

c) a high quality public realm promoted to enhance the identity of the area and create gathering points fostering a positive pedestrian experience; and

d) access to the transit station provided from various modes of transportation including consideration of pedestrian, bicycle parking, and where applicable, passenger transfer and commuter pick-up/drop off areas.

2. *Development* applications that do not fully meet the *transit oriented development* policies in the Regional and City Official Plans, may be permitted provided the owner/applicant demonstrates, to the satisfaction of the *City* and *Region*, that the proposed *development* is designed in such a way that subsequent phases or infilling would meet the *transit oriented development* provisions.

5.4 Views and Vistas

1. Preserving and enhancing views of church spires, landmark buildings and structures and *natural features* from strategically located viewpoints will be required where feasible.

2. Prominent sites with high visibility and those sites that terminate a view will be required to meet a higher standard of architectural quality and urban design.

3. The *City* may develop an inventory of specific protected views and vistas to guide the *development* approval process.

4. Views to natural or cultural heritage elements within the vicinity of the Speed and Grand Rivers and within the Community Core Areas will be protected from negative impacts. *Development* proposals that are considered by the *City* to be located within the views of natural or cultural heritage elements will be required to submit a views analysis to the satisfaction of the *City*. Alterations to the *development* proposal shall be required where feasible to protect or enhance the view to existing natural or cultural heritage elements.

5.5 Public Realm

1. The *City* will ensure that *sustainable design* and opportunities to enhance the quality of the public realm are addressed at the design stage for any municipal project such as parks and facilities, streets, sidewalks and trails, natural areas and municipal engineering projects.

2. Utility and transmission facilities will be located underground. If this is not possible, any above ground *infrastructure* should be integrated, grouped, combined or appropriately screened to improve urban design. The *City* will work with the *Region* and utility companies in planning for and locating, relocating or replacing facilities in order to identify and resolve potential issues and mitigate any adverse impacts.

3. Increased connection to the Grand River and its tributaries may be required through enhancements to the trail system including access stairs and ramps, additional connections and pedestrian bridges, where appropriate. This could be accomplished through either public or private *development* proposals.

5.6 Gateways

1. Key intersections within the city may be identified as gateways into the city or into specific areas of the city. Entrances to the community core areas will be treated as gateways.

2. Distinctive design requirements for gateways will be identified through the *development* review process, including prominent building form and landscaping, and may be detailed in urban design guidelines.

5.7 Site Development and Buildings

1. *Development* will be:

a) *compatible* in terms of massing and scale with the existing and planned streetscape; and

b) provide appropriate transitions in height to adjacent buildings.

2. Buildings generally will be situated at or near the street edge to frame the street and will have compatible front yard setbacks with adjacent buildings.

3. Blank building walls are discouraged along street frontages. Unless there is no other feasible alternative, active facades will be required in the design and treatment of buildings at street edges and intersections and should include features such as transparent windows and public entrances facing the street.

4. Building materials and architectural features for *development* or site/building improvements within the Community Core Areas will be respectful of the local context.

5. Site layout shall incorporate pedestrian walkways and connections to encourage and enhance walkability and access. Pedestrian connections on site will connect directly with public sidewalks and transit stops unless there is no other feasible alternative.

6. Placement of outdoor lighting will complement the building design and prevent or minimize impacts on the night sky and adjacent properties. The impact of lighting will be reviewed through the site plan approval process.

7. Pedestrian scale lighting shall be provided to accent walkways, steps, ramps, building entrances, building parking facilities and transit stops.

8. Where possible, servicing, loading, waste storage areas and building utilities/mechanical equipment will be located internal to the building or to the rear of the building and will be screened from view from adjacent streets.

5.8 Sustainable Design

1. Energy efficiency and sustainability is encouraged in neighbourhood, site, building and roof design through the use of conservation and renewable energy systems and practices and *low impact development* stormwater management.

2. The integration of green building technologies, or other recognized environmental standards in site and building design such as *Leadership in Energy and Environmental Design (LEED®)* principles is encouraged. Financial incentives may be used in accordance with the height and density bonusing policies in Section 10.16 for *sustainable development* projects.

3. Building adaptation and reuse is encouraged in *redevelopment* proposals.

5.9 Accessibility / Universal Design

1. *Development* will be consistent with the standards and regulations of the Accessibility for Ontarians with Disabilities Act, 2005 and the Ontario Building Code.

2. *Accessible* features will be well-integrated within the function and design of sites and continuous barrier-free access will be provided to buildings and features from public sidewalks and parking areas.

3. New municipal buildings and facilities and modifications to existing municipal buildings and facilities will be designed in accordance with the Facility Accessibility Design Standard as adopted by *Council* and will ensure accessibility to all, regardless of limitations.

5.10 Safety

Site *development* and public realm projects will incorporate crime prevention design standards such as the principles of Crime Prevention Through Environmental Design (CPTED) to ensure that new *developments* are designed to address safe living and working environments and reduce potential hazardous situations through the:

a) consideration of natural surveillance of outdoor spaces;

b) avoidance of the creation of secluded areas;

c) clear demarcation of access and egress areas; and

d) appropriate placement and use of lighting.

5.11 Parking

1. Underground parking, internal parking or parking structures are encouraged where feasible. The design of parking structures should include active ground floor uses adjacent to the street where appropriate.

2. The design and layout of surface parking will consider the following:

a) location to the rear or side of the building;

b) screening and buffering from public streets;

c) landscape and pavement treatments to break up large parking areas;

d) safe pedestrian movement;

e) pedestrian oriented lighting;

f) *sustainable design;* and

g) *bicycle parking and movement.*

3. Shared parking arrangements between adjacent uses and reduced parking requirements may be considered through the *development* review process including *transportation demand management* measures as described in Section 6.15.

4. Access driveways for commercial, industrial, institutional and higher density residential uses will be shared where possible to reduce traffic conflicts on adjacent streets.

5. Bicycle parking should be provided in close proximity to building entrances.

5.12 Signage

1. The design and placement of signage will complement the streetscape and the built form and will minimize visual clutter.

2. Signs will be incorporated into the architectural design of the building. Placement of signage will be assessed as part of the design of the building and considered as part of a landscaping plan through site plan approval.

3. In Community Core Areas and where addressed in urban design guidelines, overhead lighting of signage is required instead of backlit signage unless there is no feasible alternative.

5.13 Public Art

1. The *City*'s Arts and Culture Master Plan will be implemented to promote public art and to assess and acquire works of art for placement on *City* owned property.

2. Public art is encouraged throughout the city and *development* proponents are encouraged to incorporate art into site design.

Note: Sections 5.14 to 5.16 are Implementation

5.14 Urban Design Guidelines

1. The *City* will promote and foster the creation of a quality built environment through urban design. In order to provide guidance to the *development* process in terms of achieving a high standard of design and meeting the urban design objectives and policies of this Plan, the *City* will prepare and approve urban design guidelines, which do not form part of this plan, to address items such as the following:

a) site design, building placement, and exterior building design details;

b) height, density, scale and massing;

c) safety;

d) *accessible* design;

e) compact urban form in the interests of such matters as pedestrian scale, neighborhood identity and the efficient use of energy, land and *infrastructure;*

f) integration, conservation and enhancement of the *natural heritage system* and *cultural heritage resource*s;

g) identification of protected views and vistas;

h) linkages, including pedestrian, cycling, vehicular, rail, transit and those involving the natural environment, both within and outside of the *development*;

i) architectural and landscape materials use and design;

j) the public realm;

k) *sustainable* public and private services and facilities;

l) flexible standards for *redevelopment* and infilling, such as parking requirements, road allowance widths, tree planting in boulevards, and street lighting;

m) *transit oriented development* standards;

n) shade and access to sunlight;

o) connectivity;

p) site aspects that minimize impervious surfaces and operate in conjunction with *low impact development* stormwater management techniques;

q) creation of unique, identifiable spaces; and

r) any other matters as identified by the *City.*

2. Urban design guidelines may be developed for the city as a whole and/or for specific areas such as:

a) the *Urban Growth Centre* and Community Core Areas;

b) Reurbanization Corridors;

c) *Major Transit Station Areas*;

d) *designated greenfield areas* (e.g. new subdivisions);

e) residential, commercial and *employment areas*;

f) *Heritage Conservation Districts* and *Heritage Character Areas*; or

g) Regeneration Areas.

5.15 Urban Design Studies

1. *Development* proponents may be required to submit an urban design study to the satisfaction of the *City* that addresses:

a) how the proposal meets the objectives and policies of this Plan;

b) how the proposal fits within any *Council* approved urban design guidelines that apply to the site and/or its area;

c) proposed and alternative building types, massing, and building materials with a minimum of three concepts to be submitted unless otherwise specified;

d) integration of the proposal into the surrounding streetscape and its relation to surrounding buildings demonstrated through two dimensional and three dimensional visual representation;

e) access to sunlight as well as the provision of shade in public and private areas for its health and environmental benefits;

f) landscaping plan including the integration of existing trees and vegetation into the site design and integration with *natural features* and trails;

g) utilities servicing plan; and

h) any other requirements as identified through the *development* application process and/or site plan control.

2. A *development* proponent may be required to undertake a comprehensive urban design study which includes lands adjacent to and within the vicinity of the proposed *development* site. The comprehensive urban design study will address the elements outlined in Policy 5.15.1.

3. The study area for urban design studies will be determined by the *City* in consultation with the *development* proponent.

5.16 Urban Design Review

The *City* may engage a qualified professional or establish a Design Peer Review Panel to provide independent professional advice on design matters as part of the planning approval process. If a Design Peer Review Panel is established, the panel's membership and review criteria will be set out in a *Council* adopted Terms of Reference.

Chapter 6: Transportation and Infrastructure

6.0 Introduction

Cambridge is served by an extensive multi-functional transportation network including a combination of *Provincial* Highways, *Regional* and local Municipal Roads. The provision of *infrastructure* such as roads, stormwater facilities, municipal water and sanitary sewers is necessary to support urban *development* within the city. The *City* recognizes the importance of providing *infrastructure* in a timely manner and that the maintenance and *sustainability* of existing facilities is important for the vitality and growth of this community.

6.1 Objectives

The following objectives provide a foundation for the transportation and *infrastructure* policies of this Plan to:

a) provide, in partnership with the *Province* and *Region,* a safe, *sustainable*, effective, *accessible* and energy efficient transportation system, using a wide range of travel modes to move people and goods;

b) reduce dependence on the automobile by increasing the number of people using public transit, walking and cycling;

c) protect rail corridors to allow for the provision of improved passenger and freight rail service;

d) encourage the appropriate land use for discontinued rail corridors;

e) work with the *Region* to ensure that there is capacity in the water and wastewater system to accommodate new *development* in the urban area before allowing it to proceed; and

f) allocate capacity available within the water and wastewater system in a manner which will allow the *City*, in co-operation with the *Region*, to meet the targets established in this Plan, which are in conformity with the Provincial Growth Plan and Regional Official Plan.

6.2 Hierarchy of Roads

1. The *City* recognizes a hierarchy of existing and future roads comprising a multi-functional road network of the following systems, which provide a critical component of a comprehensive transportation network to safely and efficiently move people and goods:

Table 5: Hierarchy of Roads

(This table can be used as an alternate or a supplement to written description below)

R.o.W. is used for right-of-way

Road Type	Access Control	Function	Design Guidelines
Provincial Highway - Freeway (e.g. Hwy. 401)	Restricted to existing or potential grade-separated interchanges	• Inter-regional and long distance traffic (part of *Provincial* highway system) • Inter-regional high order transit • Connect major centres in different regions • Carry high volumes of traffic including truck traffic	• Full access control • Minimum 4 travel lanes • Noise sensitive land uses discouraged along R.o.W. • Geometric and access control by the Province
Provincial Highway – Non Freeway (e.g. Hwy. 8 (Branchton Rd. area), Hwy. 24 (Water St. S.)),	Partial (Access control by *Province*)	• Inter-municipal and inter-regional travel • Regional or high order transit • Connect centres in different regions • Carry high volumes of traffic including truck traffic	• Partial access control, especially for new development by the Province • Minimum 2 travel lanes • Transit supportive land use encouraged in urban areas
Arterials (*Regional* roads)	Partial (Access control by *Region*)	• Serves regional and local travel demands • Connects to Provincial Highway system • Connect local and regional nodes • Carries high volumes of traffic including truck traffic • Accommodate public transit	• Some access control • 2 to 6 lanes, usually undivided • Transit supportive land use encouraged along R.o.W. • R.o.W. width see ROP • encourage bike lanes
Collectors (Local roads)	Limited (generally not required)	• Connects neighbourhoods • Distribute traffic to and from arterials • Provide transit routes • Provide access to adjacent land uses	• 2 to 4 travel lanes • On street parking permitted (subject to specific regulations) • R.o.W. width up to 30 m • encourage bike lanes
Local (Local roads)	Not required	• Provide access to adjacent land uses • May accommodate transit connections	• 2 travel lanes (potential for additional turning lanes) • On street parking permitted (subject to specific conditions) • R.o.W. width 18.5 to 20m • encourage bike lanes

Road Type	Access Control	Function	Design Guidelines
Rapid Transit Corridor (*Regional* roads)	Where operated on exclusive R.o.W. May use Arterial Roads	• Serve inter-municipal and higher order transit demands • Connect the Galt City Centre, Preston Towne Centre, Regional Scale Node and the Can-Amera/ Hespeler Road Community Node	• Exclusive R.o.W. for transit vehicles preferred • Transit supportive land use to be encouraged, especially around stations
Rural Roads (Generally outside of urban area) (Local & *Regional*)	Limited (generally not required)	• Provide access to adjacent land uses	• 2 travel lanes + shoulders and ditches • R.o.W. width to 30m • possible active transportation facilities

a) ***Provincial* Highway - Freeways,** consisting primarily of multi-lane facilities shown on Map 7A, which are owned and under the jurisdiction of the *Province*, generally having the capacity for two to six lanes divided, with access to the right-of-way anticipated to be restricted by the *Province* to existing or potential grade-separated interchanges, serving long distance travel and including staged freeway development, where the initial phase may include less lanes than planned with intersections at grade;

b) ***Provincial* Highways – Non Freeway,** consisting primarily of two or multi-lane facilities as shown on Map 7A, which are owned and under the jurisdiction of the *Province*. Access and land use controls for properties fronting on these highways are controlled by the *Province*. These roads connect centres in different regions and are expected to carry high volumes of traffic including truck traffic and will be used for inter-regional transit;

c) **Arterial roads,** consisting of two or multi-lane facilities as shown on Map 7A, which are under the jurisdiction of the *Region*, generally having a capacity for two to six lanes usually undivided, with access to the right-of-way anticipated to be restricted wherever possible to intersections at grade with other arterial or collector roads and, where not possible, to individual driveways where access, in the opinion of the *Region* can be safely provided, serving local and *Regional* transportation needs and bicycle lanes with appropriate landscaping will be encouraged The Right-of-Way widths for *Regional* roads are established in the Regional Official Plan;

d) **Collector roads,** consisting of facilities as shown on Map 7A, which are under the jurisdiction of the *City*, generally having a capacity for two to four lanes usually undivided, with access to the right-of-way anticipated to be restricted where necessary to intersections at grade with other roads or to individual driveways which, in the opinion of the *City*, can be safely provided, serving public

transit and to collect local traffic for distribution to major arterial roads and, where safety consideration warrants it to provide direct access to abutting land uses and bicycle lanes will be encouraged. These roads will have a maximum right-of-way width of 30 metres and bicycle lanes are encouraged;

e) **Local roads,** consisting of roads not shown on Map 7A, which are under the jurisdiction of the *City*, generally having a capacity for two travel lanes usually undivided, with access to the right-of-way controlled by safety considerations and serving to provide direct access to abutting land uses. Local access roads may be further regulated by the *City* to deal in greater detail with such matters as pedestrian safety, access and potential traffic volumes and flows. These roads will have a right-of-way width ranging from 18.5 metres to 20 metres and bicycle lanes are encouraged;

f) ***Rapid transit* corridors** will accommodate *rapid transit* service operating in mixed traffic or on an exclusive right-of-way on an arterial road or *Provincial* highway. *Transit oriented development* will be supported along these corridors along with transit priority measures and especially within *Major Transit Station Areas* and Reurbanization Corridors*;*

g) **Rural roads,** consisting of roads generally outside of the urban area, not shown on Map 7A, which are under the jurisdiction of the *City* or *Region*, generally having a capacity for two travel lanes, with access to the right-of-way controlled by safety considerations and serving to provide direct access to abutting land uses. These roads will include unpaved shoulders and drainage ditches and possibly active transportation facilities, such as bicycle lanes and pedestrian walkways within the maximum right-of-way width of 30 metres.

2. The *City* will work with the *Region* in consultation with the *Province* to identify improvements to existing roads and potential new roads to improve accessibility and safety, including accommodations for pedestrians and cyclists on arterial roads. The *City* recognizes the need for appropriate context sensitive design in some situations, such as *scenic heritage roads* and *Environmentally Sensitive Landscapes*.

3. The establishment of the major transportation facilities shown on Map 7A of this Plan may preclude the *development* of any affected lands in accordance with the designations shown on Map 2. New transportation facilities and future study areas, as shown on Map 7A, are subject to approval through the *environmental assessment* process, which will determine their need and further define the route and design of these proposed transportation improvements.

6.3 Protection of Required Rights-of-Way

1. As a condition of approval for any *development* application, the applicant is responsible to dedicate to the *City*, free of charge, any lands required to bring that public road to the right-of-way width identified in this Plan, including elements such as grade-separated interchanges, turning lanes at intersections, day-lighting corners,

roundabouts, cut and fill, utility easements, sidewalks and noise attenuation structures and berms, in accordance with the provisions of this Plan. The extent of proposed road widening for the following road categories are as follows, except where specifically identified in Appendix B of this Plan:

Urban Roads:

Local Road	18.5 metres (minimum), 20 metres (maximum)
Collector Road	30 metres (maximum)
Arterial Road	50 metres (maximum)
Rural Roads:	30 metres (maximum)

The actual right-of-way width will vary depending on the number of travel lanes, parking lanes, bicycle lanes, the width of sidewalks and whether sidewalks are provided on both sides. For rural roads the right-of-way width will vary depending on number of travel lanes, shoulder width, ditches and whether an active transportation facility is provided.

2. A road widening shall be taken equally from both sides as measured from the centre line of the original road where feasible. However, where circumstances, such as topography, existing or proposed development or utilities, make widening of the road equally on both sides not feasible, the *City* may take a greater proportion on one side to the maximum extent of widening identified in this Plan.

3. The *City* will confirm whether a road widening is required as per the Official Plan or whether the property for the road widening has already been acquired, upon receipt of a *development* application.

6.4 Provincial Roads

1. The *City* will work with the *Province* in matters dealing with the maintenance, expansion, addition or delegation of roads under *provincial* jurisdiction. Such road related matters will be reviewed in the context of the overall road network needs, as defined by comprehensive transportation studies undertaken by the *City* in partnership with the *Region*, and the *Province* including the financial implications of capital expenditures, ongoing maintenance requirements and compatibility issues.

2. The *Province* shall be consulted where *development* is proposed adjacent to a *Provincial* highway and required permits, such as road entrance permits, shall be obtained prior to construction being undertaken. To assist in this process, any major *development*, which may generate a significant amount of traffic, or have a specific impact on traffic movements and safety, must submit as part of the *development* review process, a comprehensive transportation impact study.

6.5 Regional Roads

1. *Regional* roads are an important component of the transportation system. All of the arterial roads within the city are *Regional* roads. The *City* will cooperate with the *Region* to ensure that these roads are planned, built and maintained to move people and goods in a safe, efficient and effective manner throughout the city and provide connections to other parts of the region in conjunction with *Provincial* and local roads. *Transit oriented development* will be encouraged along *Regional* roads where appropriate, in accordance with the *Region's* Context Sensitive Transportation Guidelines. The *City* will collaborate with the *Region* in any reviews of the *Regional* plans and guidelines associated with transportation matters.

2. The *City*, after joint review, and with the agreement of the *Region* may pass By-laws to modify which roads are under the jurisdiction of the *Region* in order to further improve the transportation system. If there is no change in the function of the road then an amendment to this Plan will not be needed.

3. The *City* will co-operate with the *Region*, regarding matters associated with *Regional* roads, including access, site circulation, *development* affecting a *Regional* road and traffic control, in accordance with the provisions of the Regional Official Plan.

4. The *Region* will be consulted regarding any *development* application associated with a *Regional* road or *Regional* Transit System and the applicant may be required to undertake various measures, such as transportation impact study and associated improvements as outlined in the Regional Official Plan, land dedication for various purposes, easements, noise attenuation, fencing, grading, associated transit and *active transportation* amenities and stormwater management, as well as obtain the necessary road entrance permits, from the *City* and the *Region*.

5. The *City* may prepare a Transportation Master Plan to identify changes and improvements to the local road system, which will be reflected on Map 7A.

6.6 Truck Routes

The *City* may identify specific routes for the use of heavy trucks, including *Long Combination Vehicles*. These routes will generally make use of Freeways, *Provincial Highways*-Non Freeways, Arterial Roads, and in some cases may include Collector Roads. The rationale for establishing truck routes will include the ability of the roads from a design and construction perspective, to handle this form of traffic in a safe manner and whether this type of traffic is *compatible* with the neighbouring area.

6.7 Private Roads and Laneways

1. The *City* may permit public and private laneways subject to an evaluation by the *Region* and the *City* regarding their function, operation, servicing and financial feasibility.

2. The *City* will not assume any existing or new private roads, including common element roads or associated features, such as retaining walls created through the *development* process.

3. Private roads and laneways must be maintained by the owner(s) and remain unobstructed in order to meet the access requirements for which they were designed including access by emergency services.

4. All private roads and laneways must be designed to meet the *City's* and Ontario Building Code requirements for a fire route or any other applicable legislation.

6.8 Interchanges

The *City* will encourage the installation of grade-separated interchanges at the intersection of roads carrying high traffic volumes and require the protection of sufficient lands to accommodate such potential interchange facilities until such time as appropriate analysis confirms that a grade separated interchange in such locations are no longer necessary and advisable or until such time as traffic flows, safety and other considerations warrant the development of interchange facilities at these locations.

6.9 Traffic Calming and Signalization

1. The *City* will employ a wide range of measures, including traffic calming techniques, such as roundabouts, where justified, to increase safety and effectiveness of the transportation system for pedestrians, cyclists and vehicles.

2. The *City* will cooperate with the *Region* regarding installation of signalization in appropriate locations to improve safety and the effectiveness of the transportation system.

3. Implementation of these measures shall be subject to a review in accordance with the provisions of this Plan and the Environmental Assessment Act and the Municipal Class Environmental Assessment.

4. Where appropriate the *City* will evaluate and implement traffic calming measures on a neighbourhood basis.

6.10 Public Transit

1. The *City* supports a coordinated, multi-modal approach to transportation, which includes a strong public transit system. To this end the *City* will work with the *Region*, the *Province* and other partners to plan, improve and promote the public transit system as an alternative form of transportation within the city. *Rapid transit* service in Cambridge will operate in mixed traffic or on an exclusive right-of-way on an arterial road or *Provincial* highway. In addition, the *City* supports the addition of effective inter-municipal transit links including the extension of GO Transit services to Cambridge.

2. In accordance with the approved Regional Official Plan, Regional Transportation Master Plan and *Provincial* initiatives the *City* will support transit supportive densities in the following areas, to assist in strengthening the public transit system including:

a) *Urban Growth Centre;*

b) Community Core Areas;

c) Nodes;

d) Regeneration Areas;

e) Reurbanization Corridors; and

f) *Major Transit Station Areas.*

3. *Council* may take other actions, including studies, passing of by-laws, as well as design and operational measures, such as provision of sidewalks and transit associated facilities to improve the effectiveness of the public transit system in the city.

4. Measures to encourage and/or support *transit oriented development*, existing and planned high frequency transit services, such as reductions in the amount of required parking, limiting the amount of surplus parking and considering *transportation demand management* programs as a community benefit under Section 10.16 of this Plan, may also be used.

5. The *City* will encourage higher density *development* along existing and planned high frequency transit routes, in accordance with the Provincial Growth Plan, when reviewing *development* proposals if appropriate. *Council* may introduce transit priority measures to increase the efficiency of transit, including bus only lanes, traffic signal priority, and bus activated signals.

6. The *City* will continue to explore opportunities for multi-modal passenger terminals, in co-operation with the *Region* and other agencies.

7. Major public transit corridors, within the city*,* are shown on Map 7B.

6.11 Active Transportation

1. The *City,* in partnership with the *Region* and other agencies, will seek to enhance the provision of safe facilities for pedestrians and cyclists. Consideration will be given to ways to encourage walking and cycling throughout the *City,* in accordance with the *Region*'*s* Pedestrian Charter, as well as other *Regional* and *City* Master Plans and guidelines, which may be updated as required on a collaborative basis with the *Region*.

2. Measures to increase *active transportation* will be required where feasible as part of *development* proposals such as, bicycle paths, bicycle racks, pedestrian walkways, sidewalks, enhanced sidewalks and transit shelters.

3. The design of municipal roadways will include provisions for measures to facilitate safe and *accessible active transportation*, while providing for the safe and effective movement of vehicles. The provision of such features may be considered as a component of a community benefit package, under Section 37 of the Planning Act and Section 10.16 of this Plan.

4. The benefits of cycling are significant to individuals, our community and the environment. Providing a cycling network is key to encouraging more people to cycle. Schedule 5 identifies existing and proposed cycling routes in the city. This Schedule may be updated periodically, without an amendment to this Plan.

6.12 Bridges

There are a limited number of bridge crossings of the Grand and Speed Rivers, and other major barriers like Highway 401, as shown on Map 7A. The *City* will consider, where appropriate, opportunities to improve accessibility across major barriers for pedestrians, cyclists and vehicles in a safe and *sustainable* manner. Improvements will be in conformity with the provisions of this Plan, the Regional Official Plan, Grand River Conservation Authority (GRCA) regulations and the Environmental Assessment Act.

6.13 Railways

1. The *City* encourages and will work with the railways, appropriate agencies and affected parties to provide effective freight rail service in the Employment Corridor, Business Industrial and Industrial designations on Map 2 of this Plan. The extension of railway lines into or adjacent to a residential designation, as designated in this Plan, will be subject to an *environmental assessment* process, which will consider impacts, such as noise and vibrations, on the neighbouring areas.

2. The *City* encourages the provision and expansion of scheduled passenger rail service, including GO Transit service to Cambridge. The *City* may take actions required to encourage and implement the expansion of passenger rail service, including supporting facilities and services without amending this Plan.

3. The grade separation of railway main lines and the arterial roads, shown on Map 7A, is an objective of this Plan. The *City* may take actions required to encourage and implement the elimination of existing main line grade crossings without amending this Plan.

4. The *City* will consult with the affected railways, the *Region*, other agencies, potential purchasers and other affected parties, regarding discontinued railway lines, to reach an appropriate solution, which results in the productive use of these lands and where feasible maintain a continuous corridor. The *City* will review its interest in these rights-of-way for uses, such as roads, transit corridors, *active transportation* facilities, bicycle paths and utility corridors. *Council* may pass by-laws, acquire and develop and dispose of these lands for such alternative uses, without amendment to this Plan.

5. The acquisition of discontinued railway lines and utility corridors will be subject to the Record of Site Condition policies contained in the Environmental Management Section of this Plan.

6. For discontinued utility corridors, such as electric transmission corridors and pipeline easements, the *City* will consult with the affected utility corridor owner, the *Region*, other agencies, potential purchasers and other affected parties, in order to reach an appropriate land use solution for these lands. The *City* will review its interest in these rights-of-way for uses, such as roads, transit corridors, *active transportation* facilities and other utility corridors. *Council* may pass by-laws, acquire and develop and dispose of these lands for such alternative uses.

6.14 Region of Waterloo International Airport

1. The *City* supports the long term operation of the Region of Waterloo International Airport and recognizes the positive economic role and service to the public it provides.

2. The *City* will prohibit any land use or structure which could affect the operation of the Airport or cause a potential aviation safety hazard. Measures will be required to ensure mitigation of noise, odours and other potential contaminants for *sensitive land uses* being located in proximity to the airport. Where appropriate the *City* will require warning clauses in *development* agreements regarding restrictions and impacts associated with the Airport and flight paths.

6.15 Transportation Demand Management

1. In order to maximize the efficiency of the transportation system through *transportation demand management*, the *City* will encourage the private and public sectors to implement measures, such as walking, cycling, transit, car pooling, car sharing and flexible working hours, where feasible. *Transportation demand management* measures will be considered in evaluating *development* proposals.

2. A comprehensive *transportation demand management* plan, including implementation measures, may be considered a component in justifying a reduction in the required amount of parking for a *development* or *redevelopment*, based on Section 10.11 of this Plan.

3. The *City* may prepare a city wide *transportation demand management* plan, which could be part of a future Master Transportation Plan.

6.16 Water and Wastewater

1. Future growth will be focused within the Urban Area Boundary, as shown on Map 1A, subject to the availability of adequate capacity within the municipal water supply and wastewater collection system being available, in order to protect human health and the environment, including the assimilative capacity of receiving watercourses.

2. The *City* will collaborate with the *Region* on the allocation of capacity within the water and wastewater system to achieve effectiveness and efficiency within the system, in conformity with the Provincial Growth Plan.

3. Extensions of the water and wastewater systems beyond the Urban Area Boundary will be considered only if other options are not available to protect the health and safety of residents.

4. Any extensions of the water and wastewater system within the Urban Area Boundary will maximize the efficiency of the current systems.

5. Extensions of the water and wastewater system, which can be accommodated efficiently and with minimal capital investment to treatment plants and other major components of the system, will be given a higher priority than projects which require more extensive capital investment and extension of necessary *infrastructure,* except where priorities have been established in other policies of this Plan, such as the *Urban Growth Centre,* Community Cores, Nodes, Regeneration Areas, Reurbanization Corridors*,* and *Major Transit Station Areas.*

6. The *City* supports the allocation of servicing capacity to achieve the targets included in this Plan, the Regional Official Plan, the Provincial Growth Plan and the Regional Water and Wastewater Master Plan, generally based on the following order of priorities:

a) *Employment areas*, with priority given to those *developments* meeting or exceeding the Provincial Growth Plan employment *density targets*;

b) *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and *Major Transit Station Areas,* and to accommodate infill, *intensification* and *redevelopment* projects, which meet or exceed *City* targets for people and jobs per hectare in compliance with the Regional Official Plan and Provincial Growth Plan targets;

c) Residential or mixed use *developments*, which meet or exceed *City* targets in compliance with the Regional Official Plan and the Provincial Growth Plan targets for people and jobs per hectare;

d) Other residential and commercial projects, with lower population and jobs per hectare.

7. The *City* will develop and update as needed, a municipal master servicing strategy.

8. The *City* will co-operate with the *Region* in updating the Regional Water and Wastewater Master Servicing Plan on a regular basis.

9. The *City* will update the Staging of Development Report on a regular basis and cooperate with the *Region* in reviewing the phasing of proposed *developments* to ensure there is adequate servicing capacity prior to permitting them to proceed.

10. The *City* may require in advance of, or in addition to the *City's* master servicing strategy the preparation of a functional servicing plan as part of any *development* application, in keeping with the complete applications policies of this Plan, in order to ensure there is adequate capacity within the water and wastewater system to accommodate the proposed *development* or *redevelopment*. Such a study will address potential downstream impacts, where applicable, and must be prepared by a qualified professional in this field.

11. The *City* will monitor inflow and infiltration and the impacts on centralized wastewater treatment facilities.

12. The *City* in cooperation with the *Region* may permit, where the existing municipal system does not have the treatment capacity and an Environmental Impact study has shown that there will be no adverse impacts to the local environment, including groundwater, the use of on-site wastewater pretreatment for major wastewater generators.

6.17 Stormwater Management Facilities

1. All new stormwater management facilities must be approved by the *City* and be in keeping with the provisions of this Plan.

2. The *City* will explore opportunities to improve the quality and quantity of stormwater runoff in retrofit situations.

3. As a condition of *development* or *redevelopment* the *City* may accept cash in lieu for stormwater management facilities, where a centralized facility will be more effective, subject to the analysis provided in a master drainage plan and/or an area specific functional drainage study.

4. The *City*'s objective is that all elements of the stormwater drainage system should be separated from the wastewater system.

5. Privately owned stormwater management facilities must be maintained to their approved design standard, including those of the *Provincial* environmental compliance approval. The *City* will not assume the ownership or maintenance of these privately owned facilities.

6. The *City* encourages the use of innovative *low impact development* design and technologies in new *development* and *redevelopment* in addition to the required stormwater management quantity facilities.

7. The *City* will provide and maintain municipal drains in compliance with the Drainage Act.

6.18 Utilities

1. The *City* will review proposals to locate or replace utilities, including natural gas, water, sewer, electrical and communications facilities, within road allowances in order to minimize the impact on the existing and proposed community as well as landscaping and *natural features*.

2. The *City* will promote the coordinated planning of public and private utilities, including the use of common corridors, burial of utilities, and grouping of above ground *infrastructure* where feasible, in order to minimize their impact on the surrounding area, including *cultural heritage resources* and the *natural heritage system*.

3. As part of the *development* review process an analysis of whether necessary utilities can be provided in a timely manner will be undertaken, and, where necessary, appropriate locations for large utility equipment and cluster sites will be determined.

4. Secondary uses, such as passive recreation and *active transportation* facilities along utility corridors will be encouraged, where feasible.

5. The priority for re-use of utility corridors will be for other utilities or for recreational uses and *active transportation* facilities.

6.19 Environmental Assessment Act and Municipal Projects

1. The purpose of the Environmental Assessment Act is to ensure that environmental factors are taken into account in the earliest stages of planning an undertaking. An *environmental assessment* is the identification and evaluation of the effects of an undertaking and its alternatives on the environment including the natural, social, cultural, built and economic environments. Many of the activities undertaken by the *City* are subject to the Environmental Assessment Act.

2. The *City* will conduct the appropriate level of *environmental assessment* for *City infrastructure* projects subject to the Environmental Assessment Act.

3. Where a *development* application has an associated *infrastructure* project(s), subject to the Environmental Assessment Act, the *City* will endeavour to use an integrated Planning Act / Environmental Assessment Act process to streamline and more effectively meet the requirements of both Acts.

4. Where a proponent is required under the Environmental Assessment Act to complete an *environmental assessment* of an undertaking, any license, regulation, by-law or other requirement in order to proceed with the undertaking shall not be issued or granted prior to completion of the *environmental assessment*.

Chapter 7: Parks and Open Space

The protection, enhancement and restoration of Cambridge's parks and open spaces, and the acquisition of new lands to support future demands, is a priority for the *City.* Parks and open spaces are an indispensible component of a *complete community* and contribute significantly to the health, economic, environmental, social and quality of life aspects of the city. The Cambridge Official Plan recognizes existing recreational parks and facilities while protecting, enhancing and/or restoring the *Natural Heritage System*. *Intensification* and changing demographics will present new opportunities and challenges in parks and open spaces planning and services provision. The social aspects of the parks and open space land uses are further detailed within various master plans.

7.0 Objectives

The following objectives provide a foundation for the parks and open space policies of this Plan, to:

a) support social, cultural, artistic, heritage, educational and recreational initiatives that accommodate a range of needs;

b) promote the establishment and operation of facilities and services which are *accessible* and served by public transit where feasible;

c) maintain and further develop an *accessible*, continuous, safe and well maintained trail system;

d) protect the parks, open space, gardens, private landscapes, views, vistas, and other neighbourhood characteristics and *cultural heritage resources* associated with *cultural heritage landscapes;*

e) balance the needs for active and passive recreation while protecting *natural features*;

f) pursue opportunities for additional open space throughout the city, including parkland dedications under the Planning Act, the purchase of land, and partnerships with other community interests;

g) develop a full range of publicly accessible built and natural settings and high quality, vibrant, and attractive public open spaces and public realm design elements as components of *intensification areas* and as foundations of *complete communities*;

h) acquire land in order to meet future cemetery, recreation, parks and open space demands; and

i) protect, enhance, or wherever feasible and appropriate, restore natural features and their ecological functions within the parks and open space system.

7.1 The Open Space System

1. The open space system within Cambridge is a network of parks, open space, active and passive recreational facilities, trails, and cemeteries. The open space system includes the following key elements:

a) *natural heritage system*;

b) Core Environmental Features;

c) floodplains and *hazardous lands*;

d) *cultural heritage landscapes;*

e) publicly-owned parks and open space;

f) privately-owned parks and open space; and

g) cemeteries.

2. The *City* will establish a comprehensive public open space system to create healthy active communities, pedestrian/cycling infrastructure, and a full range of publicly-*accessible* built and natural settings for recreation, including facilities, parklands, open space areas, bikeways and trails.

3. Wherever feasible and appropriate, river valleys, watercourses, utility rights-of-way, discontinued railway lines, *cultural heritage resources,* pedestrian walkways, bicycle paths, hedgerows, woodlots, cemeteries or similar features should be considered for incorporation into the design of the parks and open space system to provide for the physical continuity of and connection between different components of the system.

4. The *City* will encourage the continuation of existing, and the creation of new, publicly accessible open space along the banks of the Grand and Speed Rivers and their tributaries by establishing new public open spaces and enhanced trail connections, particularly in the Community Core Areas, through the *development* process.

5. The Trails Master Plan and Bikeway Network Plan serve as the standard for the future planning and development of an integrated trail system throughout Cambridge.

6. *Council* may pass by-laws, acquire and develop land, enter into agreements with *School Boards*, the Grand River Conservation Authority (GRCA), utility companies or private landowners or otherwise facilitate or encourage the management and use of lands for purposes to satisfy municipal public recreation area standards set by the *City*.

7. The *City* may acquire or enter into agreements to use lands located outside of the municipality for public recreational purposes where appropriate opportunities exist that would benefit the Cambridge community.

8. For the purposes of providing an adequate system of burial grounds, and if a sufficient amount of suitable land may not be available within the city for such purposes,

Council may pass by-laws, acquire and develop lands in another municipality for such purposes pursuant to the Cemeteries Act.

9. The designation of privately-owned lands in this Plan as Open Space shall not be construed as requiring the *City* or any other agency to acquire such lands.

10. The *City* will plan neighbourhood parks as areas of open space that provide active or passive recreational opportunities and are intended to be centrally located within a neighbourhood, provide safe and convenient pedestrian access, and where feasible will be located adjacent to schools in order to maximize multiple and shared use.

11. The *City* will plan community parks which serve the recreational needs of several neighbourhoods or the entire city. These parks accommodate both vehicular and pedestrian access and facilities and are intended to provide both informal and organized recreational pursuits. Community parks may be located adjacent to larger open space such as school facilities in order to maximize multiple and shared use.

12. Wherever feasible and appropriate the *City* will seek to provide increased shade in the open space system both on its own lands and elsewhere in collaboration with the *School Boards*, the *Region*, the GRCA, community organizations and private landowners.

13. A trail network is an important part of the quality of life in the city. Trails provide recreational opportunities for those who live in and those who visit the city. This Schedule may be updated periodically, without an amendment to this Plan.

7.2 Community Space

The *City* will create, or encourage the creation of, *accessible* community spaces that can accommodate and promote public performances, gatherings and community events, with particular emphasis on the Community Core Areas and areas in proximity to the Speed and Grand Rivers, based on pedestrian-friendly environmental design principles, and where feasible with access to public transit.

7.3 Partnerships

The *City* will advocate and practice an open, inclusive, and collaborative process for the planning and development of services, facilities, and interpretive programs and elements within the open space system, and will:

a) work with and, where appropriate, enter into agreements with, community groups, human service agencies, *School Boards*, and other public, private or nonprofit organizations or interests; and

b) apply these policies through implementation of the *City's* Master Plans and the *City's* Zoning By-law.

7.4 Key Considerations for Services and Facilities

The *City* will plan and create opportunities through the applicable Master Plans for the provision of a range of services and facilities, including outdoor spaces.

7.5 Implementation Plans

1. The implementation instruments for the policies in this Plan include the:

a) Master Plan for Parks, Recreation and Open Space and its update document, the Master Plan for Leisure Services/Facilities;

b) Trails Master Plan;

c) Accessibility Plan;

d) Bikeway Network Master Plan;

e) Arts and Culture Master Plan;

f) *Heritage Master Plan*;

g) *City's* Corporate Policies and Procedures; and

h) *City's* Zoning By-law.

2. The *City* will regularly revisit and update Master Plans as appropriate and/or develop new strategic documents.

7.6 Major Urban Greenlands

Major Urban Greenlands are relatively large, publicly *accessible* parklands or open spaces located within urban areas that are owned and maintained by the *City, Region,* or the GRCA and the *City* values these urban greenlands for their environmental, hydrological, recreational and public health benefits, as they are intended to help maintain a balance between the built and natural environment. The designation, protection and use of the Major Urban Greenlands will be in keeping with the policies contained in the Major Urban Greenlands policies of the Regional Official Plan.

7.7 Urban Greenlands Strategy

The *City* will collaborate with the *Region*, GRCA, and other stakeholders to develop an *Urban Greenlands Strategy* in accordance with the Major Urban Greenlands policies of the Regional Official Plan.

7.8 Parkland Dedication

1. In accordance with the Planning Act and the City's Parkland Dedication By-law,

the City will require the conveyance of land for park or other public recreational purposes, or payment in lieu of such conveyance, as a condition of *development* or redevelopment, subdivision approval or consent at the rate of:

a) For residential purposes, the greater of the following shall be conveyed to the City for parkland:

   i. a portion of the land area not exceeding 1 hectare per six hundred (600) net residential units proposed as part of the *development* or redevelopment; or

   ii. five-percent (5%) of the total area of the land.

b) For residential purposes, in lieu of the conveyance of land, the City may require a payment-lin-lieu of a land dedication equivalent to the value of 5% of the land area, or the alternative rate as set out in the Planning Act for cash in lieu payments;

c) For commercial or industrial purposes, a portion of the land and/or payment in lieu equivalent to the amount not exceeding 2% of the total area of the land being developed.

2. *Council* may pass by-laws pursuant to the Planning Act and other applicable legislation outlining the cash-in-lieu of parkland contributions that are to be applied as a condition to the *development* of land for residential, commercial or industrial purposes.

3. Where parkland dedication is required by this Plan, the *City* will ensure that the land is suitable for development as a park. Generally, the parkland dedication should satisfy the following criteria:

a) the site satisfies the development criteria for recreation areas where appropriate;

b) the site is not susceptible to nuisance flooding, poor drainage, erosion, steep slopes or other environmental or physical conditions that would interfere with its potential development or use as an active public recreation area. Sites subject to these conditions may be integrated, where possible, into the development of municipal park areas by serving as pedestrian walkways, as part of a linear trail system, as passive recreation areas, or as natural areas;

c) the site may be suitable for expansion of the Trail Network as recommended in the Master Plan;

d) the site is oriented to take advantage of favourable topography, vistas and mature stands of trees where possible and desirable;

e) the lands should be dedicated in a condition suitable for parkland development in accordance with any applicable standards of the *City*; and

f) the *City* will require evidence that no environmental contamination exists on the lands in conformity with Policy 3.B.6.2.1.4 of this Plan.

4. Core Environmental Features, *hazard lands* and floodplain lands as described and/or identified in this Plan as part of the *natural heritage system* may not be accepted as parkland dedication.

5. Stormwater management areas will be on lands dedicated to the *City* in addition to any lands required to be dedicated for park purposes under the Planning Act in accordance with Policy 3.B.3.4.

7.9 School Sites and Parks

It is recognized that school sites often provide an important open space resource within the community. Therefore, the *City* will continue to co-operate with *School Boards* in obtaining new school sites and integrating such sites with municipal parkland. More specifically, the *City* will pursue the following:

a) where desirable and feasible, municipal parkland will be developed in conjunction with elementary or secondary school sites;

b) where there is a shortage of neighbourhood or community parks and there are undeveloped and/or surplus school sites within the neighbourhood, the *City* may enter into an agreement with the respective *School Board* regarding the development of the land for parks purposes; and

c) where municipal parkland is obtained adjacent to a new school site, such parkland shall be of a size, configuration, condition and location and have appropriate access so that it can function properly as a neighbourhood or community park in the event that the school property is not developed.

7.10 Markets and Community Gardens

The *City* supports a strong local food system through its Farmers' Market*, temporary farmers' markets*, and *community gardens.* The *City* recognizes that *community gardens* contribute to the overall parks and open space system and access to locally grown food.

7.11 Community Stewardship

The *City* recognizes the importance broad community involvement in achieving the land use objectives contained in this plan. The involvement of a variety of community interests is supported by *Council,* including the use of *Council* endorsed conservation easements, where appropriate, to protect privately owned lands and the establishment of community-based land trusts.

Chapter 8: Land Use Policies and Designations

8.0 Introduction

This Chapter includes policies for the land use designations identified on Map 2 and related Maps and Figures. The policies in this Chapter shall be read in conjunction with the principles, objectives and policies in the other parts of this Plan.

8.1 General Land Use Policies

8.1.1 Establishment of Designations

Integration of a variety of *compatible* land uses, including mixed use *development*, where appropriate, is an important component of this Plan. As a result, a system of land use designations for specific geographic areas has been prepared (as shown on Map 2). These designations will define a range of permitted land uses and other related policies, which will apply to specific areas and in some cases individual properties. In addition to the land use designations there may be specific policy provisions for particular areas or properties, which reflect special circumstances.

8.1.2 Uses Permitted in All Designations

Certain land uses are permitted within all land use designations in the city, subject to the provision of adequate *infrastructure*, including potable water and wastewater treatment where needed. The exception would be the Natural Open Space System designation, where the particular land use would cause significant environmental damage or would be subject to dangerous conditions, as determined through the environmental analysis and Grand River Conservation Authority (GRCA) regulations. The uses generally permitted in all land use designations are:

a) any use by the *City*, the *Region*, the *Province* and the Government of Canada. This includes any department, agency, board or commission of the various levels of government, including utilities for the generation and distribution of electricity;

b) the facilities, other than administrative offices, sales outlets, studios, garages, depots or yards, of any privately owned or other public service utility, pipeline company or broadcasting company;

c) power generation facilities, including alternative and renewable energy systems, which are exempt from the Planning Act but under the jurisdiction of other *Provincial* legislation and regulations;

d) utility and transmission facilities located in accordance with Section 5.5.2;

e) *agricultural uses* including *community gardens* but excluding livestock operations;

f) *temporary farmers' markets* subject to meeting other requirements such as found in the City's Zoning By-law.;

g) a use *accessory* to a permitted use;

h) *institutional* uses except in the Prime Agricultural designation in accordance with Section 8.1.6; or

i) municipally established neighbourhood and community level parks and recreation facilities including signage structures and streetscape elements, subject to the compatibility guidelines contained in Policy 8.1.6.7 of this Plan.

8.1.3 Uses Prohibited in All Designations

No property in any designation established by this *Plan* may be *developed* or *redeveloped* for any of the following purposes:

a) any use that does not comply with any *Provincial* legislation or regulations, including the Environmental Assessment Act, the Ontario Building Code and Ontario Fire Code;

b) any use which does not comply with the GRCA regulations where applicable;

c) any prohibited use indicated in the *City's* Zoning By-law, including those considered a serious health and safety risk;

d) any use prohibited in a wellhead protection zone as per the Regional Official Plan; or

e) a facility for the storage or treatment of hazardous industrial waste. This prohibition does not apply to industrial waste which is a by-product of their legally existing industrial operation and maintenance activities as permitted by the appropriate authority.

8.1.4 School Board Education Facilities

1. Education facilities, operated by the *School Boards* will be permitted to locate in all areas within the urban boundary subject to the provisions of Section 7.9 and Section 8.1.6 of this Plan.

2. The *City* encourages the *School Boards* to cooperate with *Council* to determine the most appropriate use of school facilities or school sites, which are no longer required by the *School Boards,* including retention of the *cultural heritage resources* associated with these buildings.

8.1.5 Special Needs Housing

General

1. The *City* will encourage the development of *housing for people with special needs*.

2. The *City* recognizes the need for, and will facilitate where possible, the integration of *housing for people with special needs*, including *group homes* and *institutional special care facilities*. More detailed regulations may be enacted under the *City's* Zoning By-law.

3. *Housing for people with special needs* is encouraged to locate in proximity to medical facilities, *employment areas*, social services, human services, transit and other applicable services.

Institutional Special Care Facilities

4. The *City* encourages the establishment of *institutional special care facilities* in the *Urban Growth Centre*, Community Core Areas, Nodes (excluding Regional Scale Nodes), Regeneration Areas, Reurbanization Corridors, *Major Transit Station Areas* or Residential designations and where *Council* has made site-specific provision in the *City's* Zoning By-law, for the purposes of providing an *institutional special care facility* for the accommodation of more than ten residents exclusive of staff or a receiving family for the purposes of:

a) accommodation services for people with physical and/or mental disabilities;

b) a residence to accommodate aging individuals who are no longer able to be cared for at home without supervision or assistance;

c) a children's residence to accommodate children usually under the age of 16 who, because of their special needs, cannot live with their parents or other relatives but would benefit from an alternative living arrangement;

d) a home for patients of *Provincial* psychiatric hospitals who can benefit from a household-oriented living arrangement in the community;

e) a community resource centre for criminally sentenced individuals who can benefit more from rehabilitation in a community residential program than in a correctional institution;

f) a halfway house for ex-offenders (people on probation or parole from a *Provincial* correctional institution or *Federal* penitentiary);

g) a private hospital, nursing home, convalescent home or establishment providing care for chronic illness;

h) a rest home or retirement home;

i) a *crisis intervention home*; and

j) an institution for other special purpose needs not described above.

Residential Special Care (Group Homes)

5. The *City* will facilitate where possible the provision of *group homes* within the *City* and *Council* may pass by-laws to permit the use of a dwelling unit for a *group home* located within the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors, *Major Transit Station Areas* and all Residential designation.

6. For the purposes of Policy 8.1.5.5, *Council* may pass zoning by-laws to permit the establishment of any *group home* referred to in Policy 8.1.5.5 without requiring further site specific amendments to the *City's* Zoning By-law provided however, that *Council* encourages the proponent to hold one or more information meetings on any proposal to establish such *group home* so as to inform property owners in the vicinity of the *group home*;

7. Every *group home* referred to in Policy 8.1.5.5 shall be approved and licensed where required by the *Province* (or other appropriate approval authorities) and shall be registered with the registrar of *group homes* designated by *Council,* and such registration shall be renewed annually.

8.1.6 Institutional Uses

1. The *City* will provide for a range of *institutional*, recreational, social, private health care and private educational facilities in order to help achieve *complete communities*, while encouraging these facilities to locate in the *Urban Growth Centre,* Community Core Areas*,* Nodes, Regeneration Area*s,* Reurbanization Corridors and *Major Transit Station Areas*.

2. The *City* may take actions to facilitate or encourage the establishment of a range of *institutional* uses in appropriate locations, subject to addressing all other aspects of this Plan, including compatibility with the neighbouring area, based on variables included in Policy 8.1.6.7.

3. New *institutional* use*s* or expansions of existing *institutional* uses will be evaluated based on the Compatibility Guidelines contained in this Section and the *Provincial* Land Use Compatibility Guidelines.

4. The *City* will permit, without an amendment to this Plan, *institutional* uses in any designation within the urban area, except for the *Natural Open Space System* designation, subject to meeting other provisions of this Plan and the compatibility guidelines contained in Policy 8.1.6.7 and the provisions of the *City's* Zoning By-law.

5. Any proposal for an *institutional* use within an Employment designation shall require an amendment to the *City's* Zoning By-law. Such Zoning By-law amendments

will evaluate the compatibility of such a use based on the *City* and the *Provincial* Land Use Compatibility Guidelines, which include a risk assessment to determine existing and potential sources of hazard from industrial uses in the area and whether the levels of risk can be reduced to acceptable levels.

6. Places of worship are permitted within the Employment designation that is also a Regeneration Area as shown on Maps 1A and 6.

7. The following compatibility guidelines shall be applied when evaluating any proposed *development* or municipally established neighbourhood and community level parks and recreation facilities including signage structures and streetscape elements, which may result in the establishment of a new or expansion of an existing *institutional* use:

a) density, scale, height, massing, visual impact, building materials and architectural character of surrounding buildings and the proposed *development;*

b) preservation and protection of the natural open space system, *cultural heritage resources,* views, vistas and building orientation;

c) continued viability of neighbouring land uses;

d) pedestrian and vehicular movement/linkages as well as parking requirements and design in both existing development and proposed *developments*;

e) landscaping, setbacks, sun/shadow effects, wind effects, signage, lighting, building orientation and buffering of existing development and proposed *developments*;

f) noise attenuation;

g) odour, dust and emission impacts;

h) hours of operation and loading facilities;

i) traffic impacts; and

j) existing and permitted uses on neighbouring lands and their impact on the proposed use, including health and safety considerations in keeping with *Provincial* guidelines.

8. The *City* will determine what background information, including technical studies prepared by a qualified professional, is needed as part of a complete *development* application in order to evaluate the *development* proposal in accordance with the compatibility guidelines in this section, and ensure that compatibility issues are addressed to the *City's* satisfaction.

8.2 Future Urban Reserve

1. Some areas of undeveloped or underdeveloped land within the urban area may be designated as Future Urban Reserve. Within these areas only existing uses or those uses permitted in all designations, including *agriculture uses* without livestock operations, will be allowed.

2. These Future Urban Reserve areas may be re-designated through an amendment to this Plan to permit additional uses in an appropriate and cost effective manner. Any such amendment to this Plan will be based on a thorough review and analysis of background information as determined necessary by the *City*.

8.3 Community Core Areas Designations

1. The Community Core Areas as designated on Maps 2, 3, 4, and 5 may be *developed* and used for a concentration of mixed uses in conformity with the provisions of this Plan, including:

a) government services, public services and facilities;

b) commercial and retail (excluding adult entertainment establishments);

c) *major offices* and offices;

d) institutional, recreational, social and cultural facilities;

e) notwithstanding Policy 2.6.3.2 e), in cases where residential uses occur or are proposed to occur in conjunction with commercial uses, the residential uses will not be permitted in the street level, storefront portion of a multi-storey, mixed use building; and

f) bed and breakfast establishments.

2. In order to encourage the *development* of the Community Core Areas in compact forms, the *City* may exempt a *development* from providing all or a portion of private off-street parking facilities where such parking is not required or adequate alternative parking facilities are or will be made available.

8.4 Residential

8.4.1 Affordable Housing

1. The *City* recognizes the importance of *affordable* housing and will encourage the development of *affordable* housing and provide opportunities for the development of *affordable* housing through:

a) permitting mixed-use *development* in the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and *Major Transit Station Areas*;

b) promoting the inclusion of a residential component in commercial *development*; and

c) encouraging the development of *community housing* and *affordable* private sector housing that is aimed at meeting the needs of lower income residents.

2. Where a *development* application proposing residential uses is submitted for a site containing two hectares or more of developable land, the *City* will require, wherever appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.

3. New residential *development* will include a minimum number of *affordable* housing units based on the targets established in the *Region's* Community Action Plan for Housing.

8.4.2 Residential Compatibility

1. The *City* will encourage *development* in the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors, *Major Transit Station Areas* and in residential communities which is *compatible* with the location, density and other characteristics of neighbouring land uses. Factors to be taken into consideration in assessing the compatibility of *development* include:

a) the density, scale, height, massing, visual impact, building materials, orientation and architectural character of neighbouring buildings and the proposed *development*;

b) the conservation, protection, maintenance and potential enhancement of the natural environment and *cultural heritage resources*;

c) the continued viability of neighbouring land uses;

d) pedestrian and vehicular movement and linkages, as well as parking requirements and design in both existing development and proposed *developments*;

e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of existing development and proposed *developments;*

f) noise attenuation;

g) odour, dust, and emission impacts;

h) transportation implications; and

i) transitions between different land uses and between sites having varying permitted uses.

2. Infill, *intensification* and *redevelopment* within existing neighbourhoods will be minor in nature and will be *compatible* with the surrounding neighbourhood character.

The following will be considered in assessing whether the *development* is minor in nature:

a) comparable building height, generally within two storeys of neighbouring buildings;

b) massing and scale;

c) similar lot coverage and side yard setbacks to neighbouring housing;

d) maintaining the predominant or average front yard setback;

e) built form that respects the façade details and materials of neighbouring housing, including garage width, porches, screening and architectural details;

f) transportation implications; and

g) appropriate parking arrangements and traffic movement.

3. The location and massing of new buildings in the residential designations must be *compatible* with the surrounding land use. The *City* will require sites to be designed with transition between areas of different intensity and scale.

8.4.3 Location Criteria for Multi-Unit Residential Development

The *City* will encourage the use of lands in residential designations, *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors and *Major Transit Station Areas* to provide sufficient units in *multi-unit residential development* to meet the policies in Section 2.8.2 of this Plan. In these circumstances, *multi-unit residential development* may occur without an amendment to this Plan provided the compatibility criteria in Section 8.4.2 are addressed. The *City* may facilitate or encourage the *development* of lands for *multi-unit residential development* where a site proposed for such *development* meets the following criteria:

a) is located on an arterial or collector road, or is directly accessible to any such road through the local road network where it is not likely to generate sufficient traffic to disturb the peaceful and quiet enjoyment of neighbouring residential properties located on such local access road;

b) is conveniently located within reasonable distance of public transit, recreational open space and shopping facilities and, if the building is proposed to be designed for occupancy by households with children, is also located within convenient walking distance of an elementary school;

c) has a suitable size and configuration to:

   i) permit the separation or appropriate integration of on-site vehicular and pedestrian traffic;

   ii) provide for adequate access and circulation by emergency vehicles;

iii) provide adequate on-site landscaping to: establish suitable outdoor amenities and recreational facilities for the building's occupants; screen parking areas; and provide effective buffering and screening to ensure the privacy of outdoor recreational areas on the site as well as on adjoining properties;

iv) provide adequate grading and stormwater management features to ensure the drainage of surface waters to on-site stormwater management facilities or to public storm drainage facilities and not to adjoining properties;

d) is proposed to be developed in such a manner and at such a scale that the site and building design, building height, setbacks, landscaping and vehicular circulation will ensure the proposed *development* is *compatible* with existing *development* on adjoining lands, as outlined in Section 8.4.2 of this Plan; and

e) will include wherever possible the preservation and protection of the natural environment and *cultural heritage resources*.

8.4.4 Condominium Conversion and Multi-unit Severances

1. The *City* recognizes the importance of *affordable* housing and may allow the conversion to condominiums of *affordable* rental *multi-unit residential development*s where such conversion will not have significant adverse impacts on the supply of *affordable* housing for rent in Cambridge. Condominium conversion of *affordable* rental units may only be permitted where:

a) the private rental vacancy rate, provided by Canada Mortgage and Housing Corporation and public rental vacancy rate, when available, for comparable units including size, type and rental rates in the city has been at or above 3% for the preceding three years; and

b) the conversion will result in the creation of *affordable* housing for *affordable* home ownership.

2. The conversion to condominiums of any rental units will only be permitted where the following conditions have been satisfied:

a) the owner/applicant submits a detailed inspection report on the physical condition of the property by a qualified architect or engineer to the satisfaction of the *City* and *Region* which indicates that the building proposed for conversion meets the *City's* minimum standards of maintenance and occupancy, and *Provincial* life safety and exiting standards;

b) parkland or cash-in-lieu of parkland has already been dedicated or paid to the *City* with respect to the site upon which the building proposed for conversion is located, or the proponent dedicates, or pays to the *City* cash-in-lieu, as a condition of the conversion;

c) a public meeting has been held on the proposed conversion, to which the owner and all tenants of the subject building were invited;

d) tenants have the option to continue to lease their units following the approval of the conversion to condominium in accordance with the provisions of the Residential Tenancies Act; and

e) tenants are given the right of first refusal to purchase a condominium unit in the building proposed for conversion.

3. The *City* will monitor the cumulative impact of condominium conversion on the supply of rental housing. The assessment of the potential effects of condominium conversion will include the following:

a) the overall availability of, and vacancy rates for, rental units of various sizes, types and rental rates; and

b) the number of potential new rental units becoming or having become available within twelve months of the proposed conversion, including new rental units in the vicinity of the conversion.

4. The *City* may allow the severance of *affordable multi-unit residential developments* for the purpose of individual ownership subject to the criteria of condominium conversion in Policy 8.4.4.2.

8.4.5 Housing Rehabilitation

The *City* will support a high level of repair and maintenance in the city's existing housing stock by:

a) encouraging the adaptive re-use of existing buildings through renovation, rehabilitation and conversion;

b) implementing C*ommunity Improvement Plan*s where appropriate; and

c) developing and enforcing *City* By-laws prescribing standards for maintenance and occupancy.

8.4.6 Residential Designations

1. The residential designations include both existing and planned areas. The following policies apply to the land uses in these residential designations subject to water and wastewater servicing as specified in Section 6.16.

2. The *City* recognizes three residential designations which are identified on Map 2:

a) Low/Medium Density Residential;

b) High Density Residential; and

c) Rural Residential.

3. Within the lands identifed as the Galt City Centre Floodplain Special Policy Area on Map 12, the following residential *density targets* for new *development* in residential designations will be implemented through such means as the approval of plans of subdivision as well as site specific *development* applications:

a) a maximum of 40 units per gross hectare for the Low/Medium Density Residential designation, excluding only provincially constrained environmental areas as defined in the Regional Official Plan and secondary units; and

b) a minimum 0.5 *Floor Space Index* and maximum 2.0 *Floor Space Index* for the High Density Residential designation.

4. Residential *development* in the Rural Residential designation will be dependent on the size of the lot suitable to accommodate potable water and wastewater treatment.

5. For infill, *intensification* and *redevelopment* within any residential designation compatibility criteria in Policy 8.4.2.2 shall apply.

6. The density of residential areas shall be reviewed periodically to monitor residential *development* trends and *Provincial* and *Regional* targets.

7. Deleted (By-law 26-006, OPA 91)

8. The *City* will promote *compatible* higher density *development* in locations which meet the criteria for *multi-unit residential development* outlined in Section 8.4.3 of this Plan and the compatibility criteria in Section 8.4.2 of this Plan.

9. Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as detached dwellings, attached dwellings and low-rise multiple dwellings. Maximum building heights shall be implemented in the Zoning By-law.

10. Lands in a Low/Medium Density Residential designation where a piped municipal water supply and/or wastewater systems have not yet been made available may be used for the following uses:

a) an existing residential use; and

b) any use accessory to a permitted use; and *Council* may pass by-laws to restrict the use of such lands to such interim uses until a piped municipal water supply and sanitary sewers have been made.

11. Lands in a High Density Residential designation may be developed and used for residential uses such as apartment buildings and mixed use *development* provided the non-residential component does not exceed 50% of the total building floor area.

12. The High Density Residential designation is intended to evolve over the horizon of this Plan to High Density Residential uses and mixed use *development* as specified in Policy 8.4.6.11.

13. Lands in a Rural Residential designation may be developed and used for residential uses such as single detached residential dwellings and *agricultural uses* where no intensive livestock operation, fur farming or fish farming is involved. Notwithstanding this policy *agricultural uses* are not permitted in the Rural Residential designation in Blair Village as shown on Map 2.

14. Lands in a residential designation may be used for the following uses:

a) *housing for people with special needs* as specified in Section 8.1.5;

b) a use accessory to a permitted use, including home occupations as specified in Section 8.6.3.4 of this Plan;

c) convenience commercial uses as specified in Section 8.6.1.5 of this Plan; and

d) a *compatible* community facility or commercial use as specified in Section 8.4.7 of this Plan.

15. Deleted (By-law 26-006, OPA 91)

16. Notwithstanding Policy 8.4.6.3 a) any property designated “Low/Medium Density Residential”, which is located with a “Regeneration Area” is permitted in the interim to develop for residential or mixed use purposes and deemed to be in conformity with this Plan, subject to the compatibility criteria in Section 8.4.2.

8.4.7 Compatible Community Facilities and Commercial Uses

1. The *City* may permit the inclusion of a range of *compatible*, non-residential community facilities and commercial uses in residential neighbourhoods. Such uses may include schools, neighbourhood parks, places of worship, and other community facilities, as well as convenience commercial establishments These uses shall:

a) be *compatible* and integrated with surrounding development;

b) minimize impacts on surrounding development through site design, size limitations;

c) demonstrate a high standard of urban design;

d) primarily serve the needs of area residents; and

e) where appropriate, be grouped together.

2. The *City* may facilitate new bed and breakfast establishments in residential neighbourhoods provided the use is *compatible* and integrated with surrounding development and the establishment will minimize impacts on surrounding development through site design and limitations.

3. The *City* may permit the use of lands in any residential designation for the purpose of a licensed day care establishment/day nursery subject to a Zoning By-law amendment.

8.5 Employment

8.5.1 Objectives

The following objectives provide a foundation for the employment policies of this Plan to:

a) work toward a resilient, diverse and stronger employment assessment base in the interests of all members of the community through the continuing operation of existing businesses and the addition of a greater number and wider range of new businesses and their associated employment opportunities;

b) plan for an adequate supply of serviced employment lands to meet future growth projections;

c) promote and undertake economic development within a *sustainable* development framework;

d) protect and preserve *employment areas* for a range of current and future employment uses;

e) encourage increased density and promote compact urban form in *employment areas*;

f) provide a range and choice of suitable sites designated for employment uses with convenient access to transportation and transit facilities;

g) ensure compatibility and appropriate buffering and screening between industrial and *sensitive land uses*; and

h) encourage a high standard of urban design in *employment areas*.

8.5.2 General Policies

8.5.2.1 Land Supply

1. The *City* will maintain an adequate supply of lands designated for employment purposes to accommodate employment growth to the year 2031. Key land supply priorities are:

a) adequate supply of serviced and serviceable land, recognizing variations in *development* requirements;

b) variety of choice in such terms as location, property size and configuration, cost, and range of permitted uses;

c) efficient configuration of *employment areas* in terms of road networks, property shapes and sizes;

d) accessibility to or location along major roadways, transit routes and rail lines; and

e) efficient and compact use of land, *infrastructure* and other community resources.

2. The *City* will monitor the rate of employment growth and the supply of employment lands to ensure that sufficient lands are designated to meet employment growth targets and the needs of existing and new businesses.

8.5.2.2 Servicing

The *City*, in cooperation with the *Region*, will ensure that servicing of *employment areas* is the priority in determining servicing allocation.

8.5.2.3 Economic Development

1. The *City* actively supports and promotes economic development through the implementation of an Economic Development Strategy and land banking where possible.

2. The *City* will encourage economic activities in the areas of advanced manufacturing, life sciences, small knowledge based business, information technology, business services and the environment as future opportunities for employment growth.

8.5.2.4 Existing Buildings and Built-Up Areas

Businesses are encouraged, where appropriate, to re-use vacant buildings, to expand operations on under-used sites, and to locate in the *built-up area* of the city.

8.5.2.5 Industrial Land Use Compatibility

1. Industry and *major facilities* will be protected, where practical, from *sensitive land uses*. This may include restricting *sensitive land uses* in or near industrial uses and near *major facilities*. *Compatible* uses may be located between *sensitive land uses* and industrial uses or *major facilities*, where the intervening use is *compatible* with both the industry or *major facilities* and the *sensitive land use*.

2. The *City* will attempt to minimize any proven or recognized impacts of industrial uses and/or stationary noise sources by regulating separation of those uses from other non-industrial uses in accordance with legislation, policy and guidelines established by the *Province*. Separation distances are intended to supplement, not replace, adequate controls at the source to safeguard against fugitive emissions (for which there is no practical means of control), process upsets, and breakdown or malfunction of technical control and/or spills. In situations where incorporating separation distances into a *development* is not a feasible option, alternative approaches such as building orientation, materials, fences, berms, etc. should be assessed and incorporated into the *development* where appropriate.

3. The *City* recognizes the need for some existing residential land uses and new proposed industrial *development* to co-exist. New industrial *development* may be

permitted where studies have been completed in accordance with Section 10.14 which demonstrates to the satisfaction of the *City, Region* and the *Province* that the new proposed industrial *development* can occur without detrimentally impacting the existing residential land uses.

8.5.2.6 Convenience Commercial Uses in Employment and Residential Areas

1. *Major retail* uses are not permitted within the employment designations of this Plan. Lands designated for employment or residential as shown on Map 2 may be zoned to permit convenience commercial uses with a maximum of 2,500 m^2 *gross leasable area*, if located at the intersection of Arterial and/or Collector Roads.

2. Complementary uses including: licensed child care establishment; food service; restaurants; medical; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with, the development and operation of industrial uses and which serve the *employment area.*

3. The retail sale of products manufactured, processed, fabricated or assembled on the same site is permitted within the Employment designation on a limited basis.

8.5.2.7 Institutional Uses in Employment Areas

Places of Worship are permitted on lands designated Business Industrial or Industrial and identified as being within a Regeneration Area shown on Map 1A and Map 6 in accordance with the Industrial Land Use Compatibility policies in Section 8.5.2.5 of this Plan and the Institutional Use policies in Section 8.1.6 of this Plan.

8.5.2.8 Site Design

Development within *employment areas* will comply with the *City's* Industrial Design Guidelines, policies in Section 8.5.2.5 and the Urban Design policies in Chapter 5 of this Plan.

8.5.3 Land Use Designations

8.5.3.1 Prime Industrial/Strategic Reserve (Serviced)

1. Lands designated Prime Industrial/Strategic Reserve (Serviced) and located within the area identified as the East Side Lands (North Cambridge) on Map 2 are prime industrial lands in the vicinity of the Region of Waterloo International Airport, which are intended to be developed for fully serviced employment and ancillary land uses in order to ensure an adequate supply of industrial land is available within the Region for new large-lot manufacturing or business park land uses. Additional policies for these lands may be introduced into this Plan through an Official Plan Amendment.

2. Future *development* of lands within the Prime Industrial/Strategic Reserve (Serviced) designation is subject to the completed Master Environmental Servicing Plan. The Master Environmental Servicing Plan addresses *infrastructure* requirements such as water supply, transportation, sanitary sewers and stormwater management; *environmental assessment* planning principles; and includes a *Community Plan* to identify preferred land uses and provide a framework for planning for subsequent projects and *developments* in this area. In the interim until additional policies for these lands are included through an official plan amendment, only existing uses or those uses permitted in all designations, including *agriculture uses* without livestock operations, will be allowed.

3. *Development* applications for lands designated Prime Industrial/Strategic Reserve (Serviced) will not be considered for approval until the necessary environmental, water and wastewater servicing and transportation studies are completed and approved by the *City*, the *Region*, the GRCA and the *Province*.

8.5.3.2 Prestige Industrial

1. Lands designated Prestige Industrial are intended to be developed for employment uses exhibiting a high standard of building design and landscaping. The predominant land uses in such areas shall be light industrial, professional, corporate and office buildings and research uses.

Permitted Uses

2. The following uses are permitted within the Prestige Industrial designation:

a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

b) *major offices*;

c) office buildings with a minimum floor area of 1860 m^2;

d) hotel, conference centre, and banquet facilities;

e) research and development including laboratories;

f) information technology related uses, excluding stand alone data centres;

g) accessory uses to the permitted uses above; and

h) complementary uses including: licensed childcare establishment; food service; restaurants; medical; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses.

3. Outdoor storage is permitted if located in the rear yard and screened from public view.

8.5.3.3 Employment Corridor

1. Lands designated Employment Corridor are located along Highway 401 and major roadways offering high visibility and convenient accessibility. The Employment Corridor designation is intended to provide prime locations within the city for prestige employment uses including advanced manufacturing, *major office* complexes and offices. *Development* within this designation is expected to display high performance standards of site design.

Permitted Uses

2. The following uses are permitted within the Employment Corridor designation:

a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

b) *major offices*;

c) office buildings with a minimum floor area of 1860 m^2;

d) hotel, conference centre, and banquet facilities;

e) research and development including laboratories;

f) information technology related uses, excluding data centres;

g) recycling facilities in an enclosed building;

h) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building;

i) accessory uses to the permitted uses above including warehousing;

j) complementary uses including: licensed childcare establishment; food service; restaurants; medical; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses.

3. Outdoor storage, transport terminal and industrial stamping uses are not permitted within the Employment Corridor designation.

8.5.3.4 Business Industrial

1. Lands designated Business Industrial are traditional industrial parks that allow for a range of industrial and office uses.

Permitted Uses

2. The following uses are permitted within the Business Industrial designation:

a) industrial uses including assembling, fabricating, manufacturing, processing, repair and servicing activities, warehousing and distribution, storage, utilities, communications, packaging, printing, reproduction, industrial service trades, construction uses, contractors' yards, and associated offices;

b) offices serving the surrounding industrial area and located within an industrial mall;

c) research and development including laboratories;

d) information technology related uses including data centres and information processing establishments;

e) hotel, conference centre and banquet facilities;

f) commercial education facilities;

g) fitness centres and recreational facilities located within an industrial mall;

h) places of worship within identified Regeneration Areas;

i) couriers and delivery services;

j) recycling facilities subject to the outdoor storage provisions in this Section;

k) propane transfer facilities located in accordance with *Provincial* requirements and any other applicable law subject to the outdoor storage provisions in this Section;

l) storage and recycling of tires located in accordance with the Ontario Fire Code and any other applicable law subject to the outdoor storage provisions in this Section;

m) existing establishments for the display, sales, lease, rental and service of industrial and commercial motor vehicles or motorized equipment having a gross vehicle weight of at least 5600 kilograms and for the retail sale of replacement parts for such vehicles and equipment;

n) existing transport uses including; a transport terminal, a cartage company, an establishment for the lease or rental of motor vehicles and/or trailers and transport trailers, and a transportation depot;

o) motor vehicle repair and service;

p) rental of residential, commercial or industrial equipment;

q) small equipment and machines sales, rental, lease and service;

r) lumber yard excluding a home improvement centre;

s) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building excluding outdoor storage;

t) accessory uses to the permitted uses above;

u) complementary uses including: licensed childcare establishment; food service; restaurants; medical; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses;

v) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use; and

w) a new lumber yard including an ancillary home improvement centre, and excluding the sale of clothing, food and groceries, located on an arterial road with a maximum gross leasable floor area of 5000 square metres.

3. Outdoor storage is permitted if located in the rear yard and screened from public view.

8.5.3.5 Industrial

1. The Industrial land use designation allows for a full range of industrial uses including heavy industrial operations.

Permitted Uses

2. The following uses are permitted within the Industrial designation:

a) heavy industrial, industrial and light industrial uses including assembling, fabricating, manufacturing, processing, refining, repair and servicing activities, warehousing and distribution, storage, utilities, communications, packaging, printing, reproduction, transportation, industrial service trades, construction uses, contractors' yards, and associated offices;

b) offices serving the surrounding industrial area located within an industrial mall;

c) research and development including laboratories;

d) information technology related uses including data centres and information processing establishments;

e) commercial education facilities;

f) fitness centres and recreational facilities;

g) places of worship within identified Regeneration Areas;

h) courier and delivery services;

i) recycling facilities and waste transfer stations;

j) propane transfer facilities located in accordance with *Provincial* requirements and any other applicable law;

k) storage and recycling of tires located in accordance with the Ontario Fire Code and any other applicable law;

l) display, sales, lease, rental and service of industrial or commercial motor vehicles or motorized equipment having a gross vehicle weight of at least 5600 kilograms and for the retail sale of replacement parts for such vehicles and equipment;

m) transport uses including; a transport terminal, a cartage company, a contractor's yard, an establishment for the lease or rental of automobiles and/or trailers and transport trailers, and a transportation depot;

n) motor vehicle repair and service;

o) the assembly, sale, service and display of motorized recreational vehicles in an enclosed building excluding outdoor storage;

p) rental of residential, commercial or industrial equipment;

q) small equipment and machines sales, rental, lease and service;

r) lumber yard excluding a home improvement centre;

s) asphalt or concrete batching plant;

t) dry cleaning plant and depot;

u) accessory uses to the permitted uses above;

v) complementary uses including: licensed childcare establishment; food service; restaurants; medical; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are *compatible* with the development and operation of industrial uses;

w) limited convenience retail and service commercial uses in conjunction with a permitted use; and

x) a new lumber yard including an ancillary home improvement centre, and excluding the sale of clothing, food and groceries, located on an arterial road with a maximum gross leasable floor area of 5000 square metres.

3. Outdoor storage is permitted if located in the rear yard and screened from public view.

8.5.3.6 Prohibited Uses in Wellhead Protection Areas

Notwithstanding the permitted uses in Section 8.5.3, due to the presence of wellhead protection areas throughout the city, the use of the lands designated Prestige Industrial, Employment Corridor, Business Industrial or Industrial within the wellhead protection areas will not be permitted for uses that are prohibited in the Regional Official Plan.

8.6 Commercial

Commercial uses generally consist of retail uses such as: department stores; food stores; drug stores; home improvement stores; warehouse membership clubs; specialty retail stores service uses such as restaurants, banks, entertainment facilities; and offices.

The main areas in Cambridge's commercial structure are: Hespeler Road south of Highway 401; the Galt City Centre, Preston Towne Centre, and Hespeler Village Community Core Areas; and the Queen Street, Goebel Avenue and Holiday Inn Drive and Main Street and Dundas Street South Community Nodes. These large primarily commercial areas are complemented by smaller sites located throughout the city in areas designated primarily for residential and employment uses.

This Plan recognizes that the type and format of commercial uses is constantly evolving in response to market demands and technological change. Accordingly, the policies in this Plan focus on planned functions for the main areas of Cambridge's commercial structure as a means to clarify how each area is expected to evolve over time in the context of Cambridge becoming a more *complete community* with *transit-oriented development*. Consistent with this approach, the policies for all commercial land use designations make provision for the consideration of some non-commercial development.

The commercial land use designations used in this Plan include Regional Commercial, Community Commercial, Neighbourhood Commercial, and Hespeler Road Mixed-Use Corridor. Each of these designations, and the policy framework for convenience commercial uses in residential and employment designations is described in greater detail in the following sections.

8.6.1 Commercial Designations

8.6.1.1 Regional Commercial

1. The Regional Commercial designation applies to large-scale commercial development whose planned function is to provide a diverse range of retail, comparison shopping, and service uses that serve the shopping and service needs of residents in the Cambridge market area and surrounding regional market area. Lands designated Regional Commercial are generally anchored by one or more department stores, home improvement stores, warehouse membership clubs or food stores. The majority of the retailers in an area designated Regional Commercial are typically national or international brand name retailers. The Regional Commercial designation will have commercial development which exceeds a *gross leasable area* of 42,000m^2.

2. Lands designated Regional Commercial require excellent accessibility to serve the Cambridge and regional market areas. Therefore, such lands must be located at the intersection of two Arterial Roads shown on Map 7A that are also part of the Existing or

Planned Regional Transit Network shown on Map 7B. In addition, one of these two Arterial Roads must provide direct access to a Provincial Highway.

3. In addition to the uses described in Policy 8.6.1.1.1 that typically support the planned function of lands designated Regional Commercial, the lands on the northeast quadrant of the intersection of Hespeler Road and Pinebush Road (see Map 2 and Figure 5) may also have the following permitted uses: service commercial uses including business or professional offices and commercial-recreational uses; a wholesale showroom and warehouse; a gas bar and automobile repair establishment, but not an auto body repair shop; an integrated multi-use commercial *development* including recreational facilities, a hotel and trade centre, and office uses permitted in the Employment Corridor designation; and any purpose considered by Council as accessory to the Regional Commercial designation.

The lands designated on Map 2 of this Plan as Regional Commercial and more explicitly mapped on Figure 5, shall not have more than 66,749 m^2 of *gross retail commercial floor area*, except that minor expansions to the permitted *gross retail commercial floor area* may be permitted by amendment to the Zoning By-law or by minor variance, subject to the requirement to submit, as may be determined by the *City*:

a) a market impact study, which demonstrates to the satisfaction of *Council* that such expansion shall not have an unacceptable adverse impact on the planned function of the City Centre, other traditional commercial centres and existing and approved shopping centres; and

b) a transportation facilities impact statement which demonstrates to the satisfaction of *Council* that such minor expansion shall not have unacceptable adverse impact on the capacity of the roads and intersections to accommodate the vehicular traffic likely to be generated by the proposed minor expansion.

The 66,749 m^2 *gross retail commercial floor area* shall be allocated as follows (in compliance with Ontario Municipal Board Order #3006, Case File PL0030357):

Site A – 63,193 m^2; Site B – 3,556 m^2, Site C – 0 m^2.

The lands may have more than one owner, must have one or more retail commercial establishments with a minimum *gross retail commercial floor area* of 3,716 m^2 and must not be developed as an enclosed shopping mall.

For Site A at full build out: (i) a minimum of 60% of the permitted *gross retail commercial floor area* occupied by retail commercial establishments must include establishments with not less than 1,858 m^2 *gross retail commercial floor area*; and (ii) a maximum of 40% of the permitted *gross retail commercial floor area* occupied by retail commercial establishments with a minimum gross retail commercial floor area of 627 m^2 subject to the exception that a maximum of ten stores shall be permitted to have a minimum *gross retail commercial floor area* of 488 m^2.

4. For Site B, a maximum of 3,556 m^2 *gross leasable area* shall be permitted and contained in only one store.

8.6.1.2 Community Commercial

1. The Community Commercial designation applies to commercial *developments* with a maximum *gross leasable area* of 42,000 m^2. The planned function of these *developments* is to provide a range of retail, specialty shopping, and service uses that serve the daily and weekly needs of residents living in the Cambridge market area. Lands designated Community Commercial are generally anchored by a supermarket and/or drug store or a discount department store.

2. Lands designated Community Commercial require excellent accessibility to serve the Cambridge market area. Therefore, such lands must be located on a minimum of one Arterial Road or Collector Road as shown on Map 7A that is also part of the Existing or Planned Regional Transit Network shown on Map 7B, or be located on an Arterial Road or Collector Road with direct access to a Provincial Highway.

8.6.1.3 Neighbourhood Commercial

1. The Neighbourhood Commercial designation applies to commercial developments with a maximum *gross leasable area* of 13,935 m^2. The planned function of these *developments* is to provide retail and service uses that serve the daily and weekly needs of residents living in the surrounding neighbourhoods. Lands designated Neighbourhood Commercial are generally anchored by a supermarket, grocery store or drug store.

2. Lands designated Neighbourhood Commercial must be located on an Arterial Road or Collector Road as shown on Map 7A.

8.6.1.4 Hespeler Road Mixed-Use Corridor

1. The Hespeler Road Mixed-Use Corridor designation applies to lands located along Hespeler Road. The planned function of lands designated Mixed-Use Corridor is to provide opportunities for *transit-oriented development* supportive of the Region of Waterloo's rapid transit initiative that will help the City achieve the growth management objectives set out in Policy 2.2. Lands designated Hespeler Road Mixed-Use Corridor may be developed for one or more of commercial, residential, office, and institutional uses.

2. The policies of, and lands within, the Mixed-Use Corridor designation may be refined through the completion of the Hespeler Road Corridor Secondary Plan. The Secondary Plan may specify additional details regarding the location, mix, density, scale, size, height, design, land use compatibility, and staging of development on these lands, as appropriate.

3. Until such time as the Hespeler Road Corridor Secondary Plan is in force and effect, new *development* is encouraged to be of a mixed-use format, either by mixing uses within a building or by introducing new uses on the site through infilling. New *development* shall comply with the following minimum and maximum densities and heights:

- Non-Residential Developments
  - Minimum FSI – 0.4 FSI
  - Maximum FSI – 2.0 FSI
  - Maximum Height – 8 storeys
- Residential or Mixed-Use Developments
  - Minimum FSI – 0.5 FSI
  - Maximum FSI – 2.0 FSI
  - Minimum Height – 4 storeys
  - Maximum Height – 12 storeys

8.6.1.5 Convenience Commercial Uses in Residential & Employment Designations

1. Lands designated for residential or employment uses as shown on Map 2 may be zoned to permit convenience commercial uses with a maximum of 2,500 m^2 *gross leasable area*, if located at the intersection of Arterial and/or Collector roads. The planned function of convenience commercial uses is to provide retail and service uses that serve the day-to-day shopping needs of residents living in the surrounding neighbourhood or employees in the area.

2. The maximum *Floor Space Index* of any new or redeveloped buildings constructed on lands zoned convenience commercial shall be 1.0.

3. The maximum *gross leasable area* of any individual retail/commercial store shall not be greater than 1,860 m^2 *gross leasable area* unless supported by a site-specific Market Impact Study.

4. The City will determine if background studies, such as a Market Impact Study, and Transportation Impact Study, may be required for commercial developments with a gross floor area greater than 300 m^2.

5. The lands are located at the intersection of Arterial Roads and/or Collector Roads as shown on Map 7A.

6. Any new convenience commercial development, greater than 300 m^2, must be a minimum distance of 500 m from the boundary of a Community Core Area, as shown on Map 2.

7. *Development* applications for the purpose of intensifying development (i.e. increasing the *gross leasable area* of the existing commercial uses or adding new residential uses) on lands that are currently developed with convenience commercial uses may be considered, provided that:

a) there would be no increase in the size of the area zoned commercial;

b) the *gross leasable area* of commercial uses on the lands would not exceed 2,500 m^2;

c) the addition of residential uses would not result in a substantial reduction in the existing *gross leasable area* of commercial uses on the lands; and

d) residential uses would not be located on the ground floor of a mixed-use building; and

e) residential uses would not be permitted within an *employment area*.

8. The proposed commercial *development* conforms with other appropriate provisions of this Plan including the Urban Design chapter and Policy 8.4.7.1 regarding the inclusion of *compatible*, non-residential community facilities and commercial uses in residential neighbourhoods.

8.6.2 General Commercial Policies

1. Development applications for the purpose of increasing the permitted *gross leasable area* of commercial uses on any site shown on Map 2 as Regional Commercial, Community Commercial, Neighbourhood Commercial, or Hespeler Road Mixed-Use Corridor will require the approval of background studies, such as: a planning justification report; *infrastructure* and servicing study; site-specific market impact study; transportation impact study; and/or a site plan by the *City* and/or the *Region*, as appropriate. The required information and studies will be determined by *City*, the *Region* and other technical agency staff through a pre-consultation meeting prior to the submission of a *development* application.

2. The purpose of a site specific market impact study is to demonstrate to the satisfaction of the *City* that there is market demand and support for a proposed retail/commercial *development* and that it would not have a significant negative impact on the planned function of the Galt City Centre, Preston Towne Centre, Hespeler Village, and areas designated or proposed to be designated Regional Commercial, Community Commercial, Neighbourhood Commercial, or Hespeler Road Mixed-Use Corridor.

Submission of a site specific market impact study prepared in accordance with the *City's* Terms of Reference for Site Specific Market Impact Studies will be required for:

a) a proposed amendment to the Official Plan and/or Zoning By-law required to permit a new retail/commercial *development* of 5,000 m^2 *gross leasable area* or greater;

b) a proposed amendment to the Official Plan and/or Zoning By-law required for expansion of an existing retail/commercial *development* of 5,000 m^2 gross leasable area or greater; and/or

c) in areas designated for residential or employment uses, a proposed Zoning By-law amendment to permit a new or expanded food store, food related store, department store, or drug store space of 1,860 m^2 *gross leasable area* or greater.

In accordance with Policy 10.14. 3 of the Cambridge Official Plan, the Terms of Reference will also be used as a basis of any peer review of a submitted Market Impact Study requested at the discretion of the *City*. All peer reviews shall be completed by a qualified market professional who will be retained by the *City* at the proponent's expense.

3. Subject to the approval of a Zoning By-law amendment, consideration may be given to permitting residential *development* as appropriate on lands designated Regional Commercial, Community Commercial or Neighbourhood Commercial. It must be demonstrated that the proposed residential use(s) will not compromise the planned function of the lands or result in a reduction in the existing *gross leasable area* of commercial uses on the lands. The proposed *development* must also conform to the residential compatibility policies and multi-unit residential *development* locational criteria contained in Policy 8.4.2 and 8.4.3 respectively.

4. Until such time as Secondary Plans have been approved for the Regeneration Areas and Nodes shown on Map 6 and Figures 1-4 of this Plan, any *development* applications submitted within these areas will be reviewed in accordance with the *transit oriented development* provisions in Section 5.3 of this Plan. *Development* applications that do not fully meet the *transit oriented development* provisions may be permitted, provided the owner/applicant demonstrates to the satisfaction of the *City*, that the proposed *developmen*t is designed in such a way that the subsequent phases or infilling would meet the *transit oriented development* provisions of this Plan.

5. In accordance with the Regional Official Plan, new or expanded *retail commercial centres* exceeding 42,000 m^2 *gross leasable area* shall be located in the Cambridge Urban Growth Centre, a Regional Scale Node, a Community Node, or a Major Transit Station Area.

8.6.3 Existing Commercial Uses

1. Any lands used for an existing commercial purpose in any designation for which no provision is made by this Plan for such commercial activity to be undertaken, may continue to be used for such purposes. Subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate the continuation, extension or enlargement of such activities on such lands without amending this Plan; provided, however, that *Council* shall not pass any by-law or otherwise facilitate or encourage the extension or enlargement of such uses on such lands unless, in the opinion of *Council*,

a) the existing commercial use proposed to be extended or enlarged is an appropriate use of such lands and for the neighbourhood in which it is located;

b) the proposed extension or enlargement of the existing commercial use will provide adequately for the protection of the residential environment of any dwellings on adjoining lands and of the residential neighbourhood in which such use may be located; and

c) adequate on-site parking facilities are or will be made available to accommodate the number of vehicles likely to be attracted to the existing use as proposed to be extended or enlarged.

8.6.4 Home Occupations

Home occupations are a growing trend as more people are opting to work at occupations and professions in their homes rather than external work environments. Home occupations are permitted as an accessory use in any dwelling unit provided that:

a) the home occupation is *compatible* with adjacent uses;

b) there is no outside storage of goods or materials;

a) no exterior alterations are made to the dwelling unit;

c) home occupations shall generally be conducted within a dwelling unit. Council or where appropriate, the *Committee of Adjustment*, may permit a limited range of *compatible* home occupations to be operated from a detached accessory building located on the same lot as the principle residence;

d) employment is limited to members of the household living in the dwelling unit and one non-resident employee; and

e) the home occupation meets the requirements of the *City's* Zoning By-law

f)

g) a home occupation shall not be permitted on a lot with an *additional residential unit*.

8.6.5 Service Stations

1. Lands may be *developed* and used for the purposes of an automobile service station, including mechanical repair and/or the sale of gasoline and other automotive fuels, but excluding auto body repair:

a) in the Galt City Centre designated on Map 2 subject to the provisions of Section 3.B.6;

b) in the Preston Towne Centre and Hespeler Village, subject to the provisions of Section 3.B.6; and

c) in any Regional shopping centre designated on Map 2 as a Regional Commercial.

8.7 Nodes

8.7.1 Regional Scale Node

1. The Regional Scale Node is located at the intersection of Hespeler Road and Eagle Street/Pinebush Road. This node benefits from its location along the Highway 401 corridor and is a service centre for the travelling public offering a range of retail and service uses that serves the broader region. The node is intended to evolve over the horizon of this Plan to include high density residential and additional employment uses in support of a *rapid transit* station.

2. The following land uses are permitted within the Regional Scale Node:

a) *major office;*

b) office;

c) commercial;

d) major retail;

e) retail and service commercial;

f) Regional Commercial in accordance with Section 8.6.1.1;

g) high density residential;

h) hotel, convention centres and banquet facilities;

i) recreational and cultural activities; and

j) open space.

3. Industrial uses are not permitted in the Regional Scale Node.

4. *Development* and *redevelopment* within the Regional Scale Node will:

a) provide and improve pedestrian linkages both within and between properties;

b) achieve a density and mix of uses that supports a *rapid transit* station; and

c) adhere to urban design guidelines as prepared by or approved by the *City* and to the urban design policies of Chapter 5 of this Plan.

5. Notwithstanding Table 3 in Section 2.8.3, the following height requirements apply to the Regional Scale Node:

a) Minimum building height of two storeys; and

b) Maximum building height of 15 storeys.

6. The Regional Commercial centre, as shown on Figure 5 is not permitted to expand in terms of site area or *gross retail commercial floor area*.

7. Detailed land use policies and finalization of the Regional Scale Node boundaries will be established through a *Secondary Plan* and implemented through a further amendment to this Plan. Various background studies, such as the Comprehensive City-wide Commercial Policy Review, Central Transit Corridor Community Building Strategy and Groff Mill Creek Flood Plain Study will be used as input to the *Secondary Plan*.

8.7.2 Community Nodes

1. Community Nodes are situated at major intersections along arterial roads and provide services to surrounding neighbourhoods. These nodes are planned to be medium to high density mixed use centres.

2. The following land uses are permitted within the Community Nodes:

a) uses permitted in the Community Commercial Designation;

b) high density residential;

c) institutional;

d) live-work;

e) recreational and cultural activities; and

f) open space.

3. New industrial uses are not permitted within the Community Nodes.

4. *Development* and *redevelopment* within the Community Nodes will:

a) provide and improve pedestrian linkages both within and between properties;

b) achieve a density and mix of uses that supports transit; and

c) adhere to urban design guidelines as prepared by or approved by the *City*.

5. Lot consolidation is encouraged to support higher density mixed use *developments*.

6. Notwithstanding Table 2 in Section 2.8.3, the following height requirements apply to the Community Nodes:

a) minimum building height of two storeys, where appropriate; and

b) maximum building height of 12 storeys.

7. There are three defined Community Nodes shown on Figures 2, 3 and 4, where the boundaries are approximate. More detailed land use policies along with finalization of the Community Node boundaries will be established through a *Secondary Plan* and implemented through a further amendment to this Plan. The establishment of new

Community Nodes will only be considered through a *Secondary Plan* study and will require an amendment to this Plan. The following additional policies apply to the defined Community Nodes:

8.7.2.A Can-Amera/Hespeler Road Community Node

1. The Can-Amera/Hespeler Road Community Node (Figure 2) is planned as a mixed use node and will accommodate a range of housing including townhouses and apartment buildings.

2. This node is a proposed *Major Transit Station Area* and as such will be developed at transit supportive densities and at a pedestrian scale.

3. This node occupies a gateway site and the design and layout of buildings at the intersection of Can-Amera Parkway and Hespeler Road will reinforce the street and provide visually interesting facades.

4. Mixed use multi-storey buildings are encouraged along the Hespeler Road frontage.

5. Appropriate height transitions between buildings in the node and to surrounding existing developments are required.

6. Open space linkages from the node and views of the Dumfries Conservation Area will be provided and enhanced.

7. Auto-oriented uses such as auto sales and service are restricted to the southeast quadrant of the node.

8. The following urban design principles apply to the Can-Amera/Hespeler Road Community Node:

a) *redevelopment* to provide a clearly defined hierarchy of streets and open spaces;

b) buildings to be designed to frame the major arterial streets;

c) open space to be provided with clear linkages between Dumfries Conservation Area and existing open space to the east of the node;

d) ground related uses to be provided to enliven the streets;

e) variety in building massing and heights to be incorporated into site design; and

f) parking areas are to be discreet.

9. Detailed land use policies and finalization of the Can-Amera/Hespeler Road Community Node boundaries will be established through a *Secondary Plan* and implemented through a further amendment to this Plan. Various background studies such as the Comprehensive City-wide Commercial Policy Review, Central Transit Corridor Community Building Strategy and Groff Mill Creek Flood Plain Study, will be used as input to the *Secondary Plan*.

8.7.2.B Deleted (By-law 24-084, OPA 65)

8.7.2.C Queen Street, Goebel Avenue and Holiday Inn Drive Community Node

1. The Queen Street, Goebel Avenue and Holiday Inn Drive Community Node (Figure 4) is a gateway site that is intended to develop into a medium to high density mixed use centre.

2. A range of housing types including apartment, townhouse and live-work units are permitted.

3. *Development* of this node shall include a food store.

4. Large surface parking areas and single storey, single purpose buildings are discouraged.

5. The following urban design principles apply to the Queen Street, Goebel Avenue and Holiday Inn Drive Community Node:

a) site *development* to provide a strong gateway presence; and

b) scale of buildings to ensure an appropriate transition to the surrounding community.

6. The following urban design principles will be considered in the Queen Street, Goebel Avenue and Holiday Inn Drive Community Node:

a) buildings to be situated on the site to frame the streets;

b) mix of housing types to be provided;

c) ground related uses required to enliven the street; and

d) visual massing elements to be included to generate a focal point.

8.7.3 Neighbourhood Nodes

1. Neighbourhood Nodes provide a mix of uses to support the surrounding neighbourhood. These nodes are developed at the pedestrian scale and provide access to basic community amenities and services.

2. The following land uses are permitted in Neighbourhood Nodes:

a) uses permitted in the Neighbourhood Commercial Designation;

b) recreational and cultural activities; and

c) open space.

3. Industrial uses are not permitted within Neighbourhood Nodes.

4. Neighbourhood Nodes may be established through a planning study and will require an amendment to this Plan.

8.8 Open Space Designations

1. This Plan has two Open Space designations as shown on Map 2:

a) Natural Open Space System**:** consists of Core Environmental Features, watercourses and *shorelines*, and the regulatory one-zone floodplain. This designation may also include additional hazard lands such as steep slopes, approved buffers as determined through the planning process, or publicly owned natural open space; and

b) Recreation, Cemetery and Open Space: consists of lands used or proposed to be used to provide large scale public or private recreational facilities. This designation also consists of lands used or proposed to be used as a cemetery and related facilities.

2. Natural Open Space System - This Plan recognizes existing uses within this designation. Maintenance of existing uses is permitted. Expansions to existing uses will require an *Environmental Impact Statement* in accordance with the policies in Chapter 3 of this Plan. Lands identified as *natural heritage system* in Chapter 3 of this Plan and/or floodplain shall be subject to the limitations for development imposed by applicable regulations and agencies.

3. The following are permitted uses on lands designated Natural Open Space System:

a) a conservation area of the GRCA;

b) a flood or *erosion hazard* control facility approved by the GRCA;

c) a wildlife, wetland or fishery management project or other ecological rehabilitation program approved by the *Province* and in conformity with policies and regulations of other government agencies;

d) the management and harvesting of timber in accordance with *good forestry practice.* Landowners are encouraged to protect and maintain *significant woodlands* or *natural features* containing old growth and forest interior conditions;

e) a wildlife sanctuary;

f) passive recreational activities, trails and outdoor education or research which do not threaten the *natural features* and their *ecological functions*;

g) any existing agricultural activity described in Chapter 8 of this Plan where such activity is compatible with the existing natural environment of the area and where no building or structure is constructed without the approval of the GRCA; and

h) an arboretum.

4. The following are permitted uses on lands designated Recreation, Cemetery and Open Space:

a) neighbourhood park, community park or facility;

b) botanical garden;

c) golf course;

d) major sports facilities;

e) cemetery;

f) mausoleum or necropolis;

g) crematorium;

h) place of worship or meditation provided in conjunction with the cemetery use; and

i) arboretum.

8.9 Countryside

8.9.1 General

1. In this Plan, two land use designations for the countryside are recognized:

a) Prime Agricultural: consists of lands in the countryside which are predominately Classes 1, 2 and 3 agricultural soils as defined in the Canada Land Inventory and/or *specialty crop lands* or as determined in consultation with the *Region* and the *Province*.

b) Rural: consists of lands in the countryside which are predominately Class 4 to 7 agricultural soils as defined in the Canada Land Inventory and which are typically characterized by one or more of steep slopes, *natural features* and/or existing *non-farm lots* or as determined in consultation with the *Region* and the *Province*.

2. Lands within the countryside designated as Prime Agricultural or Rural on Map 2 may be used for any of the following purposes:

a) *agricultural uses*;

b) *agriculture-related uses* subject to Regional Official Plan Policy 6.C.7;

c) *secondary uses* subject to Regional Official Plan Policy 6.C.8 and zoning regulations;

3. Within the *Environmentally Sensitive Landscape* designation as shown on Map 9, Policies 3.A.2.2 to 3.A.2.13 supersede the policies in Section 8.9 to the extent of any conflict.

4. New land uses, including the creation of separate lots, expansions of existing lots and new or expanding livestock facilities, will comply with the *minimum distance separation formulae.*

5. The placing of fill, removal of topsoil or extraction of peat is regulated through the *City's* grading by-law passed under the provision of the Municipal Act.

6. To accommodate full-time *farm* employees, including members of the *farm* household directly involved in the *farm* operation, the construction of a second permanent or temporary *farm-related residential unit,* or the conversion of an existing *farm-related residential unit* to create a second or third dwelling unit will be permitted on a *farm,* without severance provided that Regional Official Plan Policies are met.

7. Minor *intensification* of existing legal industrial, commercial, recreational and/or institutional uses in the countryside, including minor changes to the uses thereof, may be permitted within the limits of the existing property. Minor expansions to lot areas may be permitted where;

a) consideration is given to both the size of the lot addition and the impact of the proposed *development* on surrounding *agricultural uses*; and

b) the lot addition does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act.

8. Lands located between the Urban Area Boundary and the Countryside Line shown on Map 1A and 1B will continue to be subject to the Prime Agricultural policies in this Plan, except where a *development* application is submitted to expand or intensify an existing legal employment use. In such situations, the *City* may consider approving the *development* application without an amendment to this Plan where the conditions of Regional Official Plan Policy are met.

9. The creation of lots for non-*agricultural uses* will not be permitted in the countryside except in accordance with Policies 8.9.2.1 and 8.9.2.2 c).

8.9.2 Lot Creation and Lot Adjustment Policies

1. *Development* applications to create a new residential lot within Prime Agricultural or Rural designations, or which would otherwise result in the creation of a new residential lot, will not be permitted, except in the following circumstances:

Severances for Surplus Dwellings Designated Under the Heritage Act

a) where two or more *farm* parcels are to be merged in title into one ownership, with each lot having one dwelling, a new lot may be created for the dwelling and

outbuildings surplus to the needs of the merged *farm* provided that the surplus dwelling and outbuildings are *designated* as a heritage property under the Heritage Act and the new lot has a maximum of one hectare, except where *natural features* or existing lot patterns justify the inclusion of additional lands subject to:

i) the opinion of the Chief Building Official or designate that the individual wastewater treatment system can operate satisfactorily on the proposed lot(s); and

ii) any new direct access to a *Regiona*l road must comply with the *Regional* Road Access By-law and related policies; or

Severances for Residential Infilling – Rural Designation Only

b) within the Rural designation, to create new infill lots for residential purposes within an existing grouping of rural residential lots, subject to:

i) the existing grouping of lots accommodating the proposed infilling lot(s) presently consists of a grouping of four or more *non-farm lots*, with each such unit or lot separated from each other by no more than 100 metres on the same side of an open public road;

ii) the measurement of the 100 metre separation distance is determined in accordance with the *rural residential infilling formulae*;

iii) the new lot has a maximum area of one hectare, except where *natural features* or existing lot patterns justify inclusion of additional lands;

iv) the new lot is not located within a Source Water Protection Area where individual wastewater treatment systems are identified as a prohibited use in accordance with the policies in Regional Official Plan Chapter 8; and

v) the new lot can be appropriately serviced by private wells and individual wastewater treatment systems.

2. *Development* applications to create new non-residential lots within Prime Agricultural or Rural designations may be permitted only in the following circumstances;

Farm Lot Severances

a) to create new *farm* parcels, or to reconfigure existing *farm* parcels where lands are severed from one *farm* parcel and conveyed as a lot addition to an adjoining *farm* and held in one ownership in accordance with:

i) the minimum lot area for both the newly created and retained *farm* parcels will be 40 hectares each; or

ii) where the newly created or retained *farm* parcels would have lot areas less than 40 hectares, the owner/applicant will be required to provide information satisfactory to the *City*, which demonstrates the resulting *farm* parcels will:

I. be of a size appropriate for the type of *agricultural uses* common in the area; and

II. be sufficiently large enough to sustain an economically viable *farm* operation and to maintain flexibility for future changes in the type or size of agricultural operations; or

Severance of Agriculture-Related Uses

b) to sever lands for *agriculture-related uses* in accordance with:

i) the severed lands will be limited to a minimum size needed to accommodate the use of private wells and individual wastewater treatment systems;

ii) the severance will not result in an undersized *farm* that may not be economically viable, as determined in accordance with Policy 8.9.2.2 a) ii);

iii) the consent to sever will not receive final approval until the buildings or structures associated with the use have been constructed or substantially completed; and

iv) are prohibited in a woodlot except where an exemption from the *Regional* Woodland Conservation by-law has been obtained; or

Severances for Woodlands/Conservation Lands

c) to facilitate conveyances to public bodies or non-profit entities for the conservation of *natural features* or elements of the *Natural Heritage System* in accordance with:

i) the severance will not result in an undersized *farm* that may not be economically viable, as determined in accordance with Policy 8.9.2.2 a) ii); and

ii) the lands to be severed are both designated and zoned in this Plan and the Zoning By-law to prohibit any use not related to conservation, and are covered by a conservation easement granted in favour of the *City*, *Region* or other conservation organization acceptable to the *City*. The creation of such lots will not be permitted where the configuration of the remnant parcels will create the potential for new *non-farm lots*.

8.9.3 Minor Lot Boundary Adjustments

1. Notwithstanding the provisions of Section 8.9.2, a new *farm* or new lot will not be deemed to have been created where consent to sever is given for the following purposes:

a) minor adjustments to lots so as to permit conformity with existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private wells or individual wastewater treatment systems on abutting lots, provided that such adjustments do not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act;

b) minor adjustments to the boundaries of two adjoining *non-farm lots* recognized by the *City's* Zoning By-law, provided that such adjustments do not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act;

c) minor adjustment to the boundaries between an adjoining *farm* and a *non-farm lot* that does not decrease the size of the farming operation;

d) acquisitions of land for *infrastructure*, where the need for the project has been demonstrated through an e*nvironmental assessment* or other appropriate study and the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

e) addressing legal or technical matters such as easements, rights-of-way, corrections of deeds, and quit claims that does not result in the creation of a separate lot, except where such easements or rights-of-way are intended to facilitate the construction of new buildings or structures on a vacant lot of record otherwise undevelopable due to lack of frontage onto a public road. Consents for such easements will be considered an application to create a new lot and will be subject to the provisions set out in 8.9.2 as applicable; or

f) severing from each other two or more rural lots that have unintentionally merged in title, provided the severances generally reflect the original lot lines.

8.10 Site Specific Policies

Potential Future Review of Site Specific Policies

The current Site Specific Policies are being carried forward with minor updates to policy cross references and Map and Figure numbers. It is intended that the *City* will review these Site Specific Policies for conformity with *Provincial* and *Regional* policies at a later date.

1. Notwithstanding the other policies of this Plan, a wider range of uses and activities than is specified for any designation may be permitted on lands which, in the

opinion of *Council*, are suitable for such additional uses by reason of their exceptional physical, environmental or locational characteristics, existing land use, surrounding land uses, neighbourhood function, accessibility or availability.

2. *Council* may designate lands identified in accordance with Policy 8.10.1 as "Site Specific Policies" and, subject to the policies of this Plan, pass by-laws or otherwise facilitate or encourage the *development* and use of such lands for such additional purposes where provision is made in this Plan to specify the additional uses which may be permitted and any criteria which may be required to govern the *development* and use of such lands for such additional purposes. Lands with site-specific policies are generally shown on Map 2A and more particularly shown in Figures.

Hunt Club Estates

A. Hunt Club Estates Subdivision

Notwithstanding policies 8.4.6 of the High Density Residential designation and the Low/Medium Density Residential designation, and more particularly shown on Figure 65 provided that the existing manufacturing facility at 875 Speedsville Road (the “Manufacturing Facility”) is operating in compliance with its existing environmental approvals, any development on the lands designated High Density Residential and Low/Medium Density Residential shall be designed, sited and massed so it does not:

a) cause the Manufacturing Facility to be out of compliance with its environmental approvals from the Ministry of Environment and Climate Change under the Environmental Protection Act;

b) in any way impede the ability of the Manufacturing Facility to continue to operate; and,

c) impede the ability of the Manufacturing Facility to expand reasonably and obtain and maintain the required environmental approvals.

In order to ensure that the development of the land is compatible with the existing Manufacturing Facility at 875 Speedsville Road, noise sensitive land uses shall not be permitted on lands designated Prestige Industrial on Figure 65, including hotels and daycare or childcare establishments.

The implementing zoning by-law shall establish a Holding (“H”) provision that requires the following be completed prior to the Holding (“H”) provision being lifted by Council Approval in accordance with the Planning Act, Section 36:

a) The Noise Attenuation Berm has been constructed in accordance with the detailed engineering design approved by the City Engineer or designate of the City of Cambridge;

b) The Noise Attenuation Berm has been certified by a qualified engineer to have been constructed in accordance with the detailed engineering design approved by the City Engineer or designate of the City of Cambridge;

c) The City of Cambridge and the Regional Municipality of Waterloo have been provided with a copy of an Environmental Compliance Approval for the Manufacturing Facility located at 875 Speedsville Road;

d) The Developer has made application for site plan approval for the proposed development of the lands which require site plan approval on which the Holding is proposed to be lifted, such site plan has received approval in principle from the City of Cambridge, and the Developer has provided a Stationary Noise Study prepared by a qualified engineer to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo which confirms the proposed development will meet the performance limits in the Ministry of Environment and Climate Change, NPC-300 Guideline; and

e) A Record of Site Condition acknowledged by the Ministry of Environment and Climate Change has been provided

B. Hunts Club Estate (Main Street)

The High Density Residential designation that applies to land on the east side of Speedsville Road, north and south of Equestrian Way, and more particularly shown on Figure 65 is intended for the development of a mixed-use area that primarily serves the local neighbourhood context, in keeping with the Policy 8.4.6.11 of the City of Cambridge Official Plan. This mixed-use area is intended to be used for a combination of: (a) retail and commercial uses, office uses and community uses, either in stand-alone buildings or as part of mixed-use building; (b) apartment dwellings, either in stand-alone buildings or as part of mixed-use buildings; and (c) grade-related residential dwellings, including a variety of multiple residential forms.

The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize a street-oriented form of development. This includes regulations establishing: a range of commercial, residential and community uses that are appropriate within the mixed-use area; commercial uses that are featured at grade facing the public street for commercial mixed-use buildings; a minimum and maximum range for front yard setbacks to a public street; a minimum and maximum range for total gross leasable area in keeping with the local neighbourhood function of the area; and, a minimum and maximum density range for residential uses. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 4 storeys shall be contained in the implementing zoning by-law for all of the mixed use lands north and south of Equestrian Way. In addition, a maximum height of habitable space shall be contained in the implementing zoning by-law for the mixed use blocks south of Equestrian Way.

110 & 112 Hespeler Road and 2 & 6 Paisley Heights

3. The lands designated on Map 2 as Low/Medium Density Residential and more particularly shown as the subject lands on Figure 7 may only be used for the following purposes:

a) dwelling units in buildings designed for occupancy by one or more households;

b) a use specified in Section 8.1.2 (Uses Permitted) of this Plan as a use permitted in any use designation;

c) one establishment only for the fabrication, sale and repair of ornamental iron products;

d) a retail store in which not more than 300 m^2 of *gross leasable retail commercial floor area* are provided;

e) a bank;

f) a hairdresser's establishment;

g) business and professional offices;

h) dwelling units in a commercial building, provided, however, that no dwelling units shall be provided on the ground floor or in the cellar of the building;

and, subject to the policies of this Plan and particularly Policy 8.10.3.i) of this Plan, *Council* may pass site-specific Zoning By-law amendments to accommodate the *development* and use of lands shown as the subject lands on Figure 7 for such purposes without amending this Plan.

i) for the purposes of this Policy, there shall be no vehicular access to Hespeler Road from this property shown as the subject lands on Figure 7 of this Plan.

35, 45, 65 & 75 Pinebush Road

4. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 as Hespeler Road Mixed-Use Corridor and more particularly shown on Figure 8 should be *developed* and used for a range of industrial and commercial activities consistent with the location of these lands at a principal entrance to the city and its northern industrial parks and at the focus of its several residential communities. Subject to the policies of this Plan, *Council* may pass by-laws, dispose of the subject lands shown on Figure 8 by sale or lease on such terms as *Council* considers to be appropriate, enter into one or more agreements with developers submitting an acceptable site *development* proposal and otherwise facilitate or encourage the *development* and use of these lands for any of the following additional purposes without amending this Plan:

a) a hotel in which not less than 100 guest rooms are provided and in which retail shops catering primarily to guests of the hotel may also be provided as ancillary activities;

b) a convention centre and facilities for trade shows;

c) other uses which, in the opinion of *Council*, will support the activities of the industrial basin and are appropriate for the subject lands;

d) an industrial mall containing a total leasable floor area of not less than 500 m^2 to accommodate:

i) an office building in which at least 1,860 m^2 of gross floor area are provided for occupancy by one or more of the following uses:

ii) printing, publishing or broadcasting facilities;

iii) a data services establishment;

iv) a branch bank or trust company;

v) a food services establishment of not more than 500 m^2 of gross floor area which is not freestanding on the site;

vi) the offices of a professional business consultant, such as architectural, engineering, town planning, land surveying, market research, management, industrial design, legal, or health care services;

vii) the executive and/or administrative or business offices of one or more of the following:

I. an industrial enterprise whose industrial activities may be conducted off-site either in the City of Cambridge or elsewhere;

II. a financial, insurance or real estate establishment;

III. a religious or non-profit institution;

IV. a retail/wholesale business in which no sales are offered on site;

V. a service industry specifically limited to construction, transportation, communication and utilities uses;

viii) facilities for manufacturing, wholesaling or warehousing activities entirely conducted within wholly enclosed buildings;

e) public and/or private commercial recreational facilities such as a stadium, arena, horse show arena or other facility of sufficient scale to serve the *City* as a whole and/or the *Region*, in which small scale, supporting, ancillary, retail and service commercial uses catering primarily to the users of the recreational facilities may also be provided.

1550 Dunbar Road; 15 & 35 International Village Drive

5. Notwithstanding the permitted uses in this Plan the lands designated on Map 2 as a Business Industrial and more particularly shown on Figure 9 should be used to establish an "international village" consisting of buildings and facilities for the use of social, recreational, cultural and fraternal groups and organizations or institutions. Subject to the policies of this Plan, *Council* may pass by-laws, install required roads and services, make sites within these lands available by agreement of lease or sale to such

groups and organizations or institutions under such terms and conditions as *Council* considers to be appropriate or otherwise facilitate or encourage the *development* and use of these lands for such additional purposes without amending this Plan; provided, however, that *Council* shall pass no by-law to limit or restrict the *development* and use of the lands designated on Map 2 as Hespeler Road Mixed-Use Corridor adjacent to the Dunbar Road subject lands shown on Figure 9 for any purpose permitted on such lands by the Zoning By-laws of the City of Cambridge on 7 January 1980 merely in order to protect the *development* and amenities of uses and activities in the Dunbar Road lands. *Council* shall cause notice to be inserted in any instrument of sale or lease of the subject lands shown on Figure 9 that industrial operations on lands adjoining the subject lands may constitute a nuisance by reason of noise, vibration or unsightly storage and that such industrial operations may be more intensively or extensively developed to the limit permitted by the *City's* Zoning By-law.

840 Main Street East

6. In addition to the permitted uses in this Plan, the lands designated on Map 2 as Industrial and more particularly shown on Figure 10 may also be used for the following additional purposes:

a) a banqueting hall;

b) a commercial use contemplated in Section 8.6.2.4 for lands in a Class 4 Commercial designation, other than a retail commercial use, a business or professional office or, except as provided in Policy 8.6.3.5.1, an automobile service station;

and subject to the policies of this Plan, *Council* may pass by-laws to permit the subject lands to be used for such additional purposes without amending this plan; provided that the use is located within a maximum depth of 75 metres from the street line of Main Street East and that all of the provisions of Section 8.6.2.4 shall apply to the *development* and use of such lands for such purposes.

675 Coronation Boulevard

7. Notwithstanding the permitted uses in this Plan, the lands shown as the subject lands on Figure 11 of this Plan and designated as Low/Medium Density Residential on Map 2 may also be used for the purposes of business and professional offices.

Mohawk Road (former Cambridge Research Station)

8. Notwithstanding the permitted uses in this Plan, it is recognized that the research and development operations of the Ontario Agricultural College of the University of Guelph on the lands of the Cambridge Research Station designated on Map 2 as Prime Agricultural and Natural Open Space System and more particularly shown in Figure 12. Subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the use of the subject lands for the following purposes:

a) that part of the subject lands designated on Map 2 of this Plan as Natural Open Space System may be used for any purpose specified in Policy 8.8.1 of this Plan and for agriforestry research;

b) that part of the subject lands designated on Map 2 of this Plan as Prime Agricultural may be used for any purpose specified in Policy 8.9.1.2 of this Plan and for the following purposes:

   i) research and development in agriculture, horticulture and silviculture;

   ii) agricultural chemical research and testing;

   iii) administrative offices, laboratories, technical buildings and storage facilities; and

   iv) staff housing.

200 Franklin Boulevard (South Cambridge Shopping Centre)

9. Deleted (By-law 24-084, OPA 65)

401 Fountain Street North

10. Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor and Natural Open Space System on Map 2 and more particularly shown as the subject lands on Figure 14 may also be used for the purposes of outside storage provided such storage is located and screened to the satisfaction of *Council* and the GRCA and is provided for site-specifically in the *City's* Zoning By-law. The Zoning By-law may also be used to further regulate outside storage.

1401 Franklin Boulevard (Woodland Park)

11. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 as Employment Corridor and more particularly shown as the subject lands on Figure 15 of this Plan may be used for the purposes of a motor vehicle repair shop and business and professional office.

855 Black Bridge Road (Brill House)

12. Notwithstanding the permitted uses in this Plan, not more than one dwelling unit shall be erected or located on the lands designated on Map 2 of this Plan as Natural Open Space System and more particularly shown as the subject lands on Figure 16. Subject to the provisions of Section 2 of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of such lands for one detached one-family dwelling without further amending this Plan.

Hespeler Road South - from south side of Isherwood and Munch Ave at north end to Brooklyne Road

13. Notwithstanding the permitted uses in this Plan, the *development* and use of lands fronting on both sides of Hespeler Road between the CN Rail right-of way and the lands located approximately three properties north of Munch Avenue, designated on Map 2 of this Plan as a Low/Medium Density Residential more particularly shown as the subject lands on Figure 17, is permitted for any of the following additional purposes:

a) a retail establishment in which not more than 300 m^2 of *gross leasable retail commercial floor area* is provided but excluding a variety store, a grocery store, a video store or any food service establishment;

b) the office, dispensary, surgery or clinic of a doctor, dentist, chiropractor, osteopath, chiropodist, optometrist, etc.;

c) a veterinary office, clinic or hospital including facilities for the accommodation of small animals while undergoing treatment but not including facilities for breeding, boarding or training animals;

d) a taxi dispatching office, a telegraph agency, a ticket and travel agency or a pharmacy but not including a retail drug store or departmental drug store;

e) a hairdressing establishment, a shoe repair shop, an establishment for the grooming of pets, a shop for the repair of small goods and wares or business machines or an upholsterer's establishment;

f) a depot or station for pick-up and delivery of laundry or dry cleaning but not including a dry cleaning plant; and

g) a commercial school or studio or a commercial establishment providing instruction in the arts or crafts;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this plan.

237 & 255 King Street West (Kressview Springs)

14. Notwithstanding the permitted uses in this Plan, a maximum of 313 dwelling units may be provided in buildings located on those lands more particularly shown as the subject lands on Figure 18. The residential density and height provisions of Sections 2.6, 2.8.3 and 8.4.6 shall not apply to limit the number of dwelling units and building height to be located on the properties existing as of the date of approval of this Official Plan, known municipally as 237 & 255 King Street West, on any sub-parcel of land created by severance of, or the registration of a plan of condominium on the lands shown in Figure 18, provided that a total of not more than 313 dwelling units are located on the entire parcel of land shown on Figure 18.

219, 221 & 223 Water Street North

15. Notwithstanding the permitted uses in this Plan, the redevelopment of the lands being 219, 221 and 223 Water Street North, designated on Map 2 as Low/Medium Density Residential, and more particularly shown as the subject lands on Figure 19 are encouraged. Subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the use of these lands for the following purposes:

a) a retail or service commercial establishment in which not more than 300 m^2 of *gross leasable retail commercial floor area* is provided but excluding a variety store, grocery store, a video store or commercial recreational establishment;

b) a business and professional office including: the office, dispensary, surgery or clinic of a doctor, dentist, chiropractor, osteopath, chiropodist, optometrist etc.;

c) a veterinary office, clinic or hospital including facilities for the accommodation of small animals while undergoing treatment but not including facilities for breeding, boarding or training animals;

d) a taxi dispatching office, a telegraph agency, a travel agency or a dispensing pharmacy but not including a retail drug store or departmental drug store;

e) any other business and professional office;

f) a hairdressing establishment, a shoe repair shop, an establishment for the grooming of pets, a shop for the repair of small goods and wares or business machines or an upholsterer's establishment;

g) a depot or station for pick-up and delivery of laundry or dry cleaning but not including a dry cleaning plant;

h) a commercial school or studio or a commercial establishment providing instruction in the arts or crafts; and

i) dwelling units in buildings designed for occupancy by one or more households.

899 Langs Drive

16. Notwithstanding the permitted uses in this Plan, the use of lands on the north side of Langs Drive, east of Trico Drive, described as Part of Lot 13, Registered Plan 1375 and more particularly described as Part 1 of Reference Plan 67R-3440, and designated on Map 2 of this Plan is permitted as a Business Industrial and more particularly shown as the subject lands on Figure 20 for the following purposes only without amending this Plan:

a) commercial recreational establishments including a bingo hall, bowling alley, dance hall, banqueting hall, theatre or commercial educational facility;

b) an industrial mall containing a total leasable floor area of not less than 500 m^2 to accommodate:

i. printing, publishing or broadcasting facilities, a data services establishment, the executive and administrative offices of an industrial use including floor space required to accommodate the in-house technical and professional services of such industry, an industrial design establishment providing architectural, engineering, town planning, surveying, industrial design, interior design or marketing service;

ii. the executive and/or administrative or business offices of: a financial, insurance or real estate establishment, an industrial enterprise whose industrial activities may be conducted off-site elsewhere but not necessarily within the City of Cambridge; and

c) facilities for wholesaling, storage, stockpiling or warehousing activities, an industrial or construction equipment supplier a contractor's establishment, a catering establishment, computer programmer, data processing or other data services, provided all operations are entirely conducted within enclosed buildings.

19 & 21 McKay Street

17. Notwithstanding the permitted uses in this Plan, the site located on the lands designated on Map 2 as Low/Medium Density Residential more particularly shown as the subject lands on Figure 21, may also be used for those service commercial uses that *Council* may deem appropriate to provide the necessary services to the surrounding residential area.

1164 Morrison Road

18. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as Low/Medium Density Residential, and more particularly shown as the subject lands on Figure 22, may also be used for a landscape-garden centre.

292 Elgin Street North

19. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as a Business Industrial, and more particularly shown as the subject lands on Figure 23, may also be used for the purposes of a banqueting hall

1260 Bishop Street North

20. Notwithstanding the permitted uses in this Plan, the lands designated as Business Industrial on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 24, may also be used for any of the following purposes:

a) fitness/health club;

b) home improvement sales and service;

c) sale and warehousing of automotive parts;

d) laundromat and dry-cleaning depot excluding a dry cleaning plant;

e) electronic repair and service;

f) photocopying services;

g) building and facilities for the use of non-profit social, recreational, cultural, or fraternal groups and organizations, or institutions;

h) office supply establishment serving industrial and office clients;

i) sales and service of business machines;

j) picture framing sales and service;

k) veterinary offices and grooming and boarding of household pets;

l) business and professional offices;

m) a rent-all establishment;

n) security or janitorial service;

o) small equipment sales and service;

p) a commercial school or studio;

q) a crafts/craft person's shop

and subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this Plan.

1278 King Street East

21. Notwithstanding the permitted uses in this Plan, in addition to the residential use, an appropriate commercial use having a *gross leasable retail commercial floor area* no greater than 300 m^2 may be provided on the lands at the northwest corner of King Street and Montrose Street described as Part Lot 7, Registered Plan 521 and designated on Map 2 as a Low/Medium Density Residential and more particularly shown as the subject lands on Figure 25. *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this Plan.

Cedar Street South Side between Richardson Street and Grand Avenue South

22. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 of this Plan as Low/Medium Density Residential, more particularly shown as the subject lands on Figure 26 and located on the south side of Cedar Street between Richardson

Street and Grand Avenue South, may also be used for a parking lot for the use located at the north west corner of Cedar Street and Grand Avenue South.

1 Hespeler Road

23. Notwithstanding the permitted uses in this Plan, *Council* may apply a Holding symbol '(H)' to the zoning of the lands designated on Map 2 as Neighbourhood Commercial and more particularly shown as the subject lands on Figure 27 to prohibit the *development* of a food store in excess of 1,400 m^2 of *gross leasable retail commercial floor area* until such time as Cambridge *Council* has accepted the findings of a Market Impact Study demonstrating that there would be no adverse impact on other food stores in the city, particularly the food store in the downtown area. This holding provision shall be removed by amendment to the *City's* Zoning By-law. *Council* may apply the Holding symbol "(H)" to the zoning of lands designated Neighbourhood Commercial designation to ensure implementation of a remedial work plan for site contamination and verification of compliance with the Ministry of Environment *Guidelines for Use at Contaminated Sites in Ontario,* (June 1996 as amended). This holding provision shall be removed by amendment to the *City's* Zoning By-law.

245 Riverbank Drive

24. Notwithstanding the permitted uses in this Plan, the lands south of Freeport Creek, extending to the CP Railway line and bounded on the west by the City of Cambridge municipal boundary and on the east by the Region of Waterloo Operations Centre, designated on Map 2 of this Plan as Employment Corridor and Natural Open Space System and more particularly shown on Figure 28 may also be used for the following purposes:

a) information technology related uses, including data centres and information processing establishments;

b) sales, repair, service and outdoor display of motor vehicles and sales, repair, service and outdoor display of recreational vehicles;

c) fitness centres and recreational facilities located within an industrial mall;

d) courier and delivery services;

e) small equipment and machine sales, rental, lease and service;

f) rental of residential, commercial or industrial equipment;

g) commercial education facilities; and

h) complementary uses, including; licensed childcare establishments; food services; restaurants; medical establishments; financial institutions; security services; and janitorial services may be permitted on a limited basis within industrial malls provided the uses are compatible with the development and operation of industrial uses.

Notwithstanding the permitted uses in this Plan, the display, sales, repair and service of motor vehicles and display, sales, repair and service of recreational vehicles will only be permitted on the western portion of the lands shown as Part A on Figure 28. Location of motor vehicle and recreational vehicle establishments at the western portion of these lands provides for an appropriate transition from the adjacent arterial commercial uses on the lands located directly to the west in the City of Kitchener to the business employment uses located to the east on the balance of the lands. The number and the size of motor vehicle and recreational vehicle establishments will be further defined in the Zoning By-law. A high level of urban design will be required for the development of lands shown as Part A on Figure 28 to ensure that the development is compatible with surrounding land uses. A stationary noise study may be required.

All of the above uses listed in this policy shall be prohibited in the Natural Open Space System Lands.

Notwithstanding the policies of this Plan, outdoor storage shall be permitted on the portion of the lands shown as Part B on Figure 28. The location and screening of outdoor storage shall be further defined in the Zoning By-law.

255 Elgin Street North

25. Notwithstanding the permitted uses in this Plan, the use of lands on the east side of Elgin Street North, north of Bronson Avenue, being Lots 178 to 182, 191 to 195, Registered Plan 265, part of lane closed by By-law 4393 and part of Somerset Road closed by By-law 4793 and municipally known as 255 Elgin Street North, and designated on Map 2 as Business Industrial and more particularly shown as the subject lands on Figure 29, are also permitted for the following uses:

a) places of amusement;

b) restaurant;

c) small equipment ware and business machines, sales and service;

d) establishment providing instructions in the arts or crafts/craftsperson’s shop;

e) fitness club/health centre;

f) beauty salon/barber shop;

g) laundromat and dry-cleaning depot excluding a dry cleaning plant;

h) banks, trust companies or credit unions;

i) business and professional offices;

j) a commercial school or studio;

k) office equipment sales and service;

l) picture framing sales and service;

m) home improvement sales and service;

n) veterinary offices and grooming and boarding of household pets;

o) sales and warehousing of automotive parts and equipment parts;

p) a “Rent-All” establishment;

q) an office supply establishment;

r) a photocopying establishment;

s) security or janitorial service;

t) electrical/plumbing sales and service;

u) home brewing;

v) establishments for the instruction, development, application or use of computer-based technologies and related services;

w) printing and/or publishing establishment;

x) custom signs;

y) mini golf/golf pro supplier;

z) automotive sound systems service and installation;

aa) pool supply sales, service and installation;

bb) courier or delivery services;

cc) electronic repair and service;

dd) funeral home; and

ee) retail store in which not more than 300 m^2 of *gross leasable retail commercial floor area* is provided;

and subject to the policies of this Plan.

155 Robinson Road

26. Notwithstanding the permitted uses in this Plan, the site located at 155 Robinson Road designated on Map 2 as Low/Medium Density Residential, more particularly shown as the subject lands on Figure 30, may also be used for business and professional offices.

3680 Speedsville Road

27. Notwithstanding the permitted uses in this Plan, the land designated as Prime Agricultural, and more particularly shown on Figure 31, may also be used for a nursing home of not more than 143 beds.

301 Water Street South & 10 Birkinshaw Road

28. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as a Neighbourhood Commercial, and more particularly shown as the subject lands on Figure 32, may only be developed and used for the purposes of a local shopping centre having at least 500 m^2 of *gross leasable retail commercial floor area* and subject to the policies of this Plan. *Council* may encourage the *development* of such lands for this purpose without further amendment to this Plan. In this Plan and for the purpose of calculating the maximum *gross leasable retail commercial floor area,* the lands at 415 Water Street South, 10 Birkinshaw Road, and 301 Water Street South shall be considered as 1 local shopping centre with a total *gross leasable retail commercial floor area* limitation of 5,325 m^2 for the combined total of the two sites. This restriction may be further defined in the Zoning By-law.

Boxwood Business Campus

29.

a) Notwithstanding the permitted uses in the Plan, the land designated as Prestige Industrial and Business Industrial on Map 2 of this Plan, known as the Boxwood Business Campus, and shown on Figure 33 may be used for the following purposes in the following areas:

   - Area A (red) – may be used for courier and delivery services.
   - Area B (blue) – may be used for data centres.

b) Notwithstanding the permitted uses in the Plan, hotels, conference centres, and banquet facilities are prohibited within the Boxwood Business Campus.

c) Notwithstanding the permitted uses in the Plan, licensed childcare establishments are prohibited in Area C (green), as shown on Figure 33, and are further regulated by the corresponding zoning by-law amendment (R2/14).

Conestoga Boulevard (Lena Crescent, Pamela Lane, Knack Lane, Booty Lane)

30. Notwithstanding the permitted uses in this Plan, the development and use of lands on the east side of Conestoga Boulevard, north of the Can-Amera Parkway being Part of Lot 15, Registrar's Compiled Plan 1378 and Part of Lots 1 and 2, Concession 2 Beasley's Lower Block, and designated on Map 2 as High Density Residential and Low/Medium Density Residential and more particularly shown as the subject lands on

Figure 34 for the purposes of a seniors lifestyle community including multiple residential buildings having a maximum density of 150 units per net residential hectare of land is encouraged. *Council* may encourage the development of such lands for a range of independent and *community housing* geared to senior citizens including freehold rowhouse units, apartment units, a retirement home and recreation centre, and a long term care facility without further amendment to this Plan where the owner/developer has entered into a registered agreement to ensure that not less than 30% of the dwelling units in excess of 75 units per net residential hectare of land are built and maintained as *affordable* units geared to lower income households in the community. This provision may be further defined in the Zoning By-law.

4860 Townline Road (Black Bridge Mill Inn)

31.

a) Notwithstanding the permitted uses in this Plan, the rehabilitation, preservation and economically viable use of the lands and buildings comprising the Blackbridge Mill Inn, 4860 Townline Road, designated on Map 2 as Natural Open Space and Low/Medium Density Residential and more particularly shown as Part A of the subject lands on Figure 35 is encouraged and, subject to the policies of this Plan, Council may pass site-specific by-laws to permit the use of the property for the following purposes:

   i) a country inn/hotel in which rooms are provided for the accommodation of guests and where meeting rooms, banquet and conference facilities, indoor recreational facilities and food and beverage services (but not a tavern) may also be provided as accessory uses to the inn/hotel;

   ii) outdoor games courts, swimming pool, skating rinks, sitting areas, gardens and garden structures and a canoe launch or dock, primarily serving the guests of the inn/hotel;

   iii) the growing of fruits and vegetables for the use of the inn/hotel;

   iv) any use permitted in all designations in accordance with Section 8.1 (Uses Permitted/Prohibited) of this Plan;

b) The uses referred to in a) i) above in this Site Specific Policy and the erection of any buildings or structures and parking areas to be provided on Part A of the subject lands on Figure 35 in shall be located on lands located above the regulatory floodline as determined by the GRCA.

c) The uses referred to in (a) (ii) and (iii) above in this Site Specific Policy are permitted only in accordance with the provisions of Section 3.A.8 regarding the preparation of *Environmental Impact Statement*s, these uses and the creation of access and parking areas may also be provided on lands designated Natural Open Space System.

d) The development and use of buildings and lands on Part A of the subject lands on Figure 35 and described herein shall be phased in to correspond with the capacity of the existing or improved/ alternative septic system on the property and the eventual connection of the site to public sanitary sewers such that:

   i) Any zoning amending by-law passed in respect of Part A of the subject lands on Figure 35 shall include the holding symbol “(H)” in conjunction with the zoning classification, and the zoning amending by-law shall specify the limit of development/re-development that may occur using the existing septic system, where *Council* is satisfied that the existing system has sufficient treatment capacity to accommodate such limited development. A zoning amending by-law passed under this provision shall specify that no further or more intense use of the lands may occur without the removal of the holding symbol.

   ii) Provided that Council may pass by-laws pursuant to the provisions in this Plan and the Planning Act, R.S.O. 1990, c.P. 13, as amended, to increase the limit of development/re-development that may occur without the removal of the holding symbol where *Council* is satisfied that the existing septic system can be improved and/or enlarged or an alternative sewage treatment system can provide sufficient capacity, to accommodate such additional development without adverse environmental impact.

e) The lands and buildings comprising 4790, 4880 and 4910 Townline Road, designated on Map 2 as Natural Open Space System and Low/medium Density Residential and more particularly shown as Part B of the subject lands on Figure 35 may be permitted to develop in accordance with the policies of this Plan to correspond with the capacity of the existing or improve/alternative septic system on the properties.

182 Pinebush Road

32. Notwithstanding the permitted uses in this Plan, lands on the north side of Pinebush Road, west of Wayne Avenue and legally described as Lot 10, Registrar’s Compiled Plan 1365 and designated on Map 2 of this Plan as an Employment Corridor and more particularly shown as the subject lands on Figure 36, may be used for the following additional purposes:

a) a Wellness Centre including a fitness centre, sports medicine, dermatology, daycare centre, esthetics, physiotherapy, sports training, personal training, diet and nutrition centre and massage therapy;

and *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional purposes without amending this Plan.

112 Pinebush Road

33. Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 37, may also be used for the following purposes:

a) an establishment for the display and sale of motor vehicles but does not include a motor vehicle repair shop, an auto body repair shop, a vehicle painting facility or the bulk storage of oil, gasoline or petroleum products;

b) an office building having a gross floor area of less than 1,860 m^2;

c) a free-standing bank or trust company;

d) a wholesale showroom;

e) the fabrication & sale of cemetery monuments;

f) a car wash; and

subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional purposes without amending this Plan.

900 Jamieson Parkway

34. Notwithstanding the permitted uses in this Plan, on the lands designated as Low/Medium Density Residential on Map 2 and shown as the subject lands on Figure 38 a local shopping centre shall be permitted at the southwest corner of Jamieson Parkway and Townline Road, subject to the following provisions:

a) the maximum *gross leasable retail commercial floor area* shall be limited to a maximum of 2,787 m^2;

b) no grocery stores shall be permitted within this development.

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

970 Franklin Boulevard

35. Notwithstanding the permitted uses in this Plan the lands at the northwest corner of Elgin Street and Franklin Boulevard designated on Map 2 as Neighbourhood Commercial and more particularly shown as the subject lands on Figure 39 may be developed and used for the purpose of a neighbourhood shopping centre where residential dwelling units are also provided in a mixed residential-commercial development. The number of dwelling units to be provided and regulations applicable thereto may be further refined in the Zoning By-law and subject to the policies this Plan,

Council may pass by-laws or otherwise encourage the development and use of such lands for such purposes.

890 Langs Drive

36. Notwithstanding the permitted uses in this Plan, the lands located at 890 Langs Drive, being Lot 44, Registrar's Compiled Plan 1374 and designated on Map 2 as Business Industrial and more particularly shown as the subject lands on Figure 40, may have a maximum of 204 m^2 of floor area devoted to retail sales accessory to the warehousing and wholesale sales of industrial and commercial supply products;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

806 Clyde Road

37. Notwithstanding the permitted uses in this Plan, the lands designated as Industrial on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 41, may be serviced by private sanitary services and may be used for a building materials yard for the storage of reclaimed and new building materials and general industrial uses that do not use water as part of the industrial process;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

Green Gate Boulevard

38. Deleted (By-law 24-084, OPA 65)

41 Hopeton Street

39. Notwithstanding the permitted uses in this Plan, the lands located at 41 Hopeton Street, being Part of Lot 6, South West of Dundas Street, Plan 440 and more particularly shown as Parts 1 & 2 of Reference Plan 67R-489 and designated on Map 2 as Low/Medium Density Residential and more particularly shown as the subject lands on Figure 43, may also be used for the display and sale of cemetery monuments or business and professional offices or a retail store which is not more than 91 m^2 of *gross leasable retail commercial floor area* is provided;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

95 McLaren Avenue

40. Deleted (By-law 24-084, OPA 65)

1962 Eagle Street North

41. Notwithstanding the permitted uses this Plan, the lands designated Class 4 (Hespeler Road) Commercial designation on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 45, may only be used for motor vehicle sales, with accessory service/repair facilities;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

201 Savage Drive

42. The lands identified as the subject lands on Figure 46 are a portion of the site of the former *Regional* landfill. Notwithstanding the permitted uses in this Plan, these lands are permitted for use as a waste transfer station. Any future additional or alternative uses for this property will require an amendment to this Plan.

120 McGovern Drive

43. Notwithstanding the permitted uses in this Plan, the lands located at 120 McGovern Drive shown on Figure 52 and designated Employment Corridor on Map 2 of this Plan may be used for the retail sale, service, rental and storage of truck, trailer and parts where *Council* has made specific provision in the *City's* Zoning By-law.

855, 935 and 975 Clyde Road

44. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 of this Plan as "Future Urban Reserve" and shown on Figure 51 located at 975 Clyde Road may also be used for those uses permitted in the "Recreation, Cemetery and Open Space" designation in accordance with Policy 8.8.4 of this Plan. Also the lands designated on Map 2 of this Plan as "Future Urban Reserve" and shown on Figure 51 at 935 and 855 Clyde Road, may also be used for those uses permitted in the "Prime Agriculture" designation in accordance with Policy 8.9.1.2. These lands are expected to be re-designated through an amendment to this Plan to permit additional uses in an appropriate and cost effective manner. Any such amendment to this Plan will be based on a thorough review and analysis of background information as determined necessary by the *City*.

2500 Kossuth Road

45. Notwithstanding the permitted uses in this Plan, the lands located at 2500 Kossuth Road, designated on Map 2 as Prime Agricultural and Natural Open Space

System more particularly shown as the subject lands on Figure 50 with a maximum lot area of 13.26 hectares may be used for any of the following purposes:

a) a natural museum focusing on butterflies;

b) a tropical garden/rain forest conservatory, aviary and botanical gardens; and

c) related accessory uses including a restaurant, gift shop and lecture hall.

Northeast Quadrant of Franklin Boulevard and Main Street

46. Deleted (By-law 24-084, OPA 65)

6 and 12 Poplar Drive

47. Notwithstanding the residential density provisions of Policy 8.4.6.3, the properties at 6 and 12 Poplar Drive, as shown on Figure 53, will be permitted to develop at a maximum density of 75 units per hectare.

1500 King Street East

48. Notwithstanding the permitted uses in this Plan, the lands located at 1500 King Street East, designated on Map 2 as “Low/medium Density Residential”, and more particularly shown on Figure 54, may also be used for a single tenant retail commercial establishment having a maximum 1,600 m^2 of gross leasable commercial floor area.

360 Clyde Road

49. Notwithstanding the permitted uses in this Plan, the lands located at 360 Clyde Road, and more particularly shown on Figure 55 are designated “Low/Medium Density Residential”.

2283 Eagle Street North

50. Notwithstanding the provisions of this Plan, the lands located at 2283 Eagle Street North, and more particularly shown on Figure 56, may only be used for the retail sales and service of motor vehicles.

340 Holiday Inn Drive

51. Notwithstanding Section 8.5.3.3 Employment Corridor in this Plan, it is the policy of the *City* that the lands legally described as Registered Plan No. 907, Part of Lot 2, municipally known as 340 Holiday Inn Drive and which are designated Employment Corridor on Map 2, and more particularly shown on Figure 57, may be used for the following purposes:

a) the assembly, sale, rental, service and storage of motorcycles and accessories where the use is wholly contained within a building, where outdoor storage and

display is not permitted and where there is a specific provision in the City's Zoning By-law permitting the use on the subject property;

b) that the sale and rental of motorcycles, and accessories shall not exceed 30%, or 1,030 m^2 of gross leasable floor area, whichever is lesser.

305 Industrial Road (Figure 58)

52. Notwithstanding the provisions of Section 8.5.3.3 of this Plan, the lands located at 305 Industrial Road, being Lot 12 and 13, Registered Plan 1427 and designated on Map 2 as Employment Corridor, may be used for a transportation, shipping and warehousing establishment including general office and administration. Outside storage shall be limited to the storage of motor vehicles and transport trailers in association with the primary use.

275 Ainslie Street South

53. Notwithstanding the permitted uses in the Plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 275 Ainslie Street South, as shown on Figure 59 may be used for the purposes of a business and professional office, including a dental practice, that do not constitute a home occupation.

1775 Bishop Street North [PL130029, PL 180614]

54. Notwithstanding the permitted uses in this Plan, a portion of the lands located at 1775 Bishop Street North, designated on Map 2 as Business Industrial and more particularly shown as Part "A" on Figure 61, may also be developed and used for the purpose of a shopping centre with a total *gross leasable area* of approximately 4,011 m^2 , which may includes a supermarket of approximately 2,851 m^2 and two additional commercial buildings of approximately 418 m^2 and 742 m^2 in size. Drive-through facilities are permitted for Part "A", but not in conjunction with food service establishments. The remainder of these lands, shown as Part "B" on Figure 61, may be used for "Business Industrial" uses including a two storey freestanding office building of approximately 2,000 m^2 of *gross leasable area*.

410 Queen Street West

55.1

1. Notwithstanding policy 8.7.2.6 (a) and (b) and 2.8.3.3 (Table 3 -Nodes (Built Up Area)) of this plan, for the Lands shown on Figure 62 attached hereto, the following shall apply:

   a) The minimum building height shall be 2 storeys for any residential building or mixed-use building containing both residential and non-residential uses.

b) The maximum building height shall be 16 storeys.

c) The minimum and maximum Floor Space Index (FSI) shall not apply.

2. Further to Section 8.7.2.C (Queen Street, Goebel Avenue and Holiday Inn Drive Community Node) of this plan, for the lands shown on Figure 62 attached hereto, the following additional policies shall apply:

   a) The total residential density shall not exceed 275 dwelling units per net hectare of land or 1,300 dwelling units, whichever is greater.

   b) The Lands shall be comprehensively designed and developed in phases. Each phase shall be sequentially and substantially contiguous to ensure a cohesive community at each phase of build out.

   c) An internal transportation network, consisting of sidewalks, multi-use trails/pathways, roadways, and connections to transit, shall be established through the Lands. Each phase of development shall contribute to the completion of this internal network which may include transit infrastructure.

   d) As per Regional Official Plan policy 5.A.3, the City of Cambridge will secure the following requirements through a future Site Plan or development application, if deemed necessary by and to the satisfaction of the Region of Waterloo:

      i. Site design for the implementation of a future internal roadway to accommodate potential transit movements and a potential operator facility for the purposes of Grand River Transit (GRT). Easement(s) in favour of the Region of Waterloo may be required for the provision of two (2) bus laybys and associated passenger waiting areas within the Goebel Avenue right-of-way.

   e) Each phase of Site Plan Approval shall be accompanied by:

      i. An Interim Condition Plan (ICP), with the exception of the final phase. The ICP shall demonstrate the condition of any undeveloped portions of the Lands, which must maintained in accordance with the City's Maintenance of Land By-law, as amended; and

      ii. A Master Site Plan (MSP), which accurately reflects the incremental build out of the site and all approved site plans, includes aggregate site statistics, and demonstrates full zoning compliance.

      iii. A Detailed Transportation and Stationary Noise Study, prepared by a qualified consultant, to the satisfaction of the Region of Waterloo. The recommendations of the study shall be implemented through the site plan drawings, site plan agreement, alternative means, or any combination thereof, to the satisfaction of the City of Cambridge and the Region of Waterloo.

f) The implementing zoning by-law shall apply a holding (H) to the Lands to limit the development and/or site alteration until such time as certain detailed noise and transportation studies and related improvements are completed to the satisfaction of the City of Cambridge and the Region of Waterloo, in consultation with the Ministry of Transportation.

g) The implementing zoning by-law shall include appropriate limits on non-residential gross floor area and residential dwelling units which may be developed on the lands, until such time as the holding (H) is removed.

h) The Lands shall contain a minimum of one primary parkland space that is either municipally owned, or a privately owned publicly accessible space (POPS) secured by an easement agreement between the Municipality and the Applicant/Owner. The following policies shall guide the development of the park space:

   i. The parkland space will be secured as a condition of the first site plan approval, or secured in two phases as part of the first two site plan approvals, at the discretion of the City.

   ii. The amount of parkland contributed shall generally be 5% for residential plus 2% for non-residential uses based on the net land area of the whole lands, or at an alternative rate in accordance with a City Parkland By-law and the Planning Act, whichever applicable.

   iii. The City may accept cash in lieu of the value of any minor deficiencies in land contribution.

   iv. The park space shall have good visibility and access from a municipal street.

   v. The park space shall contain both active and passive uses.

   vi. Grades within the park space shall be consistent with the requirements of the City's Engineering Standards and Development Manual, as amended.

3. Notwithstanding the policies of Section 6.3 and Appendix B of this plan, for the lands shown on Figure 62 attached hereto:

a) Along the entire frontage of Goebel Avenue, between Queen Street West and Groh Street, a road widening of up to 4 metres shall be dedicated to the City of Cambridge and opened as public highway to achieve a designated road allowance of 30 metres.

b) For clarity, the exact extent of the road widening dedication described in 3.a. above shall be to the City's satisfaction, with the dedication taking place as a condition of final site plan approval for the first phase of development, or as a condition of a subsequent phase at the discretion of the City of Cambridge. The

Applicant/Owner shall be solely responsible for all costs associated with the surveying and dedication of the road widening.

6 Jaffray Street

56.

1. Notwithstanding the policies and permitted uses in this Plan, the redevelopment of land designated as Neighbourhood Commercial on Map 2 of this Plan, located at 6 Jaffray Street and more particularly shown on Figure 63 is subject to the following policies, excluding minor building additions not exceeding 50% of the existing gross floor area of the existing building:

   a) Uses will be limited to mixed use development, apartment buildings and multi-storey nonresidential buildings;

   b) A minimum building height of two (2) storeys and not exceeding eight (8) storeys in height;

   c) A minimum density of 0.5 Floor Space Index to a maximum of 2.0 Floor Space Index;

   d) A Record of Site Condition will be required prior to the redevelopment of the site; and

   e) Amendments to the City's Zoning By-law will be required to implement the redevelopment policies which will include the submission of appropriate land use compatibility studies to the satisfaction of the City and Region of Waterloo, such as but not limited to: traffic noise; stationary noise; railway noise and vibration; odour/dust emissions; and, land use compatibility study.

156 Royal Oak Road

57. Notwithstanding Policy 8.4.6.10, the lands designated "Low/Medium Density Residential" and located at 156 Royal Oak Road, being part of Lot 27, Beasley's Broken Front Concession and identified by Figure 60, may be developed for three residential dwellings using private services.

1100 Fountain Street North (Figure 64)

58.

1. Notwithstanding the permitted uses in the Business Industrial designation for land municipally addressed as 1100 Fountain Street North, located at the southwest corner of Fountain Street North and Maple Grove Road on Map 2 General Land Use Plan, a retail gasoline station may also be permitted on the portion of land located within Wellhead Protection Area (WPSA 8 designation); and

2. Notwithstanding policy 8.5.2.6 entitled Retail Uses in Employment Areas, a local shopping centre with a maximum of 2,500 square metres (26,909 square feet) of Gross Leasable Retail Commercial Floor Area and a free standing gas station is permitted on the land municipally addressed as 1100 Fountain Street North located at the southwest corner of Fountain Street North and Maple Grove Road.

59. NOT USED

60. NOT USED

65 St. Andrews Street

61. Notwithstanding policies 8.4.6.2 and 8.4.6.9 in this Plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 65 St. Andrews Street and more particularly shown on Figure 69 shall include *Business and Professional Offices* as a permitted use.

400 & 410 Pinebush Road

62. Placeholder for 400 & 410 Pinebush Road (OPA 13)

408 Guelph Avenue

63.

1. Notwithstanding policy 8.4.6.3(a) in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 408 Guelph Avenue and more particularly shown on Figure 72 shall permit a maximum residential density of 55 Units Per Hectare;

4045 Maple Grove Road (Figure 73)

64.

1. A maximum of 8,280 square metres (89,125 square feet) retail and service commercial gross floor area shall be permitted on the subject land with the following specific limitations:

   a) Supermarket/grocery store shall have a maximum gross floor area of 4,460 square metres (48,000 square feet);

   b) Drug store/pharmacy shall have a maximum of 1,700 square metres (18,298 square feet) of gross floor area;

   c) Non-food store retail and service commercial gross floor area shall have a maximum of 2,120 square metres (22,819 square feet).

2. In addition to the maximum floor area noted above, a minimum of 1,021 square metres (11,000 square feet) retail and/or service commercial gross floor area shall be constructed on the subject property.
3. A proposed increase to the maximum permitted commercial gross floor area of 8,280 square metres shall be subject to the findings of a market impact study to the satisfaction of the City and does not require a further amendment to the City of Cambridge Official Plan.

64 Grand Avenue South

65.

a) Notwithstanding height policies in 2.8.3.3, Table 2 in Chapter 2 of this Plan, the redevelopment of land designated as Galt City Centre on Map 2 of this Plan and Community Core Area on Map 3 of this Plan, located at 64 Grand Avenue South and more particularly shown on Figure 75 is subject to the following policy:

    a) A maximum building height of 69 metres for the two residential towers;

    b) A bonusing agreement negotiated with Cambridge Council will be required to be registered on site, prior to the redevelopment of the site;

    c) A Record of Site Condition will be required prior to the redevelopment of the site;

    d) the Transportation Impact Study is finalized to the satisfaction of the City of Cambridge and an agreement is entered into for the construction of the required road improvements; and,

    e) Amendments to the City's Zoning By-law provisions will be required to implement this development.

North Cambridge Business Park - A

66. The subject lands legally described as Part of Lots 13 and 14, Beasley's Broken Front Concession, Geographic Township of Waterloo, City of Cambridge, Regional Municipality of Waterloo, described as Parts 1, 2, 3, 4, 5, 6, 15, 16 and 17, Plan 58R-20105 (consisting of approximately 8.54 hectares of land) within the North Cambridge Business Park are the lands designated on Map 2 as Business Industrial and Natural Open Space System and more particularly shown as the subject lands on Figure 70A. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the Regional Official Plan. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is

available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

Lands in the North Cambridge Business Park will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the North Cambridge Business Park is generally intended to occur from south to north, unless it can be demonstrated that servicing requirements can be met as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* in the North Cambridge Business Park shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

For example, a *development* application may require a Stationary Noise Study in accordance with the Ministry of the Environment and Climate Change Publication NPC-300 depending on the type of use being proposed, to the satisfaction of the *City* in consultation with the *Region*. Any required on-site implementation measures identified in the study will be secured as part of a site plan agreement with the *City*.

Natural Heritage

The Freeport Creek and Tributary to the Grand Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the Subwatershed *Study* are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

Cultural Heritage

Riverbank Drive is recognized in the *City's Heritage Master Plan* as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The *Heritage Master Plan* also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. Also, no direct vehicular access or road connection shall be permitted onto Riverbank Drive from the *employment area*. As a result, the existing curving alignment and undulating road profile will not change, thus preserving the existing cultural heritage attributes.

Provisions

1. The following uses only shall be permitted within the subject lands:

   a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;

   b) stand-alone warehousing and distribution;

   c) office buildings with less than 4,000 square metres of floor space;

   d) research and development including laboratories;

   e) information technology related uses including data centres and information processing establishments;

   f) couriers and delivery services;

   g) accessory uses to the permitted uses above, including private amenity areas;

   h) complementary uses within an industrial mall including: fitness establishments; recreational facilities; commercial education facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;

   i) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

2. The Transition Area, shown as 8.10.66.2 on Figure 70A, provides a 70 metre wide transition area to minimize negative effects from future employment uses on existing residential properties. In addition to the uses permitted in 8.10.66.1, the following policies shall also apply to these Transition Area lands:

   a) industrial uses are only permitted within an enclosed building;

   b) no outdoor storage of any kind, including but not limited to: equipment; goods; materials; dumping, marshalling or storage of scrap metal, garbage or refuse shall be permitted;

   c) no speakers or other sound amplification equipment shall be permitted except within wholly enclosed buildings;

   d) visual screening for rooftop mechanical equipment is required; and

   e) a solid fence or noise barrier wall not less than 2.4 metres in height along the property line with a 7 metre wide planting strip (including approved stormwater management) on the employment lands shall be provided when abutting a sensitive land use.

151 Main Street

67. Notwithstanding the maximum permitted density in this Plan in Policy 2.8.3.3 – Table 3, the lands on the south side of Main Street, west of Harris Street, east of Wellington South and north of Commonwealth Lane, and designated on Map 2 as Galt City Centre and more particularly shown as the subject lands on Figure ~~45~~ 6 will be permitted to develop at a maximum density of 2.06 FSI and building height of six storeys for a total of 118-dwelling units.

0, 2150 & 2200 Fountain Street North

68. Notwithstanding the permitted uses in this plan, for the lands located at 0, 2150 and 2200 Fountain Street North, and more particularly shown on Figure 76, the following uses are not permitted:

   a) Daycare centres and Day Nurseries; and

   b) Industrial stamping uses of any kind, including accessory uses associated with stamping.

825-875 Main Street & 0 Sparrow Avenue

69. Deleted (By-law 24-084, OPA 65)

North Cambridge Business Park - B

70. The subject lands legally described as Part of Lots 13, 14, 19 and 20, Beasley's Broken Front Concession, Geographic Township of Waterloo, City of Cambridge, Regional Municipality of Waterloo, described as Parts 7, 8, 9, 10, 11, 12, 13, 14, 18, 19 and 20, Plan 58R-20105 (consisting of approximately 22.7 hectares of land) within the North Cambridge Business Park are the lands designated on Map 2 as Business Industrial and Natural Open Space System and more particularly shown as the subject lands on Figure 70B. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the Regional Official Plan. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

Lands in the North Cambridge Business Park will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the North Cambridge Business Park is generally intended to occur from south to north, unless it can be demonstrated that servicing requirements can be met as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* in the North Cambridge Business Park shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

For example, a *development* application may require a Stationary Noise Study in accordance with the Ministry of the Environment and Climate Change Publication NPC-300 depending on the type of use being proposed, to the satisfaction of the *City* in consultation with the *Region*. Any required on-site implementation measures identified in the study will be secured as part of a site plan agreement with the *City*.

Natural Heritage

The Freeport Creek and Tributary to the Grand Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the Subwatershed *Study* are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

Cultural Heritage

Riverbank Drive is recognized in the *City's Heritage Master Plan* as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The *Heritage Master Plan* also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. As a result, the existing curving alignment and undulating road profile will not change, thus preserving the existing cultural heritage attributes.

The *farm* property at 215 Allendale Road is *listed* on the Heritage Properties Register. A *Cultural Heritage Impact Assessment* will be required at the time a *development* application is received for that land. If a future *development* application does not have an immediate physical impact on the *cultural heritage resource*, the requirement for a *Cultural Heritage Impact Assessment* may be waived by the Cambridge *Municipal Heritage Advisory Committee* or Cambridge *Council*. If a *cultural heritage resource* should be evaluated to exhibit Regional Significance, the Region will be circulated for comment.

Provisions

1. The following uses only shall be permitted within the subject lands:
    a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated

with an industrial use, utilities, communications, packaging, printing and industrial service trades;

b) stand-alone warehousing and distribution;

c) office buildings with less than 4,000 square metres of floor space;

d) research and development including laboratories;

e) information technology related uses including data centres and information processing establishments;

f) couriers and delivery services;

g) accessory uses to the permitted uses above, including private amenity areas;

h) complementary uses within an industrial mall including: fitness establishments; recreational facilities; commercial education facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;

i) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

25 Linnwood Avenue

71. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as a Low/Medium Density Residential and more particularly shown as the subject lands on Map 2, and more particularly shown as the subject lands on Figure 79, the lands at 25 Linnwood Avenue, be subject to the following provisions: increase the density to 115 units per hectare and to permit a maximum Floor Space Index (FSI) of 0.6 to recognize the size of the existing building on the site. This amendment will ensure that no changes are made to the existing building footprint.

256-258 Hespeler Road

72. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as Commercial Class 4 and more particularly shown as the subject lands on Map 2, and more particularly shown as the subject lands on Figure No. 80, to re-designate the lands at 256 - 258 Hespeler Road from Commercial Class 4 to Hespeler Road Mixed Use Corridor.

North Cambridge Business Park - C

73. The subject lands legally described as Part Lot 19, Beasley's Broken Front Concession, being Parts 7 to 17 on Plan 58R-19790 (consisting of approximately 19.18 hectares of land) within the North Cambridge Business Park are the lands designated on Map 2 as Business Industrial and Natural Open Space System and more particularly shown as the subject lands on Figure 70C. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the City and Regional Official Plans. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

Lands in the North Cambridge Business Park will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the North Cambridge Business Park is generally intended to occur from south to north, unless it can be demonstrated that servicing requirements can be met as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* in the North Cambridge Business Park shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

For example, a *development* application may require a Stationary Noise Study in accordance with the Ministry of the Environment and Climate Change Publication NPC-300 depending on the type of use being proposed, to the satisfaction of the *City* in consultation with the *Region*. Any required on-site implementation measures identified in the study will be secured as part of a site plan agreement with the *City*.

Natural Heritage

The Freeport Creek and Tributary to the Grand Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the Subwatershed *Study* are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

Cultural Heritage

Riverbank Drive is recognized in the *City's Heritage Master Plan* as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The *Heritage Master Plan* also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. As a result, the existing curving alignment and undulating road profile will not change, thus preserving the existing cultural heritage attributes.

Provisions

1. The following uses only shall be permitted within the subject lands designated as Business Industrial:

    a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;

    b) stand-alone warehousing and distribution;

    c) office buildings with less than 4,000 square metres of floor space;

    d) research and development including laboratories;

    e) information technology related uses including data centres and information processing establishments;

    f) couriers and delivery services;

g) transport uses including; a transport terminal, a cartage company, an establishment for the lease or rental of motor vehicles and/or trailers and transport trailers, motor vehicle repair and service for vehicles exceeding 5600 kilograms, and a transportation depot;

h) accessory uses to the permitted uses above, including private amenity areas;

i) complementary uses within an industrial mall including: fitness establishments; recreational facilities; commercial education facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;

j) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

North Cambridge Business Park - D

74. The subject lands legally described as Part of Lots 15 to 18, Beasley's Broken Front Concession designated by Part of Parcel Identifier Number 22736-0063 (LT) (consisting of approximately 82.74 hectares of land) within the North Cambridge Business Park are the lands designated on Map 2 as Business Industrial and Natural Open Space System and more particularly shown as the subject lands on Figure 70D. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the City and Regional Official Plans. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

Lands in the North Cambridge Business Park will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the North Cambridge Business Park is generally intended to occur from south to north, unless it can be demonstrated that servicing requirements can be met as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge

Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* in the North Cambridge Business Park shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

For example, a *development* application may require a Stationary Noise Study in accordance with the Ministry of the Environment and Climate Change Publication NPC-300 depending on the type of use being proposed, to the satisfaction of the *City* in consultation with the *Region*. Any required on-site implementation measures identified in the study will be secured as part of a site plan agreement with the *City*.

Natural Heritage

The Freeport Creek and Tributary to the Grand Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the Subwatershed *Study* are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

The *Subwatershed Study* also identified an east-west wildlife movement corridor/linkage that is to be restored/rehabilitated between the Maple Grove Wetland Complex west of Fountain Street North, natural features associated with Allendale Creek and the Grand River. The *Subwatershed Study* recommends that the corridor be a minimum of 50 metres wide and consist of indigenous woody and herbaceous species that to the extent possible mirror native species present in the *subwatershed*. Additionally, a geotechnical study related to slope stability along Allendale Creek is required prior to development to determine appropriate setbacks for *development*.

Cultural Heritage

Riverbank Drive is recognized in the *City's Heritage Master Plan* as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The *Heritage Master*

Plan also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. As a result, the existing curving alignment and undulating road profile will not change, thus preserving the existing cultural heritage attributes.

The *farm* property at 250 Allendale Road is *listed* on the Heritage Properties Register. A *Cultural Heritage Impact Assessment* will be required at the time a *development* application is received for that land. If a future *development* application does not have an immediate physical impact on the *cultural heritage resource*, the requirement for a *Cultural Heritage Impact Assessment* may be waived by the Cambridge *Municipal Heritage Advisory Committee* and/or Cambridge *Council*. If a *cultural heritage resource* should be evaluated to exhibit Regional Significance, the Region will be circulated for comment.

Provisions

1. The following uses only shall be permitted within the subject lands designated as Business Industrial:

   a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;

   b) stand-alone warehousing and distribution;

   c) stand-alone office buildings with less than 4,000 square metres of office only floor space;

   d) research and development including laboratories;

   e) information technology related uses including data centres and information processing establishments;

   f) couriers and delivery services;

   g) accessory uses to the permitted uses above, including private amenity areas;

   h) complementary uses within an industrial mall including: fitness establishments; recreational facilities; commercial education facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;

i) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

North Cambridge Business Park - E

75. The subject lands legally described as Part of Lot 18, Beasley's Broken Front Concession designated by Part of Parcel Identifier Number 22736-0062 (LT) (consisting of approximately 18.65 hectares of land) within the North Cambridge Business Park are the lands designated on Map 2 as Business Industrial and Natural Open Space System and more particularly shown as the subject lands on Figure 70E. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the City and Regional Official Plans. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

Lands in the North Cambridge Business Park will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the North Cambridge Business Park is generally intended to occur from south to north, unless it can be demonstrated that servicing requirements can be met as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* in the North Cambridge Business Park shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

For example, a *development* application may require a Stationary Noise Study in accordance with the Ministry of the Environment and Climate Change Publication NPC-300 depending on the type of use being proposed, to the satisfaction of the *City* in consultation with the *Region*. Any required on-site implementation measures identified in the study will be secured as part of a site plan agreement with the *City*.

Natural Heritage

The Freeport Creek and Tributary to the Grand Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the Subwatershed *Study* are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

Cultural Heritage

Riverbank Drive is recognized in the *City's Heritage Master Plan* as a scenic route. The character defining elements have been identified as: curving alignment; undulating profile; historic residential and agricultural buildings; farmsteads and woodlots; and archaeological potential (First Nations, ford and sawmill sites). The *Heritage Master Plan* also identified the removal of traffic from Riverbank Drive as an opportunity for conservation. The future North-South Collector Road to the east of Riverbank Drive will divert traffic away from this route. As a result, the existing curving alignment and undulating road profile will not change, thus preserving the existing cultural heritage attributes.

Provisions

1. The following uses only shall be permitted within the subject lands designated as Business Industrial:

   a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;

   b) stand-alone warehousing and distribution;

   c) stand-alone office buildings with less than 4,000 square metres of office only floor space;

d) research and development including laboratories and associated training and education facilities, including post-secondary education training and commercial education facilities;

e) information technology related uses including data centres and information processing establishments;

f) couriers and delivery services;

g) accessory uses to the permitted uses above, including private amenity areas;

h) complementary uses within an industrial mall including: fitness establishments; recreational facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;

i) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use;

j) daycares.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

2. The Transition Area, shown as 8.10.75.2 on Figure 70E, provides a 70 metre wide transition area to minimize negative effects from future employment uses on existing residential properties. In addition to the uses permitted in 8.10.75.1, the following policies shall also apply to these Transition Area lands:

a) industrial uses are only permitted within an enclosed building;

b) no outdoor storage of any kind, including but not limited to: equipment; goods; materials; dumping, marshalling or storage of scrap metal, garbage or refuse shall be permitted;

c) no loading facilities, overhead bay or service bay doors shall be permitted to face residential properties on Banat Road and/or Allendale Road; and

d) no speakers or other sound amplification equipment shall be permitted except within wholly enclosed buildings;

e) visual screening for rooftop mechanical equipment is required; and

f) a solid fence or noise barrier wall not less than 2.4 metres in height along the property line with a 7 metre wide planting strip (including approved stormwater management) on the employment lands shall be provided when abutting a sensitive land use.

North Cambridge Business Park - F

76. The subject lands legally described as Part Lot 17, Beasley's Broken Front Concession, being Part 2 and Part of Part 1 on Plan 58R-16730 (consisting of approximately 22.22 hectares of land) within the North Cambridge Business Park are the lands designated on Map 2 as Business Industrial and Natural Open Space System and more particularly shown as the subject lands on Figure 70F. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the City and Regional Official Plans. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

Lands in the North Cambridge Business Park will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the North Cambridge Business Park is generally intended to occur from south to north, unless it can be demonstrated that servicing requirements can be met as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* in the North Cambridge Business Park shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

For example, a *development* application may require a Stationary Noise Study in accordance with the Ministry of the Environment and Climate Change Publication NPC-300 depending on the type of use being proposed, to the satisfaction of the *City* in consultation with the *Region*. Any required on-site implementation measures identified in the study will be secured as part of a site plan agreement with the *City*.

Natural Heritage

The Freeport Creek and Tributary to the Grand Subwatershed Study provides comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the Subwatershed *Study* are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

Provisions

1. The following uses only shall be permitted within the subject lands designated as Business Industrial:

   a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;

   b) stand-alone warehousing and distribution;

   c) office buildings with less than 4,000 square metres of floor space;

   d) research and development including laboratories;

   e) information technology related uses including data centres and information processing establishments;

   f) couriers and delivery services;

   g) hotel, conference centre and banquet facilities;

   h) accessory uses to the permitted uses above, including private amenity areas;

   i) complementary uses within an industrial mall including: fitness establishments; recreational facilities; commercial education facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of

residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;

j) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

North Cambridge Business Park - Parks and Trails

77.

Parks

One park north of Allendale Road and one park south of Allendale Road is contemplated.

Trails

Trail alignments will be transferred into City ownership. Land division will be required to transfer trail segments and/or open space system lands to the City.

Timing and phasing of trail construction will avoid creating dead ends.

Implementation

The implementation of the parks and trails concept as identified on Schedule 7 from design to construction will be at the cost of the developer. A development charge will finance construction of the trail.

Former Saginaw Golf Course

78. Nothwithstanding the residential density provisions of Policy 8.4.6.3, the lands at the southeast corner of Saginaw Parkway and Green Vista Drive designated on Map 2 as *Low/Medium Density Residential*, will be subject to the following provisions:

a) A maximum building height of 4 storeys

b) A maximum Floor Space Index of 0.9

404-410 Dundas Street South

79. Deleted (By-law 24-084, OPA 65)

0-112 Pinebush Road

80. Notwithstanding the uses permitted by this Plan, the lands designated on Map 2 as High Density Residential proximate to Highway 401 and fronting onto Pinebush Road (0 Pinebush Road), and which are more particularly shown as Part A on Figure 74, may be used for the following additional purposes:

a) A hotel or motel;

b) A residential apartment building;

c) A private hospital, nursing home, convalescent home or establishment providing care for chronic illness;

d) Residential special care (Group Home).

Notwithstanding the residential height provisions of Policy 2.8.3.3, the lands designated on Map 2 as High Density Residential, and which are more particularly shown as Part A on Figure 74, which do front onto Highway 401 or do front on Pinebush Road (0 Pinebush Road) will be subject to the following provision:

a) A minimum building height of 2 storeys,

b) A maximum building height of 15 storeys.

Notwithstanding the residential height provisions of Policy 2.8.3.3, the lands designated on Map 2 as High Density Residential, and which are more particularly shown as Part B on Figure 74 (0 Pinebush Road) will be subject to the following provision:

a) A minimum building height of 2 storeys.

721 Franklin Boulevard

81. Notwithstanding the maximum permitted density of the Low/Medium Density Residential designation, the lands shown as the subject lands on Figure 81 will be permitted to develop at a maximum density of 69 units per hectare for the development of a three storey, 20 unit stacked townhouse building.

4, 10 and 16 Branchton Road

83. Notwithstanding policy 8.4.6.3(a) in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 4, 10 & 16 Branchton Road and more particularly shown on Figure 83 shall permit a maxim um residential density of 53.5 Units Per Hectare.

42 Portland Street

84. Notwithstanding policy 8.4.6.3(a) of this Plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 42 Portland street

and more particularly shown on Figure 84 shall permit a maximum residential density of 80 Units Per Hectare.

130 Water Street North

85. Notwithstanding policy 2.8.3.3 in this plan, the land designated as Galt City Centre on Map 2 of this Plan, located at 130 Water Street South and more particularly shown on Figure 85 shall permit a maximum residential density of 10.09 FSI.

55 Kerr Street [Awaiting Ministry decision]

86. Notwithstanding policy 8.3.1 in this plan, the land designated as Galt City Centre on Map 2 of this Plan, located at 55 Kerr Street and more particularly shown on Figure 86 shall permit residential and commercial uses at grade within a multi-storey mixed-use building.

211 & 215 Queen Street West

87. Notwithstanding policy 2.8.3.3 in this Plan, the land designated as High Density Residential on Map 2 of this Plan, located at 211-215 Queen Street West and more particularly shown on Figure 87 shall permit a maximum building height of 10 storeys.

61-69 Nottinghill Drive

88. Notwithstanding policy 8.3.1 in this plan, the land designated as High Density Residential on Map 2 of this Plan, located at 61-65 Nottinghill Drive and more particularly shown on Figure 88 shall be permitted a maximum residential density of 2.2 Floor Space Index.

193 Water Street South

89. Notwithstanding policy 8.4.6.3 b) in this plan, the land designated as High Density Residential on Map 2 of this Plan, located at 193 Water Street South and more particularly shown on Figure 89 shall be permitted a maximum residential density of 3.61 Floor Space Index.

212 Queen Street

90. Notwithstanding policy 8.4.6.16 in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 212 Queen Street West and more particularly shown on Figure 90 shall be permitted a maximum residential density of 167 units per hectare.

255 King Street West

91.

1. Notwithstanding policy 8.10.14 in this plan, the land designated as Preston Towne Centre on Map 2 of this Plan, located at 255 King Street West and more particularly shown on Figure 91 shall permit a maximum of 600 dwelling units, maximum density of 2.15 FSI, and maximum building height of 16 storeys. The residential density and height provisions of Section 2.6,2.8.3 and 8.4.6 shall not apply to limit the number of dwelling units and building heights.
2. Notwithstanding policy 8.3.1 e) in this plan, where residential uses occur in conjunction with commercial uses, the residential uses will be permitted in the street level, storefront portion of a multi-storey, mixed use building.
3. Notwithstanding the permitted uses in this Plan, the subject lands shall be designated as a Class 4 Noise Area pursuant to the Ministry of the Environment, Conservation and Parks NPC-300 Environmental Noise Guidelines for Stationary and Transportation Noise Sources. The following uses shall incorporate receptor-based mitigation and architectural noise control measures:
    a. Attached one-family dwellings (linear row houses)
    b. Attached one-family dwellings (cluster row house)
    c. A detached duplex dwelling
    d. Semi-detached duplex dwellings (fourplexes)
    e. Attached duplex dwellings (linear)
    f. Attached duplex dwellings (cluster)
    g. A detached triplex dwelling
    h. Maisonettes
    i. A mixed terrace
    j. A mixed terrace dwelling
    k. An apartment house containing 4 or more dwelling units
    l. A class 2 boarding, lodging or rooming house
    m. A residential special care facility (subject to section 3.1.1.3(b))
    n. A day nursery or day care centre
4. The Class 4 area shall be noted in the site plan agreement and any condominium declaration that will be registered on title, and the following warning clause shall be included in all Offers of Purchase and Sale, lease/rental agreements and/or condominium declarations for all residential units, advising the future occupant of the noise situation from P&H Milling, in accordance with the Ministry of Environment, Conservation and Parks noise guideline (NPC- 300):

"Purchasers/tenants are advised that sound levels due to adjacent P&H Facility are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed."

201/217 Hespeler Road

92. Notwithstanding Table 3 in Section 2.8.3.3 and Section 8.7.2.6 (b), the following maximum height and density requirements apply to the land designated as Hespeler Road Mixed Use Corridor located at 201 and 217 Hespeler Road and more particularly shown on Figure 92;

a) Maximum density of 270 units per hectare and 3.69 Floor Space Index; and

b) Maximum building height of 17 storeys.

1418 Duke Street

93. Notwithstanding policy 8.4.6.16 in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located al 1418 Duke Street and more particularly shown on Figure 93 shall be permitted a maximum residential density of 105 units per hectare.

15 Clover Avenue

94. Notwithstanding policy 8.4.6.3 in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 15 Clover Avenue and more particularly shown on Figure 94 shall be permitted a maximum residential density of 56 units per hectare.

44 and 46 Millcreek and 5 Liberty Drive

96. Notwithstanding policy 8.4.6.3(a) of this plan, the lands designated as Low/Medium Density Residential on Map 2 of this Plan, located at 44 and 46 Millcreek Road and 5 Liberty Drive, and as shown on Figure 96 shall permit a maximum residential density of 81 units per hectare.

499 Dundas Street North

97. Notwithstanding Section 8.4.6.3 (b), the lands located at 499 Dundas Street North and more particularly shown on Figure 97, shall have a maximum Floor Space Index of 3.5.

800 and 875 Briardean Road

98. Notwithstanding policy 8.4.6.3 a) of this plan, the lands designated as Low/Medium Density Residential on Map 2A located at 875 and Part of 800 Briardean Road and more particularly shown on Figure 98 shall permit a maximum residential density of 50 units per hectare.

1045 and 1085 Main Street

99. Notwithstanding Section 8.4.6.3 (b), the lands located on a portion of 1045 Main Street and a portion of 1085 Main Street and more particularly shown on Figure 99, shall have a maximum height of 16-storeys and a maximum Floor Space Index of 2.7.

486 Main Street – Grand Valley Fortifiers

101. Grand Valley Fortifiers is a livestock feed production company that has existing industrial uses and facilities at 486 Main Street (Figure 101). Notwithstanding the land uses permitted for the Mixed-Use Medium Density designation, the following land uses are permitted on the lands identified in Figure 101:

a) Light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, storage, packaging;

b) Offices;

c) Research and development including laboratories;

d) Retail Commercial; and

e) Accessory uses to the permitted uses above.

No residential and other sensitive land uses are permitted during the continuance of industrial uses on this site. Should Grand Valley Fortifiers' industrial operations on this site permanently cease, the industrial land use permissions in Policy 20.3.2.4 will no longer apply, in which case the land use permissions for the Mixed-Use Medium Density designation identified for this site on Schedule B of the Main and Dundas Street South Secondary Plan will apply.

840 and 940 Main Street and 0 Franklin Boulevard

102. The lands subject to this subsection are identified in Figure 102.

A. Notwithstanding the maximum building height permitted in the Medium Density Residential designation in Section 20.3.2.6, a maximum building height of twenty storeys is permitted. In addition, notwithstanding the minimum non-residential gross floor area requirements of Section 20.3.2.2, on land designated Mixed-Use Main Street, a mid-rise apartment building may be constructed on these lands with the ground floor comprised of non-residential uses, which may include the lobby and residential amenity areas. A minimum non-residential gross floor area

of 300 square metres is required. All of the above require the submission and approval of a noise impact assessment to the satisfaction of the Region of Waterloo and City of Cambridge.

B. Notwithstanding the maximum building height permitted in the Medium Density Residential designation in Section 20.3.2.6, a maximum building height of twenty storeys is permitted subject to the submission and approval of a noise impact assessment to the satisfaction of the Region of Waterloo and City of Cambridge.

C. Notwithstanding the minimum required building height and density in the High Density Residential designation in Section 20.3.2.6, a minimum height of eight storeys and a minimum density of 110 Units Per Hectare (UPH) shall be required.

    i. The minimum required height may be reduced without amendment to this plan where a noise impact assessment indicates that an eight storey building is not feasible.

The minimum height/storey requirements related to lands designated Medium Density Residential in Section 20.3.2.6 may also be reduced, without further amendment to this plan, due to land use compatibility measures that may be required as a result of the site's proximity to lands within the Eastern Industrial Park, subject to the approval of the City and the Region.

61-65 Nottinghill Drive

103. Notwithstanding the permitted density in the Plan, the lands identified in Figure 103 will be permitted a maximum residential density of 2.2 *Floor Space Index (FSI).*

115 Dundas Street North and 5 McLaren Avenue

104. The lands identified in Figure 104 may only develop in accordance with the policies of the Mixed-Use Medium Density designation, where it can be demonstrated that land use compatibility with surrounding existing industrial uses, including Rockwell Automation, can be achieved to the satisfaction of the City. Notwithstanding the permissions for residential uses within the Mixed Use Medium Density designation, where the outcomes of such studies indicate that land use compatibility cannot be achieved, *sensitive land uses*, including residential, will not be permitted.

110 Royal Oak Road

105. Notwithstanding Policy 8.4.6.10, the lands designated 'Low/Medium Density Residential' and located at 110 Royal Oak Road may be severed to create one additional residential lot for a single detached dwelling on private services.

30 Lauris Avenue

106. Notwithstanding policy 8.4.6.16 in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 30 Lauris Avenue and more particularly shown on Figure 106 shall be permitted a maximum residential density of 112 units per hectare.

210 Shearson Crescent

108. Notwithstanding policy 8.5.3.3.2 of this Plan, for the Lands located at 210 Shearson Crescent and designated as Business Industrial on Map 2 of this Plan, and shown on Figure 108 attached hereto, the following use shall also be permitted:

a) transport truck service and repair use

2040 Eagle Street North

109. Notwithstanding policy 8.5.3.3.2 of this plan, for the lands located at 2040 Eagle Street North and designated as Employment Corridor on Map 2 of this Plan, and shown on Figure 109, the following use shall also be permitted:

a) medical office and clinic use

190-194 Pinebush Road and 10 Wayne Avenue

111. Notwithstanding policy 8.4.6.3 of this plan, for the lands located at 190-194 Pinebush Road and 10 Wayne Avenue and designated as Low/Medium Density Residential on Map 2 of this Plan, and shown on Figure 111, a maximum density of 76 units per hectare shall be permitted.

932 Eagle Street North

112. Notwithstanding policy 8.4.6.3(a) of this plan, for the lands located at 932 Eagle Street North and designated as Low/ Medium Density Residential on Map 2 of this Plan, and shown on Figure 112, a maximum residential density of 65 units per gross hectare shall be permitted.

102 Fountain Street South

113.

1. Notwithstanding anything to the contrary, for the lands shown on Figure 113 on Schedule C attached hereto, the following site-specific policies shall apply:

    a. Residential and commercial uses, including a retirement home, shall be permitted through the implementing zoning by-law.

b. The maximum building height shall be 15 storeys and 60 metres and the implementing zoning by-law shall include further restrictions on height for buildings adjacent to low rise residential areas.
c. The minimum building height shall be 5 storeys.
d. A Minimum and Maximum Floor Space Index (FSI) shall not apply.
e. Minimum and maximum density restrictions shall not apply.
f. The Lands shall be comprehensively designed and developed in phases. Each phase shall be sequentially and substantially contiguous to ensure a cohesive development at each phase of build out.
g. All mixed use building(s) on the Lands contain residential units on storeys above the ground floor only, and accessory commercial uses on the ground floor only as further specified in the implementing zoning by-law
h. No buildings are permitted on the Lands identified as ‘Area A’ on Schedule C attached hereto, which shall generally be those lands within 48 metres of the Abraham Street frontage.
i. Surface parking on site shall be limited, with the majority of parking wholly enclosed within the building and not visible from the street.
j. A privately owned publicly accessible open space, designed as a central gathering area containing a water feature, with frontage on Fountain Street, shall be integrated into the development as part of the first phase of development. Public Access shall be secured through an easement, prior to final site plan approval.
k. All heritage features identified by the Documentation and Salvage Plan, dated July 2020, prepared by McCallum Sather Architects, shall be retained and integrated into the development to the satisfaction of the Chief Planner.
l. The dry stone wall shall be incorporated into the garden design as dry stone walls.
m. The existing dry stone walls shall be incorporated into the Preston Historical Garden design.
n. The building design shall be architecturally sympathetic to the original building and Part IV designated building located at 138 Fountain Street South.
o. An interpretive plaque shall be installed in a location that is accessible to the public as part of the first or second phase of development. The details of the plaque, its contents, installation and location, shall be to the satisfaction of the Chief Planner.
p. The stone wall and pillars along Fountain Street shall be retained in situ, unless it is demonstrated not to be feasible, the stone wall and pillars may be

dismantled and integrated into the development, in a location that is visible to the public, to the Chief Planner.

q. A landscape buffer containing 70 mm caliper deciduous trees and other all season landscape material, no less than 3.0 metres in width and densely planted, shall be installed along the property line abutting the rear lot line of adjacent lands in the low/medium density residential designation.

r. Below-grade infrastructure requiring dry conditions must be waterproofed.

s. Geothermal Wells are prohibited.

t. Each phase of Site Plan Approval shall:

    i. Be developed in accordance with the recommendations of the Transportation Impact Study including any limitations placed on access driveways, as approved by the Region of Waterloo and City of Cambridge through the lifting the holding (H) applied through the site specific zoning by-law.

    ii. Include an Interim Control Plan (ICP), with the exception of the final phase. The ICP shall demonstrate the condition of any undeveloped portions of the Lands, which must be maintained in accordance with the City's Maintenance of Land By-law, as amended.

    iii. Include a Master Site Plan (MSP), which accurately reflects the incremental build out of the site and all approved site plans, includes total site statistics, and demonstrates full zoning compliance.

    iv. Include a Detailed Transportation and Stationary Noise Study, prepared by a qualified consultant, to the satisfaction of the Region of Waterloo. The recommendations of the study shall be implemented through the site plan drawings, site plan agreement, alternative means, or any combination of thereof, to the satisfaction of the City of Cambridge and the Region of Waterloo.

    v. Include an Urban Design Brief that demonstrates how the architectural design and materials and landscape design contributes to an enhanced public realm and the creation of this landmark gateway into the Preston Towne Centre (Community Core Area).

    vi. Secure the land and financial resources for road improvements and conveyance of road widening lands, as necessary.

u. The implementing zoning by-law shall apply a holding (H) to the Lands to limit the development and/or site alteration until such time as:

    i. Detailed noise impact studies are completed to the satisfaction of the City of Cambridge and the Region of Waterloo.

ii. Detailed transportation impact studies are completed to the satisfaction of the City of Cambridge and the Region of Waterloo.

iii. An Updated Archaeological Assessment and corresponding Ministry Acknowledgement letter for the following properties is submitted to the satisfaction of the Region of Waterloo:

1. 102-110 Fountain Street South
2. 134 Fountain Street North; and,
3. 144 Fountain Street North.

iv. An updated Heritage Impact Assessment to be provided in compliance with the City's Term of Reference for Heritage Impact Assessments, to the satisfaction of the City. The Assessment shall address adjacency to the designated property at 138 Fountain Street South, the integration of salvaged features, building exterior design, building massing, building placement and site layout.

v. A Detailed Servicing and Drainage Report to the satisfaction of the City of Cambridge and Region of Waterloo.

vi. A Detailed Geotechnical Report is completed to the satisfaction of the City of Cambridge.

vii. A Detailed Excavation, Trenching and Shoring Plan is completed to the satisfaction of the City of Cambridge.

viii. An Updated Shadow Study is completed to the satisfaction of the City of Cambridge.

ix. The lands have been confirmed to be one (1) consolidated lot to the satisfaction of the City of Cambridge.

x. The implementing zoning by-law shall limit development on the Lands, until such time as all applicable requirements of the holding (H) are satisfied.

220 and 222 Blair Road

114. Notwithstanding policy 8.4.6.3(a) of this plan, the lands designated as Low/Medium Density Residential on Map 2 of this plan, located at 220 and 222 Blair Road, as shown on Figure 114 shall permit a maximum residential density of 83 units per hectare.

777 Laurel Street and 308 Dolph Street

115.

1. Notwithstanding policy 2.8.3.3 of this plan, for the Lands shown on Figure 115 on Schedule C attached hereto, the following site-specific policies shall apply:
    a. The maximum building height shall be 19 storeys and the implementing zoning by-law shall include further restrictions on height and setbacks for buildings
    b. A minimum and maximum Floor Space Index (FSI) shall not apply.
    c. A maximum of 1,215 residential units shall be permitted.
2. As part of future Site Plan application, the following will be required:
    a. The submission of an affidavit and a report from a Professional Engineer licensed to practice in the Province of Ontario that demonstrates that the proposed development has been designed in accordance with the Railway Association of Canada's "Guideline for New development in Proximity to Railway Operations" (Dialog & J.E. Coulter Associated Limited, May 2013), to the satisfaction of the Regional Municipality of Waterloo and the City of Cambridge.
3. The implementing zoning by-law shall apply a holding (H) to the Lands to limit development and/or site alteration until such time as:
    a. A Record of Site Condition (RSC) in accordance with 0. Reg. 153/04, as amended, has been filed with the Ministry of Environment, Conservation and Parks, and a Ministry Acknowledgement Letter has been provided to the satisfaction of the City of Cambridge and the Region of Waterloo.
    b. Detailed transportation and stationary noise impact studies are completed to the satisfaction of the City of Cambridge and the Region of Waterloo.

201 Water Street South and 66 Highman Avenue

116.

1. Notwithstanding anything to the contrary, for the lands shown on Figure 116 and designated High Density Residential, the following site-specific policies shall apply:
    a. A minimum and maximum Floor Space Index (FSI) shall not apply.
    b. A maximum of 300 residential units shall be permitted.
    c. The maximum building height shall be 15 storeys, including a maximum 6 storey podium, and the implementing zoning by-law shall include further restrictions on height for buildings adjacent to low rise residential areas.

d. No buildings are permitted on the property municipally known as 66 Highman Avenue, which are generally those lands within 57 metres of the Highman Avenue frontage.

e. The building design shall be architecturally sympathetic to the heritage building located on the south portion of 201 Water Street South.

f. Additional landscaping and/or fencing is to be provided by the developer on existing residential lots located along the west side of Highman Avenue and abutting the east property line of the subject lands, to provide additional buffering to the satisfaction of the City.

g. The implementing zoning by-law shall apply a holding (H) to the Lands to limit development and/or site alteration until such time as:

    i. A Record of Site Condition (RSC) in accordance with 0. Reg. 153/04, as amended, has been filed with the Ministry of Environment, Conservation and Parks, and a Ministry Acknowledgement Letter has been provided to the satisfaction of the City of Cambridge and the Region of Waterloo.

    ii. Detailed transportation and stationary noise impact studies are completed to the satisfaction of the City of Cambridge and the Region of Waterloo.

    iii. A Monitoring Plan to monitor the re-establishment of the Regionally Significant species has been submitted to the satisfaction of City Environmental Planning.

    iv. An information pamphlet in accordance with the recommendations of the Environmental Impact Study has been submitted to the satisfaction of City Environmental Planning.

    v. An updated Shadow Study is completed to the satisfaction of the City of Cambridge.

    vi. The lands have been confirmed to be one (1) consolidated lot to the satisfaction of the City of Cambridge.

    vii. Preparation of a pre- and post-construction inspection plan, to identify any impacts on existing abutting residential properties as a result of the development of the site, to the satisfaction of the City of Cambridge.

h. The implementing zoning by-law shall limit development on the Lands until such time as all applicable requirements of the holding (H) are satisfied.

157 Tiffany Street

117. Notwithstanding anything to the contrary, for the lands shown on Figure 117 on Schedule B attached hereto, the following site-specific policies shall apply:

a) That notwithstanding the residential density provisions of Policy 8.4.6.3, the lands at 157 Tiffany Street, designated on Map 2 as Low/Medium Density Residential and more particularly shown as the subject lands on Schedule A attached hereto, will be permitted to develop at a maximum density of 65 units per hectare.

247 Lowther Street North

118.

1. Notwithstanding policy 8.4.6.16 of this plan, for the Lands showed on Figure 118 on Schedule ‘C’ attached hereto, the following site-specific policies shall apply:
    a. The maximum density shall be 90 units per hectare.
2. The implementing zoning y-law shall apply a holding (H) to the lands to limit the development and/or site alteration until such time as:
    a. A Record of Site Condition (RSC) in accordance with 0. Reg. 153/04, as amended, has been filed on the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry and the RSC and Ministry’s Acknowledgement Letter is received to the satisfaction of the City of Cambridge and the Region of Waterloo.
    b. An Environmental Noise Study has been completed and implementation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The Environmental Noise Study shall be undertaken in accordance with NPC-300 and complete the review of transportation and stationary noise sources in the vicinity of the site and the potential impacts of noise (e.g. HVAC systems) on the on-site sensitive points of reception.

725-775 Main Street

119.

1. Notwithstanding policy 8.4.6.3(b) of this plan, for the Lands shown on Figure 119 on Schedule ‘C’ attached hereto, the following site specific policies shall apply:
    a. The minimum building height for mixed terrace (stacked townhouse) buildings shall be 3 storeys.
2. The implementing zoning by-law shall apply a holding (H) to the Lands to limit the development and/or site alteration until such time as:

a. A Buffer Enhancement Plan/Landscap Plan with a cost estimate has been submitted to the satisfaction of the City of Cambridge. The Plan shall include invasive species management, garbage/debris removal, and the relocation of the Common Hackberry tree located at the north end of the Locally Significant Natural Area to the buffer restoration area (if determined feasible by a certified Arborist);

b. A homeowner brochure has been submitted to the satisfaction of the City of Cambridge;

c. Preparation of a pre-, during- and post-construction monitoring plan with a cost estimate has been submitted to the satisfaction of the City of Cambridge.

1285 Speedsville Road & 800 Briardean Road (Rivermill Phase 4)

121.

(A) River Mill Community (Mixed Use Main Street)

The High Density Residential designation that applies to land on the east side of Speedsville Road, north of Equestrian Way, and more particularly shown on Figure 121 is intended for the development of a mixed-use area that primarily serves the local neighborhood context, in keeping with Policy 8.4.6.11 of the City of Cambridge Official Plan. This mixed-use area is intended to be used for a combination of (a) retail and commercial uses, office uses, and community uses, either in standalone buildings or as part of mixed use building; (b) apartment dwellings, either in stand-alone buildings or as part of mixed-use buildings; and (c) grade -related residential dwellings, including a variety of multiple residential forms.

The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize a street-oriented form of development. This includes regulations establishing: a range of commercial, residential and community uses that are appropriate within the mixed-use area; commercial uses that are featured at grade facing the public street for commercial mixed-use buildings; a minimum and maximum range for front yard setbacks to a public street; a minimum and maximum range for total gross leasable area in keeping with the local neighbourhood function of the area; and, a maximum density range for residential uses. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 8 storeys shall be contained in the implementing zoning by-law for the mixed-use lands north of Equestrian Way.

(B) River Mill Community (Apartment Block)

The High Density Residential designation that applies to lands on the east side of Speedsville Road, and more particularly shown on Figure 121 is intended for the

development of a high density residential (apartment) uses with transitional medium density residential (cluster townhouses).

The implementing zoning by-law shall establish appropriate land use permissions and built form regulations that emphasize the high density form of development. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 10 storeys shall be contained in the implementing zoning by-law for these lands north of Equestrian Way.

(C) River Mill Community (Neighbourhood)

Notwithstanding the Low/Medium Density Residential designation that applies to land on the east side of Speedsville Road, west and north of Briardean Road, and more particularly shown on Figure 121, a full range of residential uses, including grade-related dwellings such as stacked townhouses or back-to -back townhouses, and apartment dwellings are permitted. In order to ensure that the development is compatible with industrial uses to the south, a height restriction of 6 storeys shall be contained in the implementing zoning by- law for these lands. Notwithstanding Policy 8.4.6.3 a), the maximum residential density for this area is 50 units per gross hectare, measured across the entirety of the area subject to this site specific policy.

The implementing zoning by-law shall apply a holding (H) to a portion of the lands to restrict the development and/or site alteration until such time as:

i. A Hydrogeological Study is submitted that assesses the suitability of geothermal wells on the lands to the satisfaction of the City of Cambridge and Regional Municipality of Waterloo.

36 Elliot Street

122. Notwithstanding policy 8.4.6.3a) of this plan, for the Lands shown on Figure 122 on Schedule 'B' attached hereto, the following site-specific policies shall apply:

a) The maximum density shall be 61 units per hectare.

25 Chalmers Street South

124. Notwithstanding policy 8.4.6.3 and 2.8.3.3 of this plan, for the Lands shown on Figure 124 on Schedule ‘C’ attached hereto, the following policies shall apply:

a) The maximum building height shall be 4 storeys

b) Maximum density restrictions shall not apply.

579 Grand Ridge Drive

125. Notwithstanding policy 8.4.6.3 and 2.8.3.3 of this plan, for the Lands shown on Figure 125 on Schedule ‘B’ attached hereto, the following policies shall apply:

a) The maximum building height shall be 4 storeys

b) Maximum density restrictions shall not apply.

312 St. Andrew Street

126. Notwithstanding policy 8.4.6.3a) of this plan, for the Lands shown on Figure 126 on Schedule ‘B’ attached hereto, the following site-specific policies shall apply:

a) The maximum gross residential density restriction shall not apply.

387 Greengate Boulevard

127. Notwithstanding policy 8.4.6.3a) of this plan, for the Lands shown on Figure 127 on Schedule ‘B’ attached hereto, the following policies shall apply:

a) The maximum density shall be 87 units per gross hectare.

165 Cherry Blossom Road

129. Notwithstanding policy 8.4.6.10 of this plan, for the lands shown on Figure 129 on Schedule ‘C’ attached hereto, the following site-specific policy shall apply:

a) A maximum of four (4) residential lots for single detached dwellings are permitted on private services.

Chapter 9: Interpretation

General

1. *Council* is responsible for interpreting all portions of the Official Plan.

2. All goals, objectives, policies, criteria, guidelines, terms, figures and maps within this Plan form part of the Official Plan for the *City*. Policies that use the words “will” or “shall” express a mandatory course of action and policies that use words “encourage” or “may” indicate that the *City* requires that consideration be given to the policy.

3. Where lists or examples of permitted uses are provided, unless specified, they are intended to indicate the possible range and types of uses that are considered. Specific uses that are not listed but are similar to the listed uses and conform to the general intent of the applicable land use designation may be recognized as a permitted use.

Statutes, Regulations, Policies and Guidelines

4. Reference in this Plan to any *provincial* statutes, regulations, policies and guidelines shall include amendments to the statutes, regulations, policies and guidelines which may be amended from time-to-time.

Regional Official Plan

5. This plan contains references to the Regional Official Plan. All such references shall be interpreted as referring to the text and mapping of the Regional Official Plan as approved by the Ontario Municipal Board on June 18, 2015; and

6. Notwithstanding Policy 9.5, it is recognized that the Regional Official Plan may change through future approvals by the Ontario Municipal Board or through future amendments adopted by *Regional* Council. In the event that changes are made to the Regional Official Plan through either the approval by the Ontario Municipal Board or by future amendment, this Plan will be brought into conformity with the Regional Official Plan by means of appropriate housekeeping amendments.

Boundaries Between Designations

7. The boundaries between any land use designation on maps in Chapter 14 shall be construed as approximate except where the boundaries shown coincide with a road, watercourse or railway, also shown on a map in this Plan, in which event the boundary between designations shall be construed as the centreline of such road, watercourse, or railway. Boundaries may be subject to minor variations without amendment to this Plan where justified, unless the boundaries are consistent with fixed definable physical features.

8. Amendments to this Plan will not be required where the locations, boundaries, classifications or other features of land shown or described in this Plan are changed by the *Region*, the *Province*, or other legislated authority and the change has been implemented by way of an approved amendment to the Regional Official Plan.

Land Use Designations

9. All watercourses, undeveloped *shorelines*, reservoirs, ponds or other water areas illustrated on Map 2 shall be construed as being designated as Natural Open Space and all of the provisions of this Plan pertaining to the Natural Open Space designation shall apply.

10. Any island which is not identified on Map 2 shall be interpreted as being designated as Natural Open Space and all of the provisions of this Plan pertaining to the Natural Open Space designation shall apply.

11. Where land is subject to more than one overlapping land use designation the most restrictive land use designation will prevail.

12. Where land is subject to more than one separate land use designation the policies of each designation shall apply only to the portion of the property so designated.

Maps and Figures

13. Any base information illustrated on the maps and figures constituting part of this Plan shall be construed as having been provided merely for the purposes of orientation or reference unless otherwise indicated by this Plan and shall not be construed as constituting *Council* policy.

14. Any mapping information extending beyond the city boundaries is provided for information purposes only and does not indicate any land use designations outside the city boundaries.

15. The minimum and maximum gross leasable area thresholds for commercial designations are not based on individual properties within a distinct designation but on all the properties within a specific designation for that area of the city. These thresholds for Regional, Community and Neighbourhood Commercial are not based on the cumulative total of gross leasable area for a designation across the city, unless the particular designation only applies to one specific geographical area of the city.

16. For new commercial development *gross leasable area* will be used as the basis for calculating the floor area. For existing commercial developments, built prior to June 21, 2018, the term *gross retail commercial floor area* can be used as the basis for calculating the floor area.

17. The “Community Node” designation in Section 8.7.2 is deemed to be the equivalent of a “Major Local Node” in the Regional Official Plan.

Chapter 10: Implementation

10.1 Public Involvement

1. *Council* recognizes that public involvement is an essential component of decision-making and encourages all people to provide input in the decision-making process.

2. *Council* will follow the public notification procedures regarding planning matters that are contained in the Planning Act and its regulations.

3. Notice will not be required for the following changes to the Official Plan:

a) renumbering and referencing to reflect a logical sequence;

b) changes to text to correct spelling errors and include appropriate punctuation when these changes do not result in substantive change to the policies;

c) changes to reflect policy references in the Regional Official Plan if the Regional Official Plan is amended;

d) minor mapping boundary changes to reflect actual features or delineation of properties; or

e) site specific municipal address updates.

4. In addition to requirements specified in Policy 10.1.2, the *City* will use the following mechanisms to promote public participation and informed decision-making:

a) requiring the proponent to post one or more signs, clearly visible to the general public, on properties undergoing a planning approval process; and

b) any other means that *Council* deems appropriate including electronic communications.

5. During the processing of amendments to this Plan and the Regional Official Plan or for other initiatives where interests with the *Region* are common, the *City* will hold joint public meetings with the *Region*, where appropriate.

6. Changes to the notification procedures in Policy 10.1.2 are permitted as specified below:

a) for a general amendment to the Official Plan, Zoning By-law or other planning matters for which the *City* deems public notice to be appropriate, notice shall be given at least 20 days prior to the public meeting by:

i) advertisement in a newspaper or newspapers having general circulation in the city; and

ii) personal service or prepaid first class mail to every person and agency that has given the Clerk a written request for such notice with respect to that planning matter;

b) for a site specific amendment to this Plan or Zoning By-law, notice shall be given at least 14 days prior to the public meeting by:

i) personal service or prepaid first class mail to every owner of land within 120 metres of the area to which the amendment will apply; and

ii) personal service or prepaid first class mail to every person and agency that has given the Clerk a written request for such notice with respect to that planning matter;

c) a notice of public meeting shall contain the following information:

i) the date, time and place of the meeting;

ii) in the case of a site specific amendment, a key plan showing the location of the site or area to which the proposed amendment will apply; and

iii) the proposed amendment or an explanation of the proposed amendment.

7. The *City* may hold informal public meetings for *development* matters.

10.2 Secondary Plans and Community Plans

1. *Secondary Plans* may be prepared for specific areas of the city to provide more detailed planning objectives and policies to direct and guide *development.*

2. *Secondary Plans* and *Community Plans* approved by *Council* shall be in conformity with this Plan and the Regional Official Plan and shall clarify and illustrate how the policies of this Plan are to be implemented.

3. *Secondary Plans* shall be incorporated into this Plan through the adoption of an amendment to the Official Plan. Prior to approval or amendment of a *Secondary Plan*; notification, hearing and appeal procedures required for any amendment to the Official Plan, as set out in the Planning Act, shall apply.

4. The *City* will consider the following criteria in the preparation of a *Secondary Plan*:

a) patterns of land use;

b) population and employment projections;

c) mix and range of housing types and densities;

d) phasing of *development* in an efficient manner;

e) provision for adequate and appropriate areas for commercial, institutional and community-oriented facilities;

f) provision for trails, parks and open space;

g) *natural features*;

h) *cultural heritage resources*;

i) incorporating *intensification* opportunities;

j) development of a transportation network that facilitates the efficient movement of vehicular and pedestrian traffic including active transportation considerations;

k) municipal services;

l) incorporating opportunities for mixed-use and higher density *development* in appropriate locations;

m) designation of land; and

n) any other matters as deemed appropriate by the *City*.

5. *Community Plans* will be prepared for designated residential land, including supporting studies which may be required by the *City* or other approval authorities. *Community Plans* may include any of the following features, which may be adopted by amendment to this Plan or otherwise implemented:

a) major roads and pedestrian/trail linkages;

b) major *natural features* and open spaces;

c) nodes;

d) major institutional uses;

e) major commercial uses; and

f) a range of residential densities.

6. Prior to *development Council* may require an applicant to prepare a *Tertiary Plan* which includes lands beyond property boundaries for information purposes.

10.3 Zoning By-law

1. The *City's* comprehensive Zoning By-law shall implement and conform to the provisions of this Plan and the Regional Official Plan, regulate site *development* standards and use, and be amended as required.

2. When there is a proposal to amend the comprehensive Zoning By-law referred to in Policy 10.3.1, a planning appraisal shall be prepared to show how the proposal conforms to any relevant statements of policy provided in this Plan and, in particular, to any criterion specified in such policy statement as a prerequisite to the approval of such proposal; and such planning appraisal may be used by *Council*, the *Region* or the

Ontario Municipal Board to assist in determining whether the proposal should be approved.

3. Zoning By-laws may be passed to permit the use of lands designated for residential purposes on Map 2 as specified in Section 8.4.6.

4. Zoning By-laws may be passed to permit the use of lands designated on Map 2 for residential, commercial, or industrial use for the purposes specified in Chapter 8 of this Plan at such time as:

a) a piped municipal water supply and sanitary sewers have been or are proposed to be made available to service such lands; or

b) a plan of subdivision of such lands has been registered provided; however, that where the holding symbol "(H)" is used in conjunction with the zoning symbol denoting the future use of the land, such by-laws shall stipulate that the lands may be used only for the purposes specified in Policy 8.1.2 e) of this Plan until such time as the holding symbol is removed by an amendment to such by-laws.

5. The *City* will regulate through the *City's* Zoning By-law those uses that *Council* may deem as requiring special provisions such as minimum distance separations from other land uses or any other regulations. Such uses to be regulated may include, but not be limited to, adult entertainment uses.

6. *Council* may impose conditions on the use of land or the erection of buildings and structures through zoning, subject to *Provincial* regulations.

7. Deleted (By-law 26-006, OPA 91)

10.4 Non-Conforming Properties

1. Any land use existing on the date of approval of this Plan that does not conform with the land use designation as shown on Map 2 or the policies related thereto should cease to exist in the long term.

2. Any land use that conforms to this Plan but does not conform to the provisions of the Zoning By-law shall come into conformity in the long term. However, in order to avoid unnecessary hardship, an extension or enlargement of such use may be permitted subject to the following conditions:

a) the proposed extension or enlargement will not have negative impacts on surrounding lands;

b) the proposed extension or enlargement will not impact the ability of the use to cease to exist in the future;

c) the proposed extension or enlargement represents a reasonable increase to the size of the building or structure;

d) the extension or enlargement of the existing use shall not unduly aggravate an incompatible situation by reason of odour, noise, vibration, dust, smoke, gas, fumes, unsightliness, lighting, traffic generation, parking or other incompatibilities;

e) surrounding lands will be afforded reasonable protection by provision of landscaping, buffering, setbacks or screening; and

f) all municipal services such as water, sewers and roads are adequate to service the use.

10.5 Temporary Use By-laws

1. The *City* may, in a Zoning By-law, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning By-law for a period not exceeding three years from the day of the passing of the by-law to:

a) provide an opportunity for the owner or occupant of land, buildings or structures to bring the use into conformity with the provisions of this Plan;

b) provide an opportunity for *Council* to assess fully whether a use which is unfamiliar to *Council* should be confirmed as a conforming use by site-specific amendment to this Plan upon the expiry of the temporary authorization, or should be discontinued;

c) provide for the temporary use of vacant land for the purpose of a parking lot which is not otherwise permitted by the *City's* Zoning By-law pending the *development* of the land for a use permitted by this Plan; and

d) permit any other use which *Council* deems appropriate on a temporary basis.

2. In considering the enactment of a temporary use by-law, the *City* shall be satisfied that the following criteria are satisfied:

a) the use is in general conformity with the intent and policies of this Plan;

b) the use is *compatible* with neighbouring land uses or alternative measures are taken to mitigate any adverse impacts;

c) the construction of a permanent building or structure is not required;

d) the use does not interfere with the *development* of adjacent areas that are developing in accordance with this Plan;

e) the use is temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires;

f) sufficient water, wastewater and roads are available;

g) adequate on-site parking and loading facilities can be provided; and

h) the use does not adversely impact transportation facilities.

3. Temporary Use By-laws may be passed without amendment to this Plan provided the use satisfies the criteria in Policy 10.5.2.

4. A Temporary Use By-law may be extended by the passage of subsequent by-laws at the discretion of the *City* and for three year periods from the day the by-law ceases when deemed appropriate by the *City*, in accordance with the provisions of the Planning Act.

5. The *City* may enter into agreements with property owners and/or other parties concerning the temporary use.

6. Notwithstanding Policy 10.5.1, a by-law authorizing the temporary use of a *garden suite* shall not exceed 10 years, and may be extended with *Council* approval for additional three year periods of time from the day the by-law ceases.

7. All planning applications for temporary use and extensions shall require at least one public meeting to be held.

10.6 Interim Control

1. Where the *City* has directed that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas, an interim control by-law may be passed by *Council* to be in effect for a period of time specified in the by-law, which period shall not exceed 1 year from the date of the passing, restricting the use of land, buildings or structures within the defined area or areas except for such purposes as set out in the by-law.

2. Prior to the expiry of an interim control by-law, *Council* may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law.

3. When an interim control by-law ceases to be in effect, *Council* may not pass a further interim control by-law on the subject land for a minimum period of three years from the day the by-law ceases.

10.7 Holding Provisions

1. By-laws using the holding symbol “(H)” or “(h)” will specify the purpose for the holding symbol and will include a statement outlining conditions under which the holding symbol shall be removed by amendment to the *City’s* Zoning By-law. An amending by-law to remove the holding symbol may be considered when the applicable issues are addressed:

a) piped municipal water supply and/or sanitary sewers are or will be made available and where arrangement has been made by execution of a servicing agreement;

b) sufficient servicing capacity is available and allocated to the property;

c) implementation of elements of *subwatershed studies*, such as *natural features* enhancement and buffering and natural channel design;

d) implementation of elements of *Community Plans*, *Secondary Plans* and Master Environmental Servicing Plans;

e) transportation analysis leading to improvements including widenings, extensions, interconnected access or new roadworks;

f) the implementation of the recommendations of an approved *archaeological assessment*;

g) the implementation of the findings of a *Cultural Heritage Impact Assessment* as prescribed in Section 4.10 of this Plan;

h) the implementation of the findings of a site specific market impact study demonstrating that there is adequate market available to support the use as a reasonably viable commercial undertaking, taking into account the extent to which the available market may already be served by the existing area;

i) the implementation of the findings of a noise study or acoustical assessment;

j) remediation of environmental contamination in a manner that meets applicable criteria set by the *Province* in conjunction with the requirements of any other approval authorities and as prescribed in Policy 3.B.6.2.1 of this Plan;

k) the approved recommendations of an *Environmental Impact Statement,* as prescribed in Section 3.A.8 of this Plan;

l) the implementation of stormwater management; and

m) the phasing of land.

2. Removal of the holding symbol “(H)” or “(h)” will occur following fulfillment of the specified requirements by way of amendment to the *City’s* Zoning By-law. Notice of intent to remove the holding symbol “(H)” or “(h)” will be given in the manner and to the persons and public bodies and containing the information prescribed, as required by the Planning Act.

3. Interim uses pending removal of the holding symbol “(H)” or “(h)” are permitted in accordance with Policy 8.1.2 of this Plan. Temporary uses permitted prior to the removal of a holding symbol may also be specified provided such use does not adversely impact the intended future use of the land.

10.8 Development Permits

1. The *City* may by by-law establish a development permit system within an identified area of the city when authorized under the Planning Act and any associated regulation and policy.

2. The development permit system may be used to support economic development, infilling and *intensification* in targeted areas such as *brownfields*, *greyfields* and *Community Improvement Project Areas* by allowing quicker approvals, eliminating duplication and incorporating some flexibility for permitted uses and *development* standards. *Council* may establish a development permit system by by-law for any area within the city subject to *Provincial* regulations. This may include requirements for a landowner to enter into agreements with the *City* as a condition of obtaining a development permit. Such agreements may be registered on title.

10.9 Committee of Adjustment

The *Committee of Adjustment* shall be guided by the policies of this Plan and shall give consideration to the provisions of the Planning Act in making decisions regarding the granting of consents where a plan of subdivision is not deemed necessary, easements, rights-of-way, validation of title, leases exceeding 21 years, minor variances and any additional powers as set out in the Planning Act.

10.10 Site Plan Control

1. Site plan control is a means of achieving well-designed, functional, accessible, safe, sustainable built form and public space. *Council* may by by-law, designate the whole or any part of the City of Cambridge as a site plan control area. The whole of the City of Cambridge is established as a site plan control area.

2. For the purposes of this section, “development” means:

a) the construction, erection or placing of one or more buildings or structures on the land;

b) the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof; or

c) the laying out and establishment of:

   i) a commercial parking lot;

   ii) sites for the location of three or more trailers as defined in subsection 164(4) of the Municipal Act, 2001;

   iii) sites for the location of three or more mobile homes as defined in subsection 46(1) of the Planning Act; or

iv) 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.

3. *Council* may determine through the *City's* Site Plan Control By-law which uses are exempt from site plan control.

4. The by-law establishing a site plan control area may also establish classes of development to which site plan control applies, requirements for plan review and conditions relating to site plan approval. These conditions may include entering into one or more agreements with the municipality, dedicating lands for the widenings of any highways abutting the land, obtaining entrance permits, and maintaining all of the facilities and works to which the site plan approval applies.

5. *Council* may delegate its site plan approval authority to an officer or officers of the municipality.

6. The provisions of site plan control pursuant to the Planning Act shall include eligible classes of development within a designated site plan control area.

7. Applications for site plan approval will include requirement for and/or review of plans and studies as prescribed by the *City's* Site Plan Control By-law and any other matters identified through pre-consultation.

8. Site plan approval includes the review of exterior design including: character; scale; appearance; *sustainable design* features; exterior design of buildings; *sustainable design* elements on boulevards/municipal right-of-ways; and the design of facilities to have regard for accessibility for persons with disabilities.

9. Applications for site plan review shall include drawings showing plan, elevation and cross-section views for each building to be erected in accordance with the Planning Act. Exterior/architectural design control will be extended to residential buildings with less than 25 units within the area designated for site plan control.

10. Applications for site plan approval shall conform to the urban design policies in Chapter 5 of this Plan.

10.11 Parking

1. Where off-street parking facilities are provided they shall, wherever feasible, be integrated with the major transportation facilities systems shown on Map 7A so that an appropriate relationship between the *development* and use of land and the provision of supporting roads and transit facilities may be established and maintained; and, subject to the other provisions of this Plan, *Council* may by by-law:

a) require the owner or occupant of a building to provide sufficient private off-street parking to meet the parking demand customarily generated by the kind of activity for which the building is used;

b) permit such owner or occupant to provide the required parking on-site or, where the owner or occupant enters into an agreement with the *City* to ensure the continued availability of an off-site parking area, on a site which, in the opinion of *Council*, is within convenient or reasonable walking distance of the building for which the parking is required;

c) collect cash-in-lieu of parking to promote a compact urban form in the *Urban Growth Centre*, Community Core Areas, Regeneration Areas, Nodes, Reurbanization Corridors and *Major Transit Station Areas* and create a reserve fund for acquisition of lands for strategically-located public parking facilities;

d) enter into an agreement pursuant to the Planning Act, to exempt the owner or occupant from providing required parking or to reduce the parking requirement to the extent specified in the agreement, where such agreement provides for the owner or occupant of the building to make one or more cash-in-lieu of parking payments to the *City* as consideration for the granting of the exemption or reduction;

e) acquire and develop lands to provide public parking facilities and dispose of lands surplus to requirements;

f) appoint parking administrators or operating agents;

g) regulate the charging of fees, including rates, for the use of required parking facilities;

h) encourage the *development* of commercial parking facilities;

i) establish appropriate on-street parking facilities in residential plans of subdivision; and

j) otherwise facilitate or encourage the development of public and/or private off-street parking facilities to accommodate any unsatisfied parking demand.

2. A reduction or exemption in required parking facilities may be considered where, in the opinion of the *City*, any of the following circumstances prevail:

a) adequate alternative parking facilities are or will be made available;

b) insufficient site area or other suitable lands are available to provide the required parking;

c) the establishment of the required parking facilities would be inappropriate in an area of recognized *cultural heritage resources*;

d) the establishment of the required parking facilities would be incompatible with existing uses in the surrounding area, and provided the exemption or reduction in required parking facilities will not impede the primary traffic movement functions of adjacent arterial roads; or

e) an owner or occupant of the building provides cash-in-lieu of parking requirements to the *City*; or

f) the *development* is part of a comprehensive *transportation demand management* plan in accordance with the provisions of Section 6.15.

10.12 Standards for Maintenance and Occupancy

1. In recognition of the importance of property conditions, *Council* may pass by-laws:

a) for prescribing standards for the maintenance and occupancy of property within the municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards;

b) for requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or for the site to be cleared of all buildings, structures, debris or refuse and left in graded and leveled condition; and

c) for prohibiting the removal from any premises of any sign notice or placard placed thereon pursuant to this Section or a by-law passed under the authority of this Section.

2. *Development* shall conform to the provisions of the Ontario Fire Code, the Ontario Building Code, and the *City's* minimum standards for maintenance and occupancy.

10.13 Preconsultation

A preconsultation meeting between a proponent and applicable *City* and agency staff can be held to review the process and supporting information requirements prior to the submission of a *development* application. A preconsultation meeting with the *City* is required prior to the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Condominium, Condominium Conversion or Plan of Subdivision and may be required prior to the submission of an application for Site Plan Approval, Consent or Minor Variance. Individual applications will be evaluated in accordance with Section 10.14 during the preconsultation meeting to identify specific submission requirements.

10.14 Complete Application

1. In accordance with the Planning Act, the *City* shall require information and material, in addition to that prescribed by *Provincial* or *Regional* authority, statutes and regulations, to assist in the review of applications for Official Plan Amendments, Zoning By-law Amendments, Subdivisions and Consents. The following information will be required in order for an application to be deemed complete at the discretion of the *City*:

a) a completed application form;

b) the prescribed application fee;

c) prescribed information and material as required under the Planning Act;

d) a planning justification report outlining how the application is consistent with Council policy, the *City*'s Official Plan, the Regional Official Plan the Provincial Policy Statement and any other applicable planning document or statute;

e) concept plans and/or plan of survey;

f) information, studies and reports as identified by the *City* or other agencies and described elsewhere through the Official Plan to address on and off-site matters pertaining to:

   i) compatibility and impact on existing land use and Official Plan objectives;

   ii) *infrastructure* and servicing;

   iii) stormwater management;

   iv) grading and drainage;

   v) transportation, traffic and parking;

   vi) cultural heritage;

   vii) *archaeological resources*;

   viii) natural environment including vegetation management plan;

   ix) contaminated or potentially *contaminated sites*;

   x) soil and groundwater quality;

   xi) nuisance, noise, hazard or safety issues;

   xii) urban design;

   xiii) market impact;

   xiv) financial impacts;

   xv) active transportation assessment;

   xvi) source water protection;

   xvii) indigenous species;

   xviii) *Environmental Impact Statement*;

   xix) photometrics; and

g) any other matters identified through preconsultation.

2. Additional details for submission requirements are set out in the relevant sections of this Plan and/or listed on *development* application forms.

3. The preparation and peer review of all required studies, information and reports are at the expense of the proponent and shall be prepared by a qualified professional agreeable to the *City*.

10.15 Community Improvement, Renewal and Revitalization

1. The *City* will promote the following *community improvement* goals for the municipality:

a) to act as a catalyst for private investment;

b) to improve the quality of the housing stock;

c) to improve municipal *infrastructure* and community services wherever it is physically and economically feasible;

d) to make commercial and industrial areas more efficient, attractive, competitive, *sustainable* and pedestrian and transit oriented;

e) to protect and enhance the heritage of Cambridge and to ensure that *development* activities consider and incorporate *cultural heritage resources* wherever feasible;

f) to protect, enhance and re-establish *natural features*;

g) to provide a framework to guide the expenditure of public funds for *community improvement* activities;

h) to promote *intensification* opportunities;

i) to encourage the *redevelopment* and rehabilitation of *brownfield* and *greyfield* sites; and

j) to undertake any other initiatives which contribute to *community improvement*, renewal and revitalization.

2. Where there are impediments to *development* and *redevelopment* including *brownfield* and *greyfield* sites, the *City* may prepare *Community Improvement Plans* in accordance with the policies in Section 10.15. C*ommunity improvement* initiatives may be undertaken to address:

a) a deficiency or deterioration in municipal facilities, services, *infrastructure*, buildings and streetscaping;

b) land use conflicts between non-*compatible* uses or underutilized sites which detract from the viability of an area;

c) an area exhibiting symptoms of physical, functional and/or economic decline (e.g. buildings in need of rehabilitation, high vacancy rate, decrease in retail sales);

d) a demonstrated interest in *community improvement* by the private sector;

e) vacant or underutilized land parcels or properties having future *development* potential;

f) an area prone to flooding;

g) an area in which the natural environment can be further protected, enhanced or re-established;

h) an area in which *cultural heritage resources* warrant special *community improvement* initiatives;

i) an area with known or potentially *contaminated sites*;

j) an area with *redevelopment* and *intensification* potential; or

k) *affordable* housing or an appropriate range of housing types.

3. The entire municipality is designated as a *community improvement* area, based on the considerations outlined in Policies 10.15.1 and 10.15.2. *Council* may, by by-law, designate part or all of the *community improvement* area as a *Community Improvement Project Area* and prepare a C*ommunity Improvement Plan*.

4. *Community improvements* will be phased in order to minimize financial hardship on the residents, business community and the municipality and to establish a logical sequence for implementation of improvements based upon planning and engineering studies reflecting the priorities and funding capabilities of the *City* and other agencies.

5. The designation of *community improvement project areas* will be influenced by the availability of government assistance programs as well as the need for improvements in specific areas.

6. The following measures may be implemented by the *City* to help achieve its goals and objectives pertaining to *community improvement*:

a) designate *community improvement project areas* by by-law under the Planning Act;

b) provide for the preparation of a C*ommunity Improvement Plan* for a C*ommunity Improvement Project Area* under the Planning Act;

c) use *City* grant and loan programs available to assist with *community improvement* and property rehabilitation;

d) construct, repair, rehabilitate or improve buildings or land acquired or held by the municipality in *community improvement project areas* in conformity with *Community Improvement Plans*;

e) evaluate *development* applications within *community improvement project areas,* having regard for the objectives of *community improvement* in that area;

f) enforce the *City* By-laws prescribing standards for property, maintenance and occupancy and the *City's* Zoning By-law to address substandard properties;

g) use *Federal* and *Provincial* government programs and *Regional* grants or loans that are made available to assist with *community improvement* and property rehabilitation where appropriate in support of *community improvement* initiatives in the *City*;

h) consider the need for *community improvement* and the need for funding support for *Regional* C*ommunity Improvement Plans* within the city in the preparation of capital and operating budgets;

i) support and co-ordinate with the initiatives of business improvement areas, public utilities, local service clubs, business associations, community organizations, private enterprises and residents who from time-to-time may carry out improvement projects designed to enhance the quality of their community;

j) dispose of municipally-owned property to private or public sector investors who will undertake projects that the *City* deems will be important assets to the city;

k) acquire property as a means of achieving specific elements of a C*ommunity Improvement Plan*;

l) facilitate the co-ordinated replacement or upgrading of services by major utilities;

m) support the preservation and restoration of properties identified by the *Municipal Heritage Advisory Committee* as being culturally *significant* by passing by-laws pursuant to the Ontario Heritage Act;

n) realize a greater degree of protection and enhancement of the natural environment; and

o) preparation of urban design guidelines.

10.16 Height and Density Bonusing

1. *Development* standards may be incorporated into a Zoning By-law to permit bonusing through an increase in height and/or density of *development* where such increase provides public benefits, and the increase:

a) implements the goals and objectives of this Plan;

b) constitutes good planning;

c) is consistent with the Urban Design policies in Chapter 5 of this Plan; and

d) is consistent with this Plan which may include:

i) creation of *affordable* housing in accordance with *Regional* targets;

ii) creation of special needs housing in accordance with *Regional* targets;

iii) conservation of *cultural heritage resources*;

iv) protection, enhancement and/or restoration of the natural environment;

v) construction to *LEED*® silver or other recognized environmental standards;

vi) energy and/or water conservation measures;

vii) creation or establishment of public art;

viii) non-profit arts, cultural, community or institutional facilities;

ix) creation of day care centres;

x) public transit *infrastructure*, facilities, and/or services;

xi) public parking over and above the regular requirements, which allows for the more efficient use of land, including parking structures and shared parking arrangements;

xii) land for municipal purposes over and above regular requirements;

xiii) remediation of a *contaminated site*;

xiv) improvement of compatibility with existing land uses;

xv) improvement of traffic and pedestrian movement;

xvi) buffering and landscaping over and above the regular requirements;

xvii) parkland and/or improvements to parks over and above the regular requirements; and

xviii) parking demand reduction measures as part of an approved *transportation demand management* plan, such as measures to increase access to public transit and/or participation in a formal car share program.

2. The *City* will review the following when considering a height and/or density bonus:

a) suitability of the site for the proposed height and/or density in terms of parking, landscaping and other site-specific requirements;

b) compatiblity with the planned scale and character of the surrounding neighbourhood and impact on neighbouring land uses; and

c) adequate addressing of community services, *infrastructure* and transportation impacts.

3. Applications to exceed the maximum height and/or density limits must demonstrate how the impact of the increase will be minimized on neighbouring areas. Mitigation measures may include, but are not limited to:

a) increased setbacks;

b) terraced massing on one or more sides of a building;

c) use of existing or planned grade changes; and

d) use of existing features such as open space that provide buffers.

4. The *City* will require the property owner to enter into one or more agreements with the *City*, which may be registered against the title of the affected property, specifying the terms under which the height and/or density bonus will be granted.

10.17 Advisory Committees

The *City* recognizes the importance of its citizens in developing and promoting community stewardship through its use of advisory committees and volunteers. This stewardship will be undertaken in a manner consistent with community-based plans and programs adopted and periodically reviewed by the *City*.

Chapter 11: Amendment

1. Any provisions of this Plan may be amended pursuant to the Planning Act. All other provisions of this Plan not affected by such amendment shall continue to apply in respect of the lands affected by such amendment.

2. Existing Site Specific amendments to this Plan are included in Section 8.10. The Site Specific Policies provide for specific *development* requirements or constraints, allow for policy exceptions, and/or may require the undertaking of certain studies as determined by the *City*, and the mitigation of adverse impacts prior to *development* proceeding. Properties affected by Site Specific Policies are identified on various Figures.

3. In considering a site specific application to amend this Plan, the *City* will require a planning appraisal to respond to the following:

a) conformity with the overall intent and purpose of the objectives and policies of this Plan;

b) the suitability of the lands affected by the amendment for the use proposed and compatibility with surrounding lands and uses;

c) the impact on municipal services, *infrastructure* and finances;

d) comments received from the public, *City* Departments and other agencies;

e) where it is proposed to change any statement of objectives expressed in this Plan, the planning appraisal shall explain the need for the proposed new direction to be taken in the long range planning and *development* of the *City* and to show the impact of such proposed new direction on the policies contained in this Plan;

f) when it is proposed to change any statement of policy contained in this Plan, the planning appraisal shall show how the proposed change of policy remains consistent with the relevant statement of objectives included in this Plan; and

g) when it is proposed to change any map or figure of this Plan, the planning appraisal shall explain how such change is consistent with the relevant statements of objectives or policy provided in this Plan and in accordance with the criteria established by any relevant statement of policy provided in this Plan as a prerequisite to such change being made.

The planning appraisal referred to above shall be attached as information to the formal amendment document in which the proposed change to the statement of objectives or policy or to a map or figure is made; but such planning appraisal shall not itself be adopted by *Council* as part of the formal amendment document in which the change is made.

4. Prior to adopting an amendment to this Plan or any major program designed to implement any provision of this Plan, public meetings shall be held and information published for the purpose of obtaining the participation and cooperation of the *City's* residents and businesses in determining the solution of problems or matters affecting the *development* of the city; and, subject to the provisions of the Planning Act and related regulations, *Council* may from time to time specify procedures to be observed in obtaining such public participation or cooperation or may otherwise facilitate public discussion or an exchange of information on such problems or matters.

Chapter 12: Monitoring and Review

1. The *City* will monitor characteristics and trends in the growth and change of major land uses and demographics in the city including:

a) the supply of existing and potential housing stock by type, including *affordable* housing, to accommodate the varying needs of the city's residents;

b) the supply of vacant employment land to accommodate job creation in keeping with *Provincial* and *Regional* targets; and

c) the general demographic, economic, employment, social and technological information and trends that may affect aspects of this Plan.

2. The *City* will monitor the amount of residential *development* in *Greenfield Areas* and the amount of *reurbanization* within the *built boundary* to measure compatibility with the Provincial Growth Plan and Regional Official Plan.

3. The *City* will monitor the level of population and jobs per hectare in both *Greenfield* A*reas* as well as the *Urban Growth Centre* to measure compatibility with the Provincial Growth Plan and Regional Official Plan.

4. The *Province* may approve changes to *Provincial* planning policy from time-to-time, which will require amendments to municipal official plans to achieve conformity. The *City* will introduce such amendments to this Plan following consultation with the *Province* and/or *Region* respecting the nature of the amendments and following consultation with the public to explain the nature and need for changes to this Plan.

5. The *City* will determine the need to undertake regular and comprehensive reviews of this Plan, every five years or sooner following the Plan taking effect, in accordance with the provisions of the Planning Act.

6. In accordance with the Planning Act any comprehensive review of this Plan will follow a public meeting to determine the need and scope of any review.

7. The *City* in cooperation with the *Region* will prepare a Staging of Development Plan to ensure that the necessary *infrastructure* is available to accommodate *development*.

8. The *City* will annually prepare a Staging of Development Plan for input into the Regional Integrated Infrastructure Staging Plan, and the *City* and *Regional* budgets, to indicate the priority to be given to *development* in specific areas for the purposes of coordinating local and *Regional* services. The Staging of Development Plan will address the following:

a) the staging of *development* projected over a five year or longer period, with the objective being to define a program of *infrastructure* requirements to provide for a continuous three year supply of serviced residential land; and

b) measures to ensure that *development* occurs in logical sequence, considering the rate and type of *development* in previously serviced areas, and market conditions.

9. The monitoring program will be used to determine whether the objectives and policies of this Plan are being achieved or whether there is a need to amend any provisions of this Plan to reconcile differences between such trends or changing characteristics and the policies of this Plan.

10. The results of the *City's* monitoring program will be reported to *Council* as required.

Chapter 13: Glossary of Terms

NOTE: Glossary and text terms may be used in the singular or plural, or otherwise conjugated. The source of definitions is provided in parentheses after the definition. If the definition is from the 1999 Cambridge Official Plan, no source is indicated. ROP means Regional Official Plan (2010), PPS means Provincial Policy Statement (2005), OMB means Ontario Municipal Board, Growth Plan means Growth Plan for the Greater Golden Horseshoe (2006)

15-minute neighbourhoods – compact, well-connected places such as mixed-use neighbourhoods or other ares within the Urban Area. They are places that offer support and opportunities for people of all ages and abilities and at all times of year to conventiently access the necessities for daily living with a 15-minute trip by walking, cycling, and rolling, and where other needs can be met by taking direct, frequent, and convienient transit, wherever possible. The neighbourhoods should include an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. They are also age-friendly places and may take different shapes and forms appropriate for their contexts.

accessible – that a building and/or facilities can be approached, entered and used (including washroom facilities) by persons with physical or sensory disabilities. This includes persons using wheelchairs. In the case of a multi-storey building, at a minimum it should be possible for persons with disabilities to approach, enter and use the ground floor and washroom facilities. (City Official Plan, revised)

active at-grade uses – uses at grade with the street that generate activity, in particular pedestrian activity, on the street. Uses may be street-related commercial and/or community uses such as retail stores, restaurants, personal or business services, professional or medical offices, libraries, community centres, and parks/public squares.

active transportation – movement of people or goods that is powered by human activity. Active transportation includes walking, cycling, and the use of human-powered or hybrid mobility aids such as wheelchairs, scooters, e-bikes, and rollerblades.

adaptable – in regard to a residential unit that it can be modified to accommodate the special needs of a person with disabilities without undertaking major renovations such as re-wiring or changing doorway widths. It would mean, for example, that ground floor doorways and washrooms would accommodate a wheelchair user, or that a flashing-light doorbell system could easily be installed for a hearing impaired resident.

additional residential unit – means a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, that either forms part of and is attached to the the *principal dwelling*, or is located within a detached building on the same lot as the *principal dwelling*.

adjacent –are those lands contiguous to a *cultural heritage resource*. (PPS)

adverse effects – as defined in the Environmental Protection Act; one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; g) loss of enjoyment of normal use of property; and h) interference with normal conduct of business. (ROP)

adverse environmental impacts – changes likely to arise directly or indirectly from *development* or *site alteration* within or *contiguous* to an element of the *Natural Heritage System* that result in widespread, long-term, or irreversible degradation of the significant features or impairment of the natural functions of the designated area. Examples of *adverse environmental impacts* include, but are not limited to, the following: a) fragmentation or substantial reduction in size of an element of the *Natural Heritage System*; b) significant increase in the perimeter-to-area ratio of an element of the *Natural Heritage System*; c) disruption of corridors and linkages to other elements of the *Natural Heritage System*; d) substantial alteration of natural topography; e) disruption of ecological relationships among significant or representative indigenous species; f) increased potential for human or domestic animal intrusion into relatively inaccessible areas; g) alteration of the quantity, quality, timing (hydroperiod) or direction of flow of surface water or groundwater within or *contiguous* to an element of the *Natural Heritage System*; h) alteration of the structure, functions or ecological interrelationships of a natural habitat which sustain representative community associations or populations of significant species; i) reductions in the populations or reproductive capacity of significant species; j) mortality in or removal of the predominant vegetation which provides structure to an element of the *Natural Heritage System*; k) erosion of soils or deposition of sediment; l) compaction or trampling of soils; m) increased potential for the introduction of invasive non-indigenous species; n) disruption of ecological processes due to increased nocturnal artificial light levels; or o) increases in the level and quality of noise. (ROP, revised).

affordable

a) in the case of ownership housing, the least expensive of:

   i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for *low and moderate income households*; or

   ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

   i) a unit for which the rent does not exceed 30% of gross annual household income for *low and moderate income households*; or

ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area. (PPS)

agricultural uses –the growing of crops, including nursery, horticultural and floricultural crops, raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-*farm* residence(s), buildings, structures and *farm greenhouses*. (City Official Plan & ROP, revised)

agriculture-related uses – those *farm*-related commercial and *farm*-related industrial uses that are small-scale and directly related to the *farm* operation and are required in close proximity to the *farm* operation. Such uses may generally include *farm* implement dealerships, abattoirs, veterinary clinics, grain drying and storage operations, feed mills, *farm greenhouses*, produce auctions for locally grown food and similar uses that provide a direct service to the *farm* community. (ROP, revised)

agri-tourism activities – the act of visiting a working *farm* or any agricultural, horticultural or agri-business operation for the purpose of enjoyment, education, or active involvement in the activities of the *farm* where the principle activity on the property remains as farming and where products used in the activity are produced on the property or related to farming. (ROP)

archaeological assessment – the combined background research and field study of a property evaluated as moderate to high on *Archaeological Potential* Maps approved by the *Province* that identify the presence of and interpretation of the *archaeological resources* on the property, and make recommendation for the mitigation of the impacts on the resources. *Archaeological assessments* must be undertaken by a *Provincially*-licensed archaeologist, in accordance with reporting guidelines established by the *Province*, and must address the entire area of the *development* application. (ROP)

archaeological potential – the likelihood to contain *archaeological resources*. Criteria for determining *archaeological potential* are established by the *Province*, but municipal approaches which achieve the same objectives may also be used. *Archaeological potential* is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (ROP & PPS)

archaeological resources – include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (ROP & PPS)

biodiversity – the variety of life in all its forms. It includes species diversity, ecosystem diversity and genetic diversity within species. (ROP)

brownfield – underdeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (PPS)

build-out – the time in the future when the subject area of land is fully developed in accordance with the vision, objectives, and policies of this Plan.

built boundary - the limits of the developed urban area as of June 16, 2006, which was the effective date for the Growth Plan for the Greater Golden Horseshoe. The *built boundary* was delineated by the *Province* in accordance with Policy 2.2.3.5 of the Growth Plan. (Growth Plan)

built-up area – all land within the *built boundary.* (Growth Plan)

burial places – the location for the interment of a dead body. (New)

City – the Corporation of the City of Cambridge

Committee of Adjustment –a *Council*-appointed committee which has the power to grant minor variances to the Zoning By-law, approve consents/land severances, permit changes to legal non-conforming uses, issue certificates of validation and to interpret generalized by-laws.(Planning Act, revised)

community garden - is an area of publicly- or privately-owned land, rooftop, or other space managed and maintained by individuals and/or non-profit organizations, to grow and harvest food crops and/or non-food, ornamental crops, such as flowers for personal or group use, consumption or donation. *Community gardens* may be divided into separate plots or may be farmed collectively and may include common areas maintained and used by *community garden* members. (New)

community housing – rental housing that offers *affordable* market rent units and subsidized (rent-geared-to-income) units for low and moderate income households. (ROP, revised)

community improvement – the planning or replanning, design or redesign, resubdivision, clearance, *development* or *redevelopment*, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a *community improvement project area* and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. (Planning Act)

Community Improvement Plan – a plan for the *community improvement* of a *community improvement project area.* (Planning Act)

Community Improvement Project Area – an area within a municipality, the *community improvement* of which in the opinion of *Council* is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, or for any other environmental, social or community economic development reason. (Planning Act)

Community Plan – a plan which is prepared for a specific geographic area of residential designated land containing detailed policies to guide future *development*. (New)

community shopping centre - a group of commercial establishments providing at least 13,500 m^2 but less than 42,000 m^2 of *gross leasable area.*

compatible – *development* that, although it is not necessarily the same as or similar to existing buildings or uses in the vicinity, nonetheless exists in harmony with or enhances an established community. The *development* will not have a physical or functional adverse impact on surrounding properties. (Based in part on *OMB* Decision for File Nos: PL080765 and PL090495 and C980347)

complete communities - meet people's needs for daily living throughout an entire lifetime by providing access to an appropriate mix of jobs, locally grown food, local services, a full range of housing and community infrastructure including *affordable* housing, public transportation, safe non-motorized travel, schools, recreation and open space. (Growth Plan & ROP, revised)

Comprehensive Environmental Impact Statement – a study prepared on a broad scale in accordance with established procedures to identify and assess the impacts of *development* on a specified feature or the *Natural Heritage System* in a broad area. (City Official Plan, revised)

conserve/conserved – the identification, protection, use and/or management of *cultural heritage* and *archaeological resources* in a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or *Cultural Heritage Impact Assessment*. (ROP & PPS).

contaminated site – an area where a chemical(s) is present in soil, sediment or groundwater at a concentration greater than background as determined by the *Province*'s current soil, groundwater and sediment standard.(City Official Plan, revised).

contiguous – lands that are situated in sufficiently close proximity such that *development* or *site alteration* could reasonably be expected to produce one or more of the following impacts: alterations to existing hydrological or hydrogeological regimes; clearing of existing vegetation; erosion and sedimentation; or producing a substantial disruption of existing *natural features linkages* or the habitat of a significant species. (ROP, revised)

Council – the Council of the Corporation of the City of Cambridge.

crisis intervention home – a special care facility providing counseling, assistance and temporary emergency shelter for the homeless and or for the victims of a domestic conflict or physical assault/abuse of any kind. It includes such facilities as a family crisis shelter. (City of Cambridge Zoning By-law)

Cultural Heritage Impact Assessment – a study to determine if *cultural heritage resources* will be negatively impacted by a proposed *development* or *site alteration*. It can also demonstrate how the *cultural heritage resource* will be *conserved* in the context of *development* or *site alteration*. Mitigation or avoidance measures or alternative *development* approaches may also be recommended. (ROP)

cultural heritage landscape – a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual *cultural heritage features* such as structures, spaces, archaeological sites and natural elements, which together form a *significant* type of heritage form, distinctive from that of its constituent elements or parts. (ROP, revised)

cultural heritage resources – physical remains which include, but are not limited to: buildings (residential, commercial, institutional, industrial and agricultural); *cultural heritage landscapes* (designed, organic/evolved); structures (water tower, bridge, fence and dam); monuments (cenotaph, statue, cairn); *archaeological resources*; cemeteries; scenic roads; vistas/views; culturally significant *natural features* (tree and landforms); movable objects (archival records and artifacts); and cultural traditions (language, stories, music, dance, food, celebrations, arts and crafts. (ROP, revised).

density target – *density targets* and how they are to be measured are defined by the *Province* in the Growth Plan for the Greater Golden Horseshoe for the *designated greenfield area* and the *Urban Growth Centre*. These *density targets* measure the number of people and jobs over a land area. For the *designated greenfield areas*, the *density target* is measured over the entire *designated greenfield area* of the *Region*, excluding only those areas that are identified as *provincially constrained environmental areas*. For the *Urban Growth Centre*, the *density target* is the gross density of the area. (Growth Plan)

designate/designated – real property *designated* either under Part IV or Part V of the Ontario Heritage Act. (Ontario Heritage Act)

designated greenfield area - the area within a settlement area that is not *built-up area*. (Growth Plan, revised).

development – the creation of a new lot, a change in land use, or the construction of a building(s) or structure(s), requiring approval under the Planning Act, but does not include activities that create or maintain *infrastructure* authorized under an *environmental assessment* process or works subject to the Drainage Act. (Planning Act, revised)

District – see definition of *Heritage Conservation District* below.

ecological functions – the natural processes, products or services that living and non-living environments provide or perform within or among species, ecosystems and landscapes, including hydrologic functions and biological, physical, chemical and socio-economic interactions. (ROP)

employment area – areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities. (PPS & ROP)

endangered or threatened species – a species that is listed or categorized as either a “Threatened Species” or an “Endangered Species” which appears on the *Province’s*

official Species at Risk in Ontario List, as updated and amended from time to time. (ROP)

environmental assessment – a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act and the Ontario Energy Board. (ROP)

Environmental Impact Statement - a study prepared in accordance with established procedures to refine the boundaries of elements of the *Natural Heritage System*, identify the potential impacts of a *development* application on such elements and recommend a means of preventing or minimizing these impacts through buffers, avoidance or mitigation. (ROP, revised)

Environmentally Sensitive Landscape (ESL) – a geographically and ecologically definable landscape that is distinguishable from the surrounding areas by the concentration, proximity and overlap of: designated *natural features* (such as *Environmentally Sensitive Policy Areas* or *Provincially Significant Wetlands*), associated *natural features* (such as stream valleys and specialized habitats) and

ecological functions (such as groundwater recharge areas and ecological corridors or linkages) which together constitute a heterogeneous landscape mosaic that contributes significantly to *Regional biodiversity* conservation.

An *Environmentally Sensitive Landscape (ESL)* may include lands under active human use or management, but should be: predominantly natural, not bisected by major highways, and exclusive of areas irreversibly transformed by concentrated human settlement, or where widespread commitments to *development* in the form of land use designations have been made in Area Municipal Official Plans. In recognition of the cultural influences that have shared, and continue to shape, the Region's landscape, *ESL*s are considered compatible with a number of limited human uses such as legally permitted agricultural, residential, commercial and resource extraction areas.

In addition to protecting regional and local *biodiversity*, providing a wide range of *ecological functions*, and accommodating some human land uses, *ESL*s also provide continued opportunities for aesthetic enjoyment, low-impact recreation, and scientific, archaeological and/or historical study in the Region's countryside. (ROP)

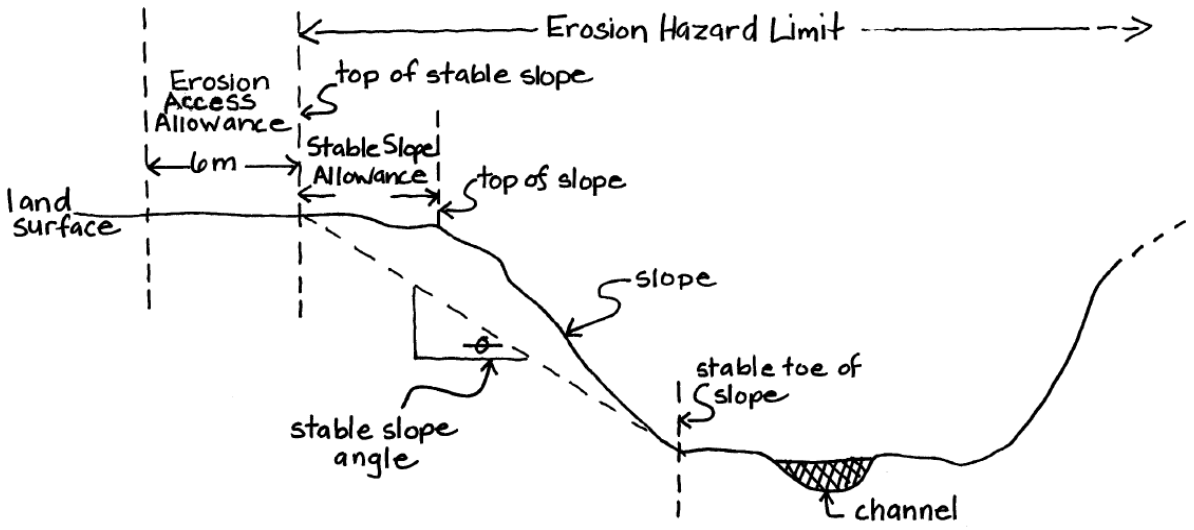
Environmentally Sensitive Policy Area – *regionally* significant natural area that is identified by the *Region* and meets the criteria in the Regional Official Plan. (New)

Environmentally Significant Discharge Areas – lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain wetlands, fisheries or other specialized natural habitats. (ROP)

Environmentally Significant Recharge Areas – lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, *natural features*. (ROP)

Environmentally Significant Valley Features – *natural features* within a significant valley that meet criteria outlined in the Regional Official Plan. (ROP)

erosion hazard – the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a 100-year time span), an allowance for slope stability and an erosion access allowance. (ROP & PPS)



farm – a parcel of land on which the predominant activity is *agricultural uses*.

farm greenhouse – a building used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and other similar agricultural products, under glass, fiberglass or plastic, that are used as inputs on the *farm* or primarily sold off-site at wholesale or retail. (ROP)

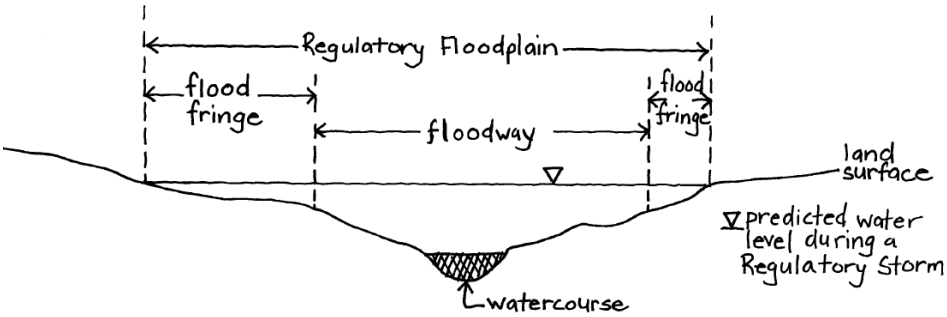
farm-related residential unit – a dwelling on a *farm* used as the primary residence for an active and operating farmer, or a dwelling for a full-time *farm* employee of an active *farm* on which the dwelling is located. (ROP)

Federal – the Country of Canada.

fish – fish, shellfish, crustaceans and marine animals, at all stages of their life cycles. (PPS)

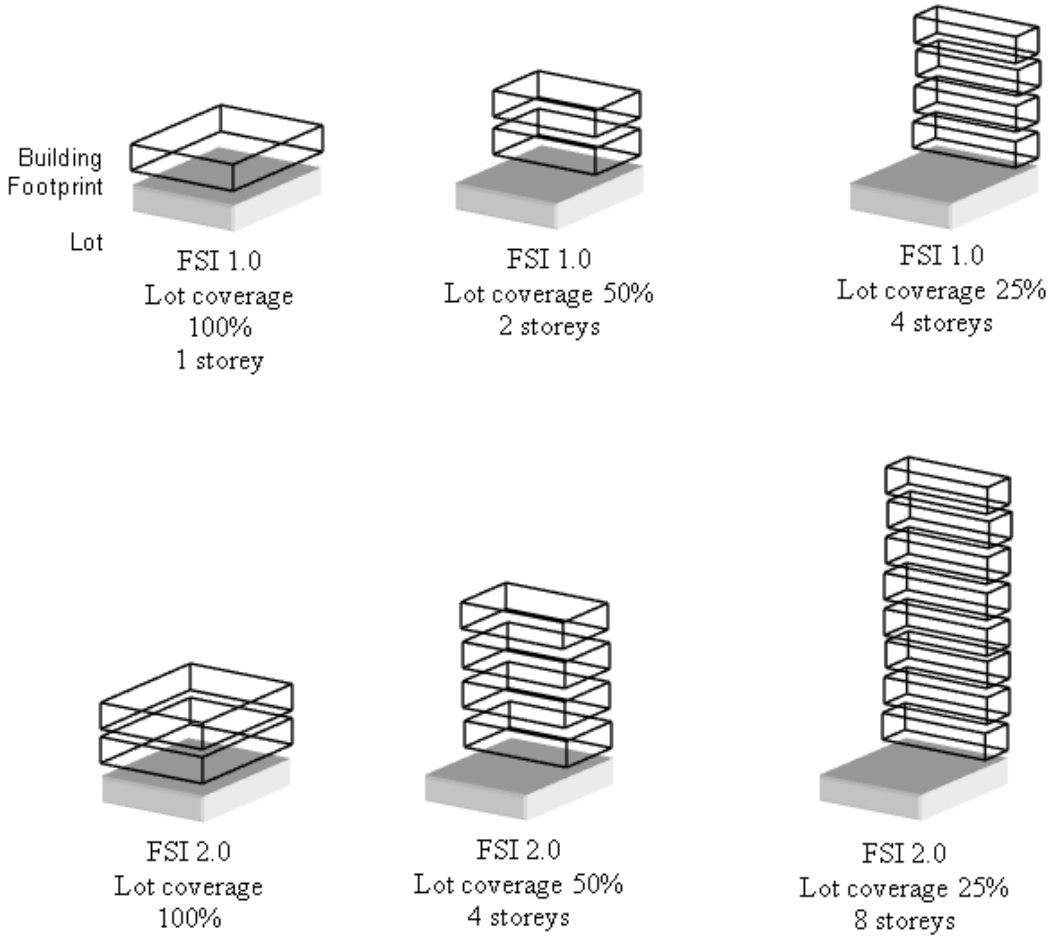
fish habitat – the spawning ground and nursery, rearing, food supply and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes. (ROP & PPS, revised)

flood fringe - the portion of the floodplain between the limits of the *floodway* and the Regulatory Floodline as defined by the GRCA. Flood depth and velocity are generally less severe in the *flood fringe*. (City Official Plan & ROP, revised)



floodway - the hazardous portion of the floodplain where flood depths and/or velocities are considered to be such that they pose a significant threat to life and/or property. Consequently, the *floodway* is generally defined as the area required for the safe passage of flood flows. In all cases, the *floodway* will include areas of inundation that contain high points of land not subject to flooding. In all circumstances, delineation of the *floodway* will be approved by the GRCA based on depth and velocity parameters. (City Official Plan, revised).

Floor Space Index – is the gross floor area of all buildings on a lot divided by the area of the lot on which the buildings are developed. (New)



former waste disposal site – a site identified by the *Province* and used in the past for the disposal of municipal waste by deposit, under somewhat controlled conditions, on land. The *Province* maintains the "Waste Disposal Site Inventory" on such sites *Province*-wide.

garden suite – a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Planning Act)

good forestry practice – the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values including significant ecosystems, important *fish* and wildlife habitat, soil and water quality and quantity, forest productivity and health and the aesthetics and recreational opportunities of the landscape. (Region of Waterloo Woodland Conservation By-law 08-026).

greyfield – previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant. (ROP & Growth Plan).

gross floor area – the total of all floor areas of a building or structure, which floor areas are measured between the exterior faces of the exterior walls of the building at each floor level or from the centrelines of partition walls and the exterior faces of the exterior walls, but does not include any underground floor area, unenclosed porch or verandah, mechanical room or penthouse, amenity area and private amenity area, and areas used for parking within the building or structure. The walls of an inner court shall be deemed to be exterior walls.

gross leasable area – the total floor area designed for tenant occupancy and exclusive use, including basements, upper floors and mezzanines. It is measured from the centre line of joint partitions and from outside wall faces. *Gross leasable area* is the area on which tenants pay rent and which produces income for an owner. (ROP)

gross leasable retail commercial floor area – that area in which tenants pay rent for what are commonly referred to as stalls and which is exclusive to tenant occupancy, including basement, mezzanines and upper floors, measured from the centre line of joint partitions and from outside wall faces. It includes department stores, service retail stores, restaurants, cocktail bars, banks and other financial establishments, barbers, beauty salons, cleaners, art studios, liquor and beer stores and travel agencies and other uses not specifically excluded below. It excludes service stations, auto centres, business and professional offices, banquet halls, hotels, motels, entertainment areas, theatres, residential, outside garden centre displays, shoe repair stores, medical and dental clinics, billiard parlours, bowling alleys libraries, car washes, any public assembly area, parking area, malls, sidewalks, landscaped areas, private and public washrooms, truck and service facilities, loading and unloading areas, halls, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas and employee rest rooms.

gross retail commercial floor area - the total area of a building or structure, or part thereof, measured from the centre line of joint partition walls and from the exterior faces of outside walls and includes all such floor area on a main floor, mezzanine, upper storey and basement, occupied or intended to be occupied by the following uses; retail commercial establishments, food services establishments, banks and other financial establishments. The following uses are excluded from the calculation of *gross retail commercial floor area*: service commercial establishments (other than food services establishments and banks and other financial establishments), commercial-recreational establishments, and places of amusement, a recreation centre, automobile service stations, gas bars, outside garden centre displays, and areas devoted to parking and loading which are not fully enclosed, all as may be defined in Zoning By-law 150-85, as amended from time to time. (*OMB* Order for OP Amendment 18, Case File PL030357).

ground floor area – the area of the ground floor of a builing or structure measured between the exterior faces of the exterior walls or from the centrelines of partition walls and the exterior faces of the exterior walls.

groundwater feature – refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (ROP & PPS).

group home – residential-accommodation for up to 10 people (exclusive of staff) with special needs beyond economic requirements, including physical, social and mental needs, which require support functions for daily living.

hazardous lands – property or lands that could be unsafe for *development* due to naturally occurring processes. Along watercourses and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or *erosion hazard* limits. (ROP & PPS, revised)

Heritage Character Area – is a collection of buildings, neighbourhoods and landscapes which are distinct to Cambridge. (New)

Heritage Conservation District/District – an area *designated* under the Ontario Heritage Act for its heritage significance. (Ontario Heritage Act)

Heritage Conservation District Plan – the documentation supporting an area for designation as a *district* in accordance with the Ontario Heritage Act. It usually contains maps, research and an implementation guideline. (Ontario Heritage Act)

Heritage Master Plan – long term strategic plan for the management of *cultural heritage resources* as adopted by *Council*. (New)

housing for people with special needs – residential accommodation for people with physical, mental or emotional or other disabilities who require supervised and/or assisted residential care.

infrastructure – physical structures that form the foundation for *development* such as construction of a road on a new right-of-way, widening or upgrading of an existing roadway, transportation corridors and facilities, construction or upgrading of a trunk sewer, trunk water main, oil and gas pipelines, electrical transmission lines, wastewater treatment facility, water treatment facility, waste management facility, stormwater management facility, communications or groundwater taking projects. (City Official Plan, revised).

intensification - the *development* of a property, site or area at a higher density than currently exists through:

a) *redevelopment*, including the reuse of *brownfield* sites;

b) the *development* of vacant and/or underutilized lots within previously developed areas;

c) infill *development*; or

d) the expansion or conversion of existing buildings. (PPS)

intensification area - lands identified within a settlement area that are to be the focus for accommodating *intensification*. *Intensification areas* include *Urban Growth Centres*, *intensification* corridors, M*ajor Transit Station Areas* and other major opportunities that may include infill, *redevelopment*, *brownfield* sites, the expansion or conversion of existing buildings and *greyfields*. (Growth Plan, revised)

intensification target – the minimum percentage of development each year that are expected to occur within the built-up area.

institutional –a public or private not for profit community, correctional, educational, fraternal, government, health care, religious or social organization including associated recreational and accessory uses, but does not include cemeteries, crematoriums and associated cemetery uses. (New – based on Policy 15.1)

institutional special care facilities – residential accommodation for over 10 people with special needs beyond economic requirements, including physical, social and mental needs, which require support functions for daily living, including retirement homes, nursing homes, crisis intervention home, halfway house and a private hospital.

large-format commercial – a commercial use with greater than 2,000 square metres of ground floor area, such as large footprint supermarkets, big box retail stores, warehouse stores, and standalone movie theatres.

Leadership in Energy and Environmental Design (LEED®) – standards and third-party certification program and an internationally accepted benchmark for the design, construction and operation of high performance green buildings. (New)

listed – a property which is included in the *Council* approved *Register of Cultural Heritage Resources* but is not noted as being a *designated* property under Part IV or V of the Ontario Heritage Act. (New)

low and moderate income households –

a) in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area; or

b) in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area. (PPS)

low impact development – an innovative stormwater management and *sustainable design* approach that recognizes rainwater as a resource, attempts to adhere to a site's pre-*development* hydrology, and uses multiple small-scale systems to infiltrate water onsite. The principles and design elements can be applied to new *development* as well as *redevelopment*. (New)

low-rise – any building that is 2 to 4 storeys in height.

major addition or alteration – construction that is greater than or equal to 50% of the foundation area of the existing structure or work.

major facilities – facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (PPS, 2020)

major office – freestanding office buildings of 10,000m^2 or greater, or with 500 jobs or more. (ROP & Growth Plan)

major retail – a new or expanded retail commercial *development* exceeding 5,000 m^2 *gross leasable area* located on an Arterial Road or Collector Road as shown on Map 7A.

Major Transit Station Area – lands typically located within a 600 to 800 metre radius of a *rapid transit* station. (ROP)

mid-rise – any building that is 5 to 8 storeys in height.

mineral aggregate – gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include materials prescribed under the Mining Act.(PPS, revised – ROP, revised)

mineral aggregate operation -

a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act or successors thereto;

b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal Zoning By-laws and including adjacent land under agreement with or owned by the operator to permit continuation of the operation; and

c) associated facilities used in the extraction, transport, beneficiation, processing or recycling of *mineral aggregate* or the production of secondary related products.(PPS)

mineral aggregate resource conservation –

a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and

b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

minimum distance separation formulae – formulae developed by the *Province* to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

minor addition or alteration – construction that is less than 50% of the foundation area of the existing structure or work to the maximum footprint as permitted by GRCA policy. (City Official Plan, revised).

missing middle housing – multi-unit housing types with gentle density that are compatible in scale with single-detached neighbourhoods while providing additional housing options. For example, laneway housing, garden suites, duplexes, triplexes, fourplexes, rowhouses, townhouses, and low and mid-rise apartments.

multi-unit residential development – a group of 4 or more attached dwelling units, including row houses and apartment buildings.

municipal comprehensive review – an official plan review, or an official plan amendment, initiated by a municipality which comprehensively applies the policies and schedules of this Official Plan. (Growth Plan, revised).

Municipal Heritage Advisory Committee/MHAC – an advisory committee appointed by *Council* to provide advice regarding the conservation, restoration and protection of *cultural heritage resources*. (New)

natural features – features of the natural environment, including:

a) Significant Habitat of *Endangered or Threatened Species*;

b) *fish habitat*;

c) wetlands;

d) *provincially* significant life science Areas of Natural and Scientific Interest, regionally significant life science Areas of Natural and Scientific Interest, or *provincially* significant earth science Areas of Natural and Scientific Interest;

e) *Environmentally Significant Valley Features*;

f) *Significant Woodlands*;

g) *significant wildlife habitat*;

h) sand barrens, savannas and tallgrass prairies;

i) alvars;

j) permanent and intermittent watercourses;

k) lakes (and their littoral zones);

l) *Environmentally Significant Discharge Areas* and *Environmentally Significant Recharge Areas*; and

m) Locally Significant Natural Areas. (ROP, revised)

natural features linkages – areas that connect *natural features* along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other *natural features*. Linkages can also include those areas currently performing, or with the potential to perform, through restoration, linkage functions. Although linkages help to maintain and improve *natural features*, they can also serve as important *natural features* in their own right. (ROP, revised)

natural heritage – the legacy of the natural landscapes of an area which are important for their environmental and social values. (New)

natural heritage system – *natural features* and associated *ecological functions* that have been identified at the *federal*, *provincial, regional* and local levels. They are categorized in policy as Landscape Level Systems, Core Environmental Features, Locally Significant Natural Areas, *Fish Habitat*, the *natural features linkages* between them and lands that may be suitable for restoration. (PPS, revised)

non-designated properties – properties *listed* on the *Register of Cultural Heritage Resources* that have not been *designated* in accordance with either Part IV or Part V of the Ontario Heritage Act. (Ontario Heritage Act).

non-farm lot – a parcel of land designated in the City Official Plan and/or zoned in the City Zoning By-law for non-*farm* purposes. (ROP)

Ontario Municipal Board (OMB) – an independent administrative board operated as an adjudicative tribunal. The Board is responsible for matters such as: hearing applications and appeals on municipal matters, including appeals under the Planning Act; and appeals under the Ontario Heritage Act. (New)

outdoor living area – is the part of an outdoor area which is easily accessible from the building and which is designed for the quiet enjoyment of the outdoor environment. *Outdoor living areas* include, but are not limited to, the following: a) backyards or front yards or gardens or terraces or patios; b) balconies, provided they are the only *outdoor living area* for the occupant and meet the following conditions: i) minimum depth of four metres; ii) outside the exterior building façade; and iii) unenclosed; c) common *outdoor living area*s associated with multi-storey apartment buildings or condominiums; and c) common *outdoor living areas* associated with multi-storey apartment buildings or condominiums; and d) passive recreational areas such as parks. (ROP)

portable asphalt plant – a facility:

a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (ROP)

portable concrete plant – a building or structure:

a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (ROP)

principal dwelling – for the purpose of *additional residential units* means a single detached dwelling, semi-detached dwelling or townhouse dwelling;

privately owned public spaces (POPs) – A privately owned and maintained open or landscaped space that is designed to promote public access and use, which may include but is not limited to courtyards, enhanced walkways, and urban greens and squares. The spaces are meant to be open and accessible to the public and may complement, extend, or integrate with public parks.

Province/Provincial – the Province of Ontario, its Ministries, or any delegated authorities.

provincially constrained environmental areas – landscape features where the features are both identified in any applicable official plan or *Provincial* plan, and where the applicable *Provincial* plan or Provincial Policy Statement prohibits *development* in the features: wetlands, *woodlands*, Significant Valley*s*, *Environmentally Significant Valley Features*, Areas of Natural and Scientific Interest, Significant Habitat of *Endangered or Threatened Species*, significant wildlife habitat and *fish habitat*. (ROP)

Provincially Significant Wetland – the classification of a particular wetland as *provincially* significant according to an evaluation methodology use by the *Province*. (PPS, revised).

public service facilities – lands, buildings, and structures for the provision of programs and services provided or subsidzed by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure. (PPS, 2020).

***quarry operation** – in *Provincial* modifications, but no definition provided. (ROP)

rapid transit – a public transportation system operating for its entire length primarily on an exclusive right-of-way. The definition includes systems operating at-grade and systems operating on elevated or underground facilities. (ROP)

redevelopment - the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield* and *greyfield* sites. (PPS, revised).

redevelopment[1] – for lands within the Galt City Centre Special Floodplain Policy Area of this plan, the removal of buildings or structures from a site and the construction or erection of other buildings or structures thereon; and, shall include an addition which is

larger than 50% of the total ground floor area of the original or existing building or structure.

Region/Regional or Waterloo Region– the Regional Municipality of Waterloo.

Register of Cultural Heritage Resources/Register – a listing of properties which includes those *designated* under either Part IV or V of the Ontario Heritage Act or are deemed to have the potential for designation. (Ontario Heritage Act).

resource management – the control and co-ordination of the use of resources to achieve specific ends. The term is commonly applied to elements of the natural environment.

retail commercial centres – a group of stores planned and developed as a unit and having a minimum *gross leasable area* of 10,000 m^2.

reurbanization - describes four distinct types of activity, all of which serve to increase the residential or employment density on sites located within the existing, *built-up area*. The four types of activity include:

a) infill - new *development* on formerly vacant land;

b) intensification - an expansion in the use of an existing structure or structures that serves to increase the density on a site;

c) adaptive reuse - a change in the use of a structure, typically from commercial/industrial to residential, that results in greater density; and

d) redevelopment - the wholesale change or conversion of an area, often involving some form of land assembly and/or demolition, which results in significantly higher density than existed previously. (ROP, revised).

rural residential infilling formulae – the measurement of the 100 metre separation distance set out in Policy 8.9.2.1 b) will be determined as follows:

a) measurement is established between two points located along the centre-line of the existing right-of-way of an open public road and which points are determined by a line drawn from the centre of such unit and perpendicular to the public road;

b) the distance between the two points is measured along the public road through intersecting public roads; and

c) the point of reference on an adjoining undeveloped *non-farm lot* is determined by the mid-point along the public road. (ROP)

scenic heritage roads – Municipal and *Regional* roads characterized by natural, cultural heritage and recreational features that contribute to the scenic value of Municipal/*Regional* roads. (New)

School Boards – The Waterloo Region District School Board, the Waterloo Catholic District School Board, Le Conseil Scolaire de District Catholique Centre-Sud and Le Counseil Scolaire de District du Centre Sud-Ouest. (New)

Secondary Plan – a plan adopted and approved through amendment to this Plan which designates land for a specific geographic area and contains policies to guide future *development* in that area. (New)

secondary uses – uses secondary to the principal use of the property, including but not limited to home occupations, bed and breakfasts, home industries, *agri-tourism activities* and uses that provide value-added agricultural products from the *farm* operation on the property. (ROP)

sensitive land use – a building, amenity area or outdoor space associated with residences, schools, hospitals and senior citizen homes or other land uses such as outdoor recreational activities where humans during routine or normal activities occurring at reasonably expected times or the natural environment may be adversely affected by emissions from industrial or other major facilities. (City Official Plan, revised)

shorelines - the lands in immediate contact with, or seasonally inundated areas adjacent to these waterbodies. (New)

significant – in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, event or a people. (ROP)

significant wildlife habitat - areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations which are ecologically important in terms of *natural features*, *ecological functions*, representation or amount, and which contribute to the quality and diversity of an identifiable geographic area or *natural heritage system*. (New)

significant woodland – areas that meet all of the following criteria:

a) greater than four hectares in size, excluding any adjoining hedgerows;

b) consisting primarily of indigenous species of trees; and

c) meets the criteria of a *woodland* in accordance with the provisions of the Regional Woodland Conservation By-law. (ROP)

site alteration – activities such as fill, grading, tree removal and excavation that would change the landform and natural vegetative characteristics of a site; but does not include activities that create or maintain *infrastructure* authorized under an *environmental assessment* process; works subject to the Drainage Act. (City Official Plan, revised).

site plan – a plan as defined in the licensing process for aggregate extraction operations in accordance with the provisions of the Aggregate Resources Act. (ROP)

specialty crop lands – areas where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

subwatershed – the smaller watershed unit within a larger watershed. In Cambridge, the catchment area of one of the tributaries to the Speed or the Grand River such as Moffat or Devil's Creek respectively is considered a "subwatershed", whereas the drainage area of the Grand River (including all of its tributaries) is considered a "watershed". (City Official Plan, revised)

subwatershed studies – comprehensive scientific studies of river and streams and the lands draining into them. These investigations result in recommendations as to where and how *development* activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and recreation. (City Official Plan, revised)

sustainable - *development* that meets the needs of the present without compromising the ability of future generations to meet their own needs. [World Commission on Environment and Development (WCED). *Our common future.* (Brundtland report), 1987]

sustainable design – leads to resource-efficient construction, operation and maintenance throughout a structure's life cycle. Sustainably designed buildings reduce the overall impact of the built environment on human health and the natural environment and promote energy efficiency, water conservation, the use of renewable building materials, waste reduction, toxics reduction, indoor air quality, and opportunities to maximize the use of natural resources in siting, structure, and building systems, elements, and finishes. (New)

temporary farmers' market – outdoor food stands using temporary structures to sell food products to the public. The foods sold would be primarily from local sources, and may include processed foods such as jams and preserves and other *farm*-made products. Stand operators could be farmers or staff or volunteers of a business or organization with a permit to operate the stand. (ROP)

Tertiary Plan – a plan for a smaller, more specific geographic area than a *Community Plan* containing detailed, specific policies to guide future *development*. (New)

transit oriented development –compact mixed use medium or high density *development* within a *Major Transit Station Area* or walking distance of a high frequency transit stop. (New)

transit-supportive – relating to development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario's Transit Supportive Guidelines.

transportation demand management – a set of strategies that results in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. Examples include: carpooling, van pooling, and shuttle buses; parking management; site design and on-site facilities that support transit and walking; bicycle facilities and programs; pricing (road tolls or transit discounts); flexible working hours; telecommuting; high occupancy vehicle lanes; park-and-ride; incentives for ride-sharing, using transit, walking and cycling; initiatives to discourage drive-alone trips by residents, employees, visitors and students. (Growth Plan)

Urban Greenlands Strategy – a guidance document developed in collaboration with the *Region,* GRCA, and other stakeholders which identifies a system of natural areas and open spaces, including Major Urban Greenlands, and promotes their use and enjoyment, enhancement, expansion, and protection. The *Urban Greenlands Strategy* will guide Official Plan policies for, and designation of, Major Urban Greenlands. (New, based on ROP 2.G.2 and 2.G.3)

Urban Growth Centre – is defined in accordance with the policies of the Growth Plan for the Greater Golden Horseshoe and is delineated in accordance with Growth Plan policies 2.2.4.2 and 2.2.4.3. (Growth Plan)

vulnerable – surface water and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by *preferential pathways* among such activities and the surface water and/or groundwater. (ROP)

walking, cycling,and rolling – Methods of active transportation, which means movement of people or goods that is powered by human activity. Active transportation includes walking, cycling, and the use of human-powered or hybrid mobility aids such as wheelchairs, scooters, e-bikes, and rollerblades.

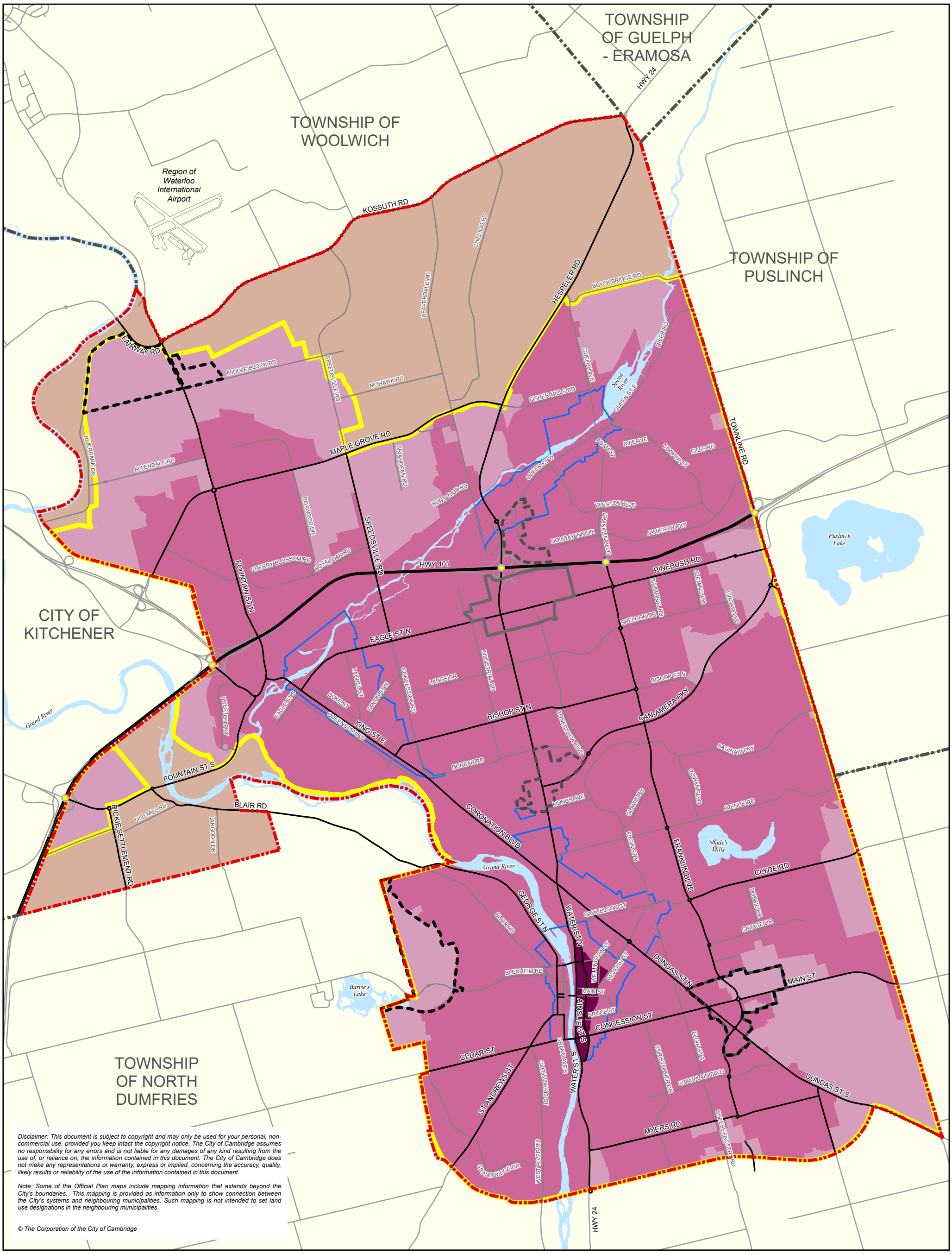
wayside pits and quarries – a temporary pit or quarry opened and used by a public road authority or a person who has a contract with a public road authority solely for the purpose of a particular project or contract of road construction, and is not located on that road right-of-way.

woodland – treed area that provides environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long term storage of carbon, provision of

wildlife habitat, outdoor recreational opportunities, and the *sustainable* harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, *regional* and *provincial* levels. (ROP)

Chapter 14: Maps

The following are maps to the Official Plan



City of Cambridge Official Plan

CAMBRIDGE

Map 1A
Urban Structure

N

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Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

- Regional Scale Node
- Community Nodes
- Regeneration Areas
- Urban Area Boundary (RMW)
- Built-Up Area (Province of Ontario)
- Urban Growth Centre (see map 3)
- Designated Greenfield Area (RMW)
- Countryside (RMW)
- Rivers and Lakes

Note: Reurbanization corridors and major transit station areas are not yet mapped.

Data Sources: Regional Municipality of Waterloo (RMW) and the Province of Ontario

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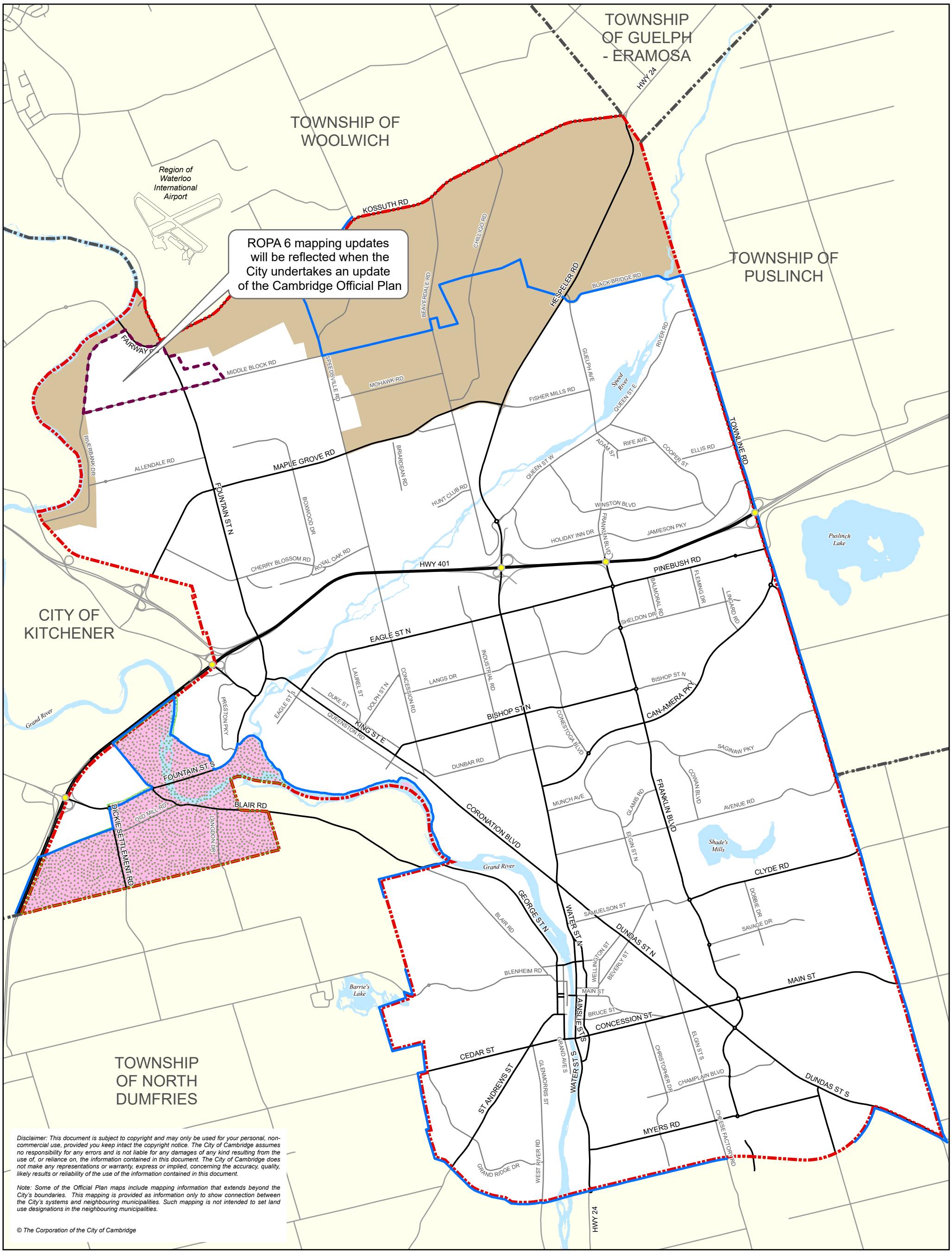

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Note: Some of the Official Plan maps include mapping information that extends beyond the City's boundaries. This mapping is provided as information only to show connection between the City's systems and neighbouring municipalities. Such mapping is not intended to set land use designations in the neighbouring municipalities.

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City of Cambridge Official Plan

CAMBRIDGE

MAP 1B
Countryside

N

1:50,000

Legend

- Secondary Plans
- City Limits
- Municipal Boundaries
- *Roads - Ownership*
- Province of Ontario or Region of Waterloo
- City of Cambridge
- Existing Grade - Separated Interchange
- Countryside Line (RMW)
- Prime Agricultural (RMW)
- Rural (RMW)
- Protected Countryside (RMW)
- Rivers and Lakes

Data Sources: Regional Municipality of Waterloo (RMW)

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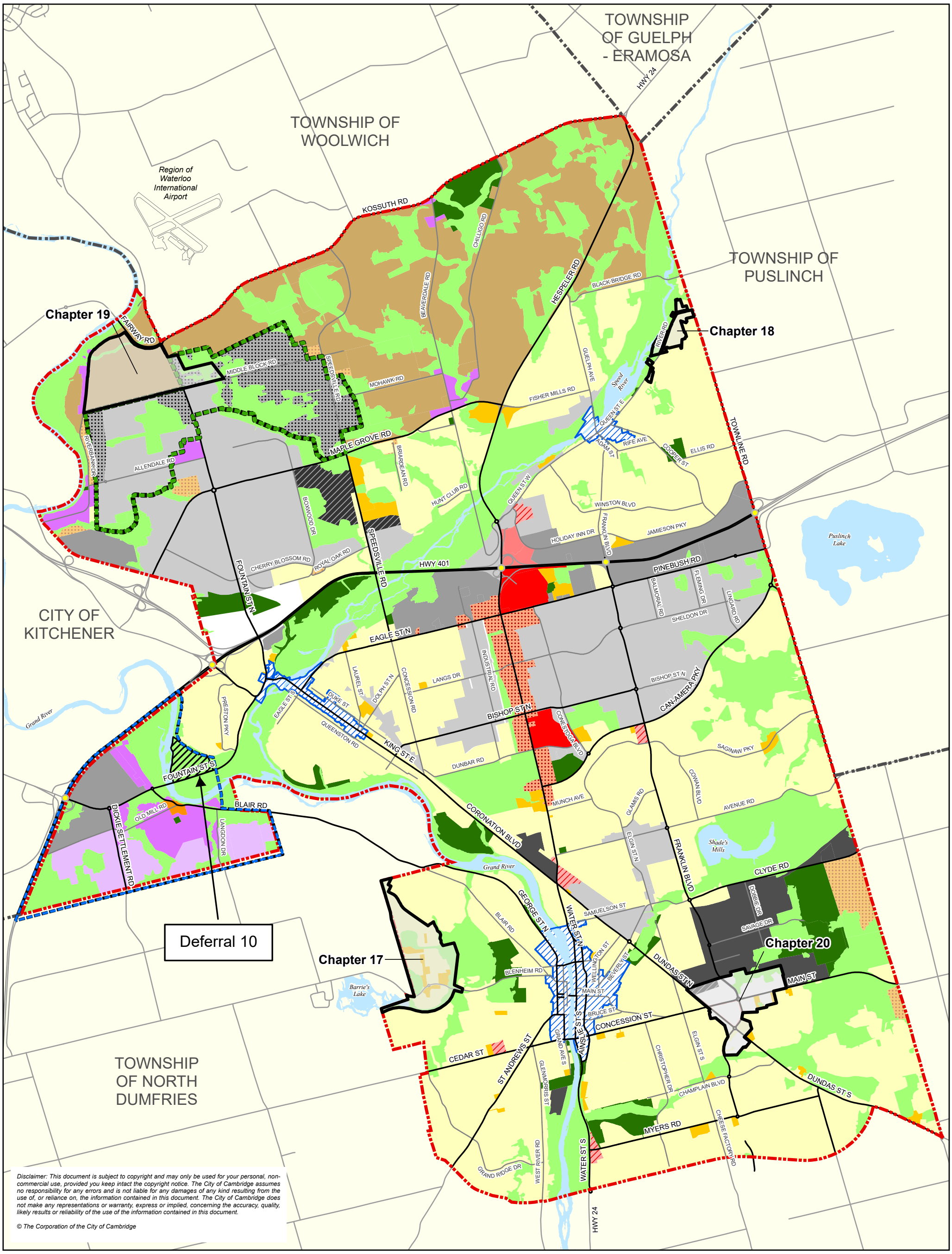

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City of Cambridge Official Plan

CAMBRIDGE

MAP 2
General Land Use Plan

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange
- Blair Village
- East Side Lands (RMW)
- Secondary Plans
- Future Urban Reserve

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- Rivers and Lakes
- Deferrals

1. Community Core Areas

- Galt City Centre; Preston Towne Centre; Hespeler Village

2. Residential Designations

- Low / Medium Density Residential
- High Density Residential
- Blair Core Area
- Rural Residential

3. Rural Designations

- Rural
- Prime Agricultural

4. Commercial Designations

- Regional Commercial
- Community Commercial
- Hespeler Road Mixed-Use Corridor
- Neighbourhood Commercial

5. Employment Designations

- Business Industrial
- Prime Industrial Startegic Reserve (Serviced)
- Employment Corridor
- Industrial
- Prestige Industrial

6. Open Space Designations

- Recreation, Cemetery and Open Space
- Natural Open Space System

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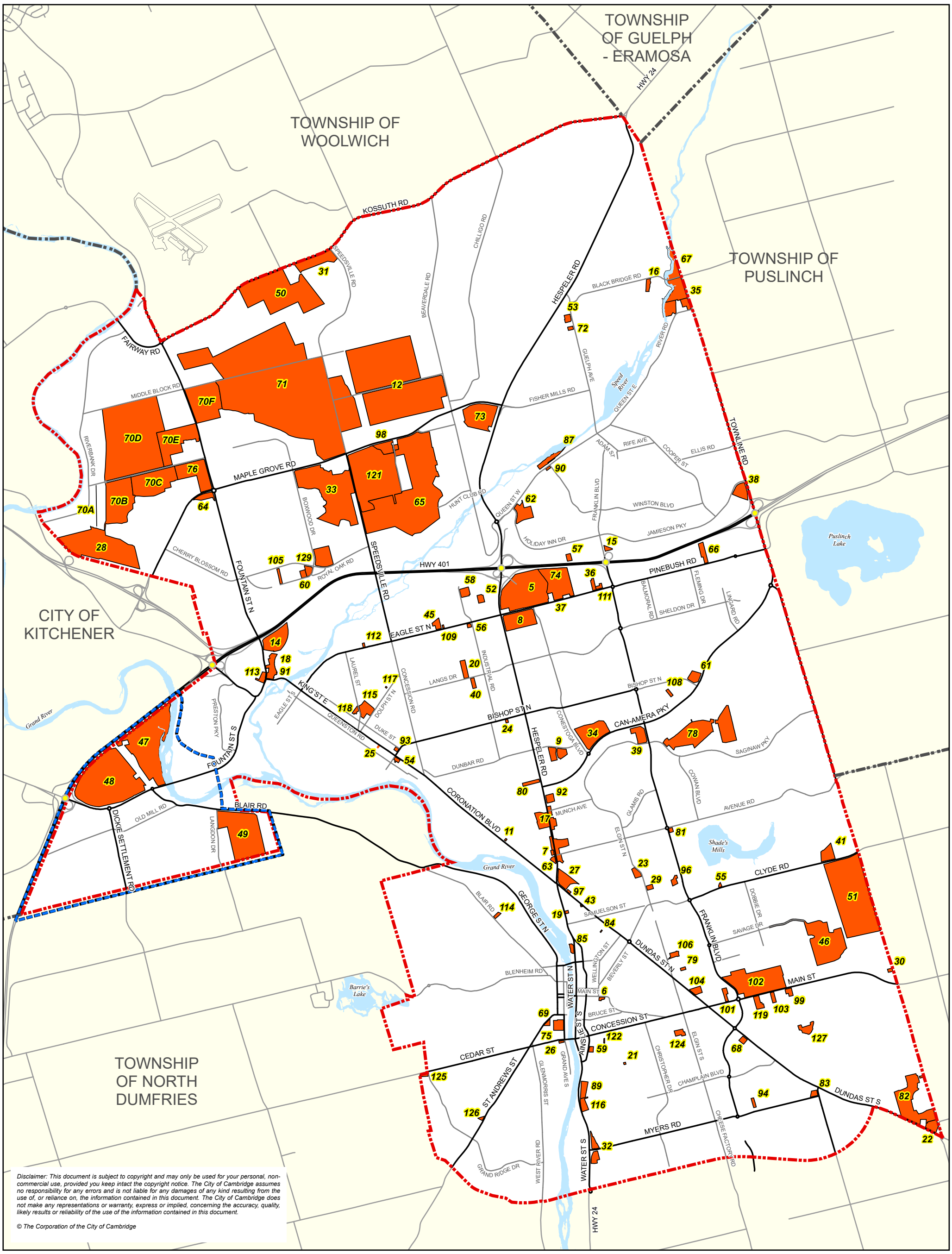

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CAMBRIDGE

MAP 2A
Site Specific Policies
(See Section 8.10)

N

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Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

- Site Specific (Figure Number) 29
- Blair Village
- Rivers and Lakes

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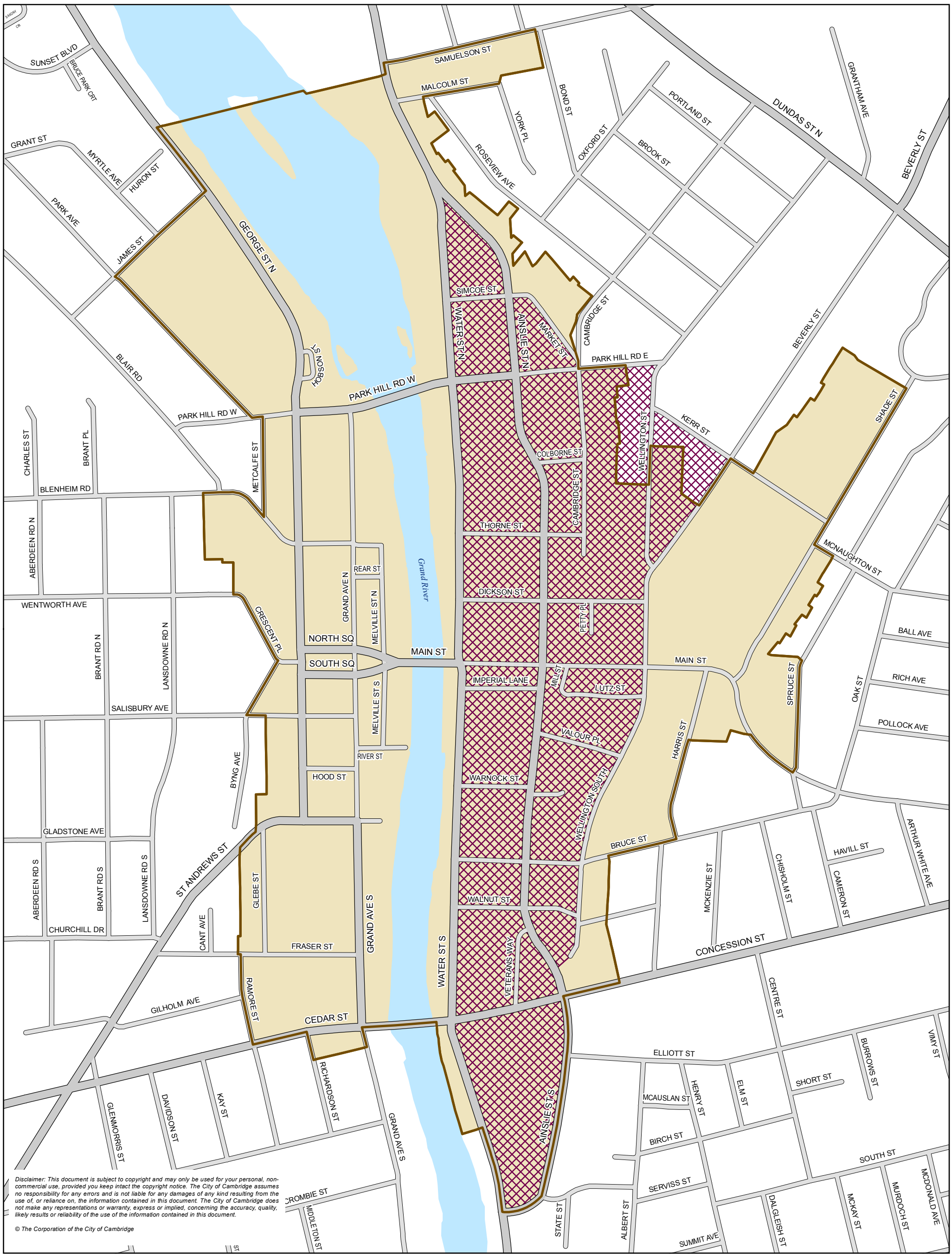

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MAP 3
Galt City Centre

N

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Legend

Roads - Ownership

Region of Waterloo

City of Cambridge

Urban Growth Centre

Community Core Area

Rivers and Lakes

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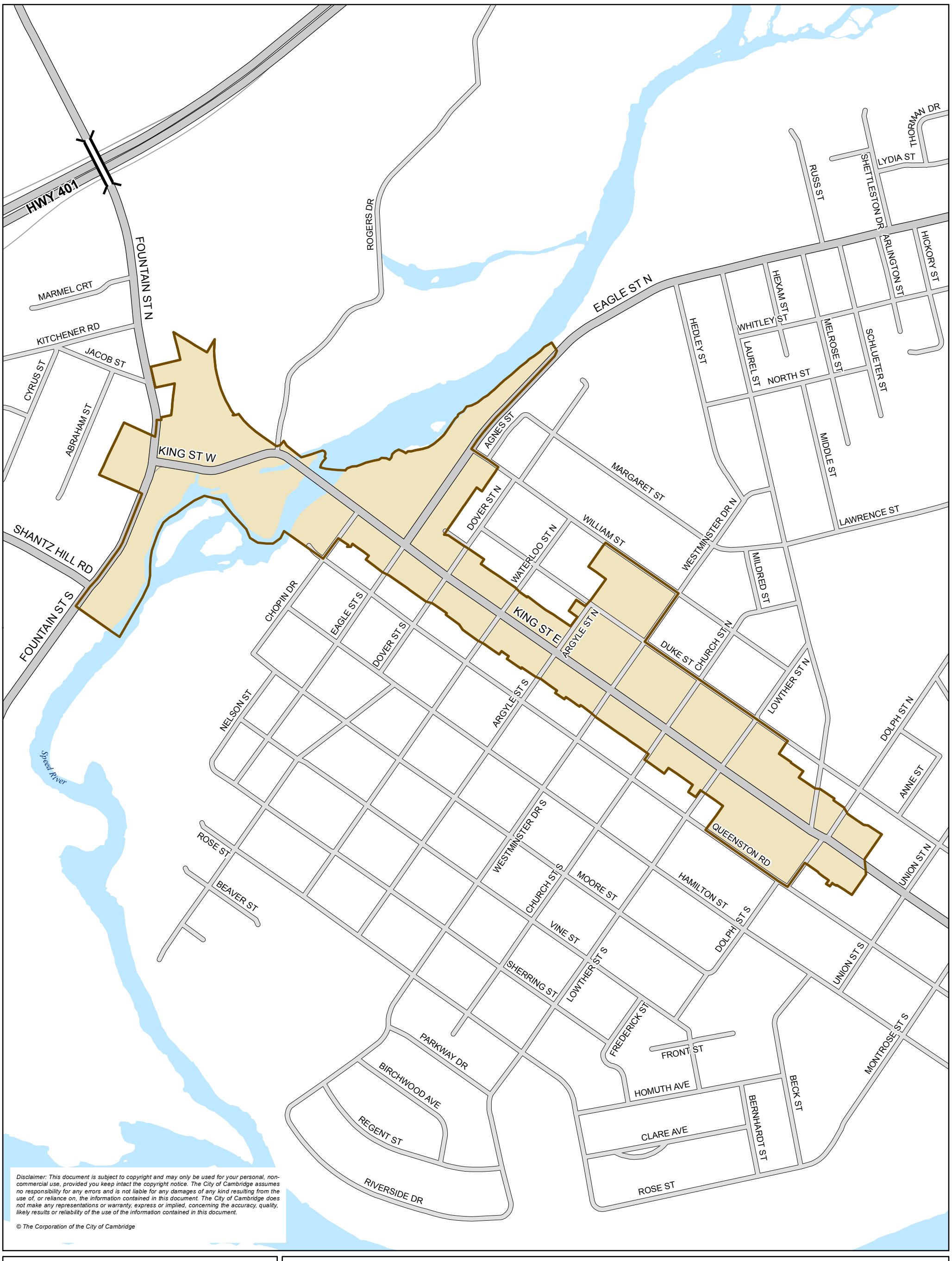

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MAP 4
Preston Towne Centre

N

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Legend

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- Community Core Area
- Bridge
- Rivers and Lakes

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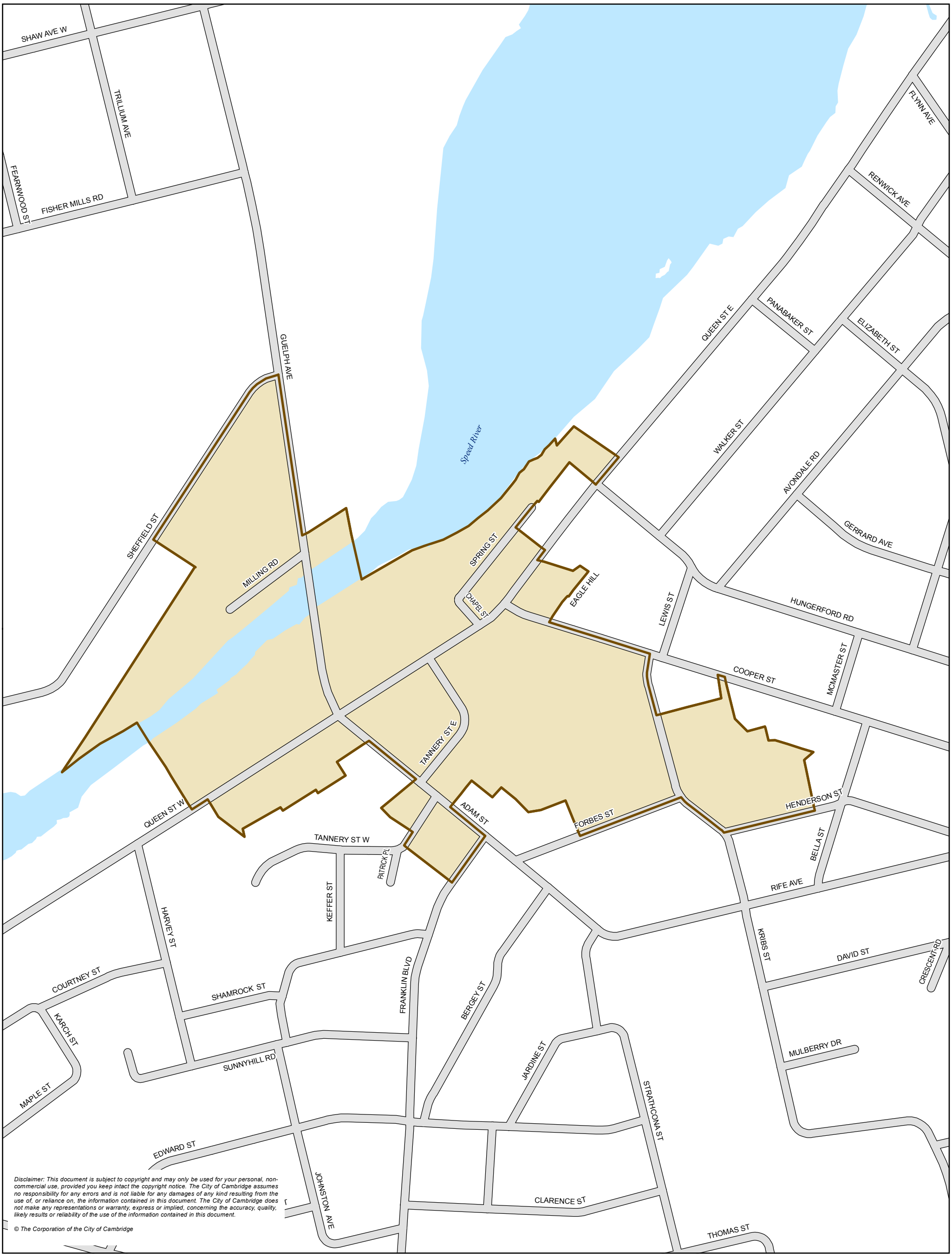

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MAP 5
Hespeler Village

N

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Legend

Roads - Ownership

Region of Waterloo

City of Cambridge

Community Core Area

Rivers and Lakes

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TOWNSHIP OF GUELPH - ERAMOSA

TOWNSHIP OF WOOLWICH

TOWNSHIP OF PUSLINCH

CITY OF KITCHENER

TOWNSHIP OF NORTH DUMFRIES

Region of Waterloo International Airport

Puslinch Lake

Shade's Mills

Barrie's Lake

Grand River

Speed River

HWY 24
KOSSUTH RD
BEAVERDALE RD
CHILLIGO RD
BLACK BRIDGE RD
RIVER RD
FAIRWAY RD
MIDDLE BLOCK RD
MOHAWK RD
RIVERBANK DR
HESPELER RD
FISHER MILLS RD
GUELPH AVE
QUEEN ST E
ADAM ST
RIFE AVE
COOPER ST
ELLIS RD
TOWNLINE RD
ALLENDALE RD
MAPLE GROVE RD
FOUNTAIN ST N
BOXWOOD DR
BRIARDEAN RD
HUNT CLUB RD
QUEEN ST W
WINSTON BLVD
FRANKLIN BLVD
SPEEDSVILLE RD
HOLIDAY INN DR
JAMIESON PKY
CHERRY BLOSSOM RD
ROYAL OAK RD
HWY 401
PINEBUSH RD
BALMORAL RD
FLEMING DR
EAGLE ST N
INDUSTRIAL RD
SHELDON DR
CAN-AMERA PKY
LAUREL ST
CONCESSION RD
LANGS DR
CONESTOGA BLVD
BISHOP ST N
BISHOP ST N
DUKE ST
DOLPH ST N
KING ST E
QUEENSTON RD
PRESTON PKY
FOUNTAIN ST S
SAGINAW PKY
DUNBAR RD
COWAN BLVD
AVENUE RD
MUNCH AVE
GLAMIS RD
EDGIN ST N
OLD MILL RD
DICKIE SETTLEMENT RD
LANGDON DR
BLAIR RD
CORONATION BLVD
FRANKLIN BLVD
CLYDE RD
DOBBIE DR
SAVAGE DR
GEORGE ST N
SAMUELSON ST
WATER ST N
DUNDAS ST N
WELLINGTON ST
BEVERLY ST
BLENHEIM RD
MAIN ST
BRUCE ST
MAIN ST
CONCESSION ST
ANSLIE ST S
CEDAR ST
GRAND AVE S
CHRISTOPHER DR
ELGIN ST S
ST ANDREWS ST
GLENMORRIS ST
WATER ST S
CHAMPLAIN BLVD
DUNDAS ST S
MYERS RD
GRAND RIDGE DR
WEST RIVER RD
HWY 24

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CAMBRIDGE

MAP 6
Regeneration Areas

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- Regeneration Areas
- Rivers and Lakes

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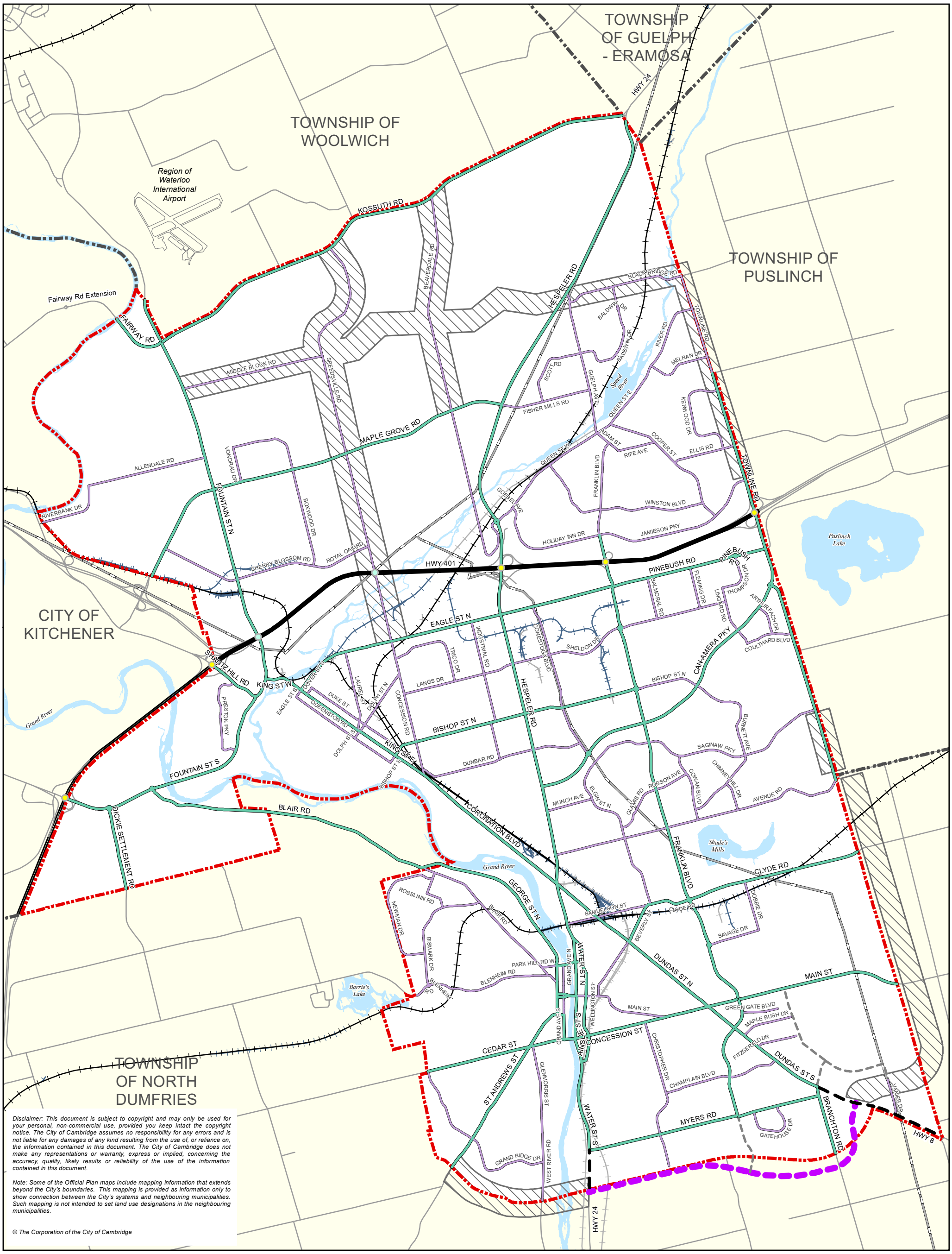

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MAP 7A
Major Transportation Facilities and Hydro Corridors

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Hydro Corridor
- Existing Grade - Separated Interchange
- Existing Grade - Separated Crossing
- Provincial Freeway
- Provincial Highway - Non Freeway
- Proposed Collector Roads
- Collector Roads
- Arterial Roads (Regional Roads)
- Future Conceptual Transportation Study Area (Regional Transportation Master Plan)
- South Boundary Proposed Road Corridor
- Rivers and Lakes
- Railway - Main Line
- Railway - Spur
- Railway - Abandoned

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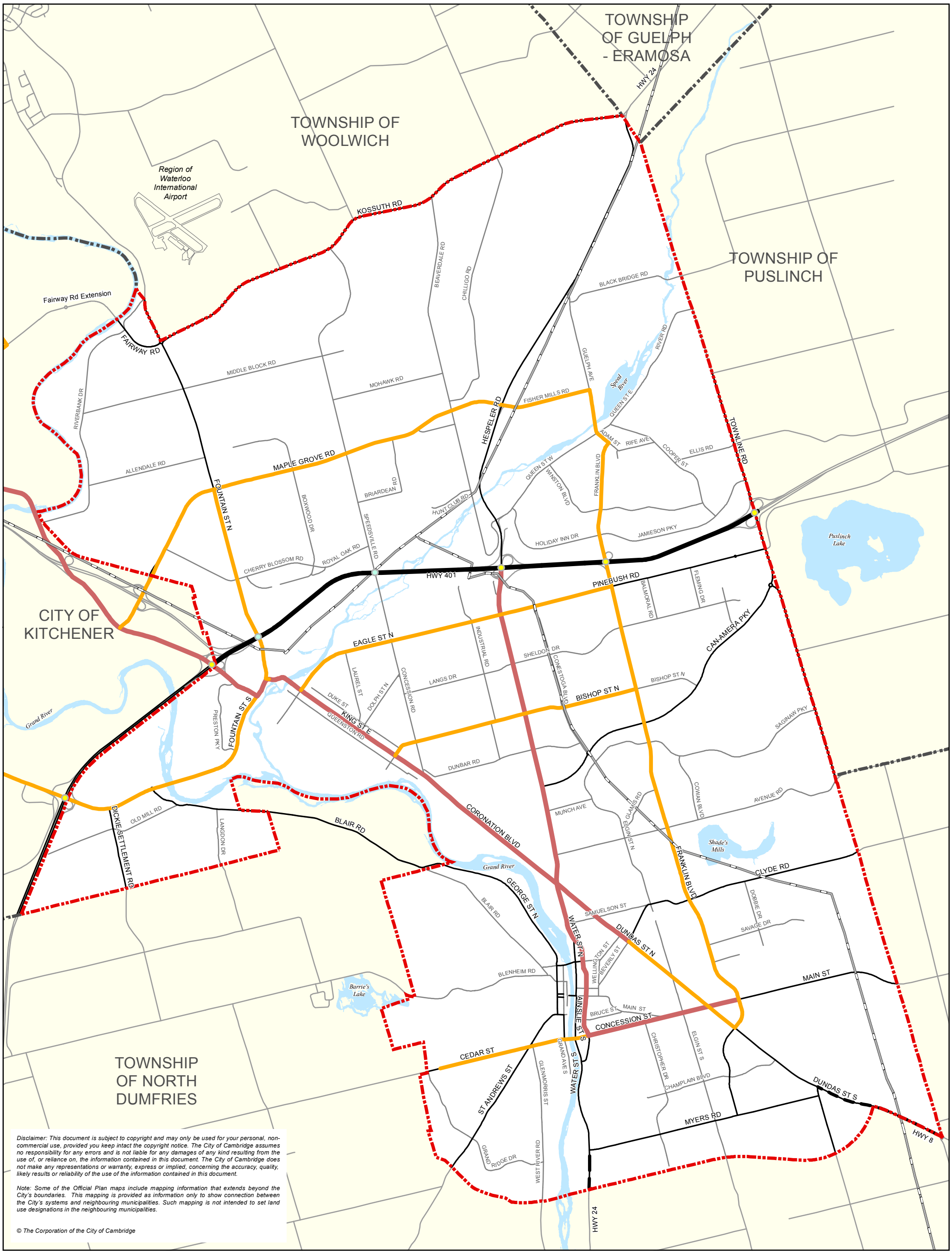

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MAP 7B
Regional Transit Network

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange
- Existing Grade - Separated Crossing
- Provincial Freeway
- Provincial Highway - Non Freeway

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- Existing Transit Network (RMW)
- Planned Transit Network (RMW)
- Hydro Corridor
- Rivers and Lakes

Note: Local transit routes not mapped due to the scale of this map.

Data Sources: Regional Municipality of Waterloo (RMW)

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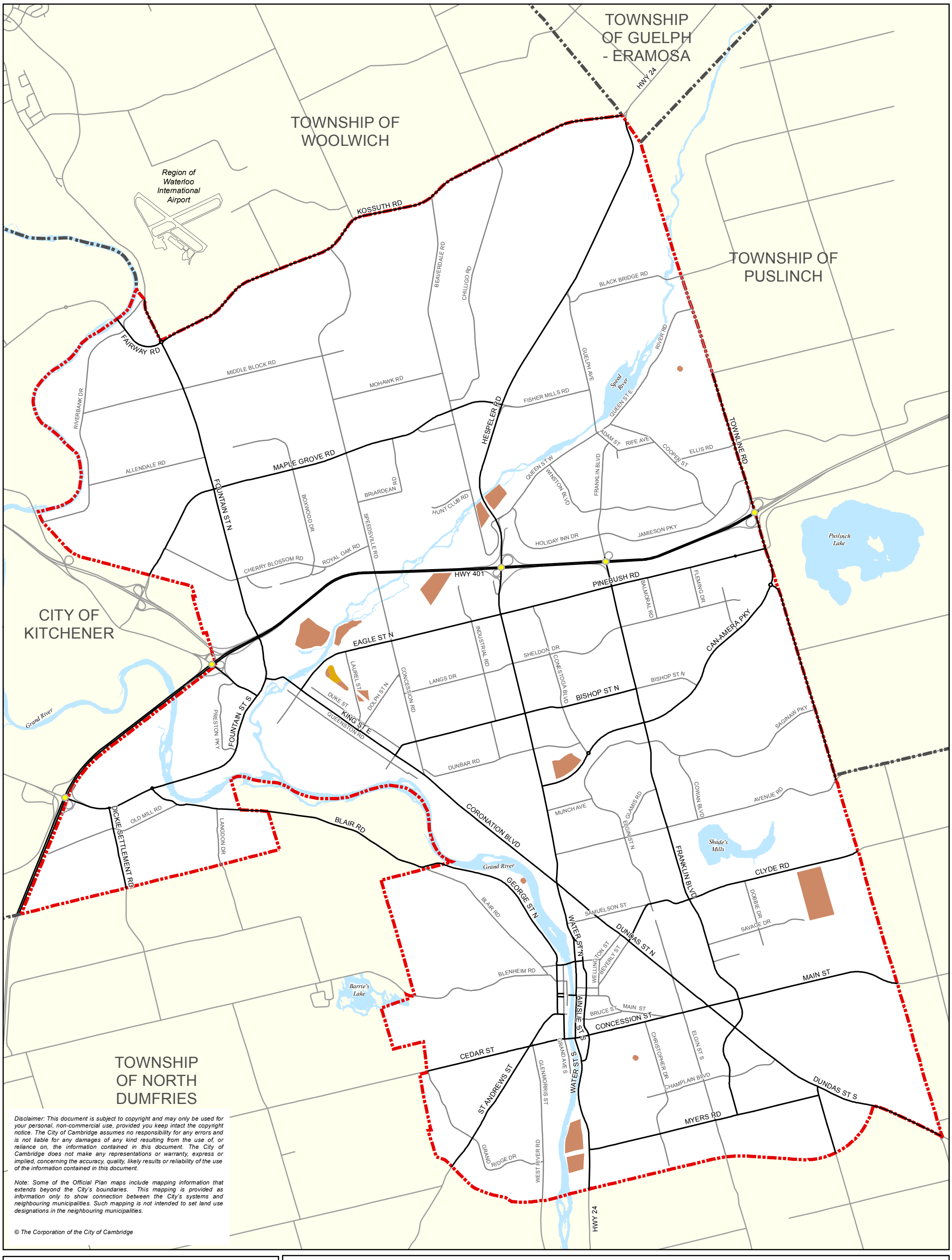

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CAMBRIDGE

MAP 8
Provincially Identified Former Waste Disposal Sites

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

- Generalized Locations of Provincially Identified Former Waste Disposal Sites (MOE)
- Former Waste Disposal Sites with a Record of Site Condition
- Rivers and Lakes

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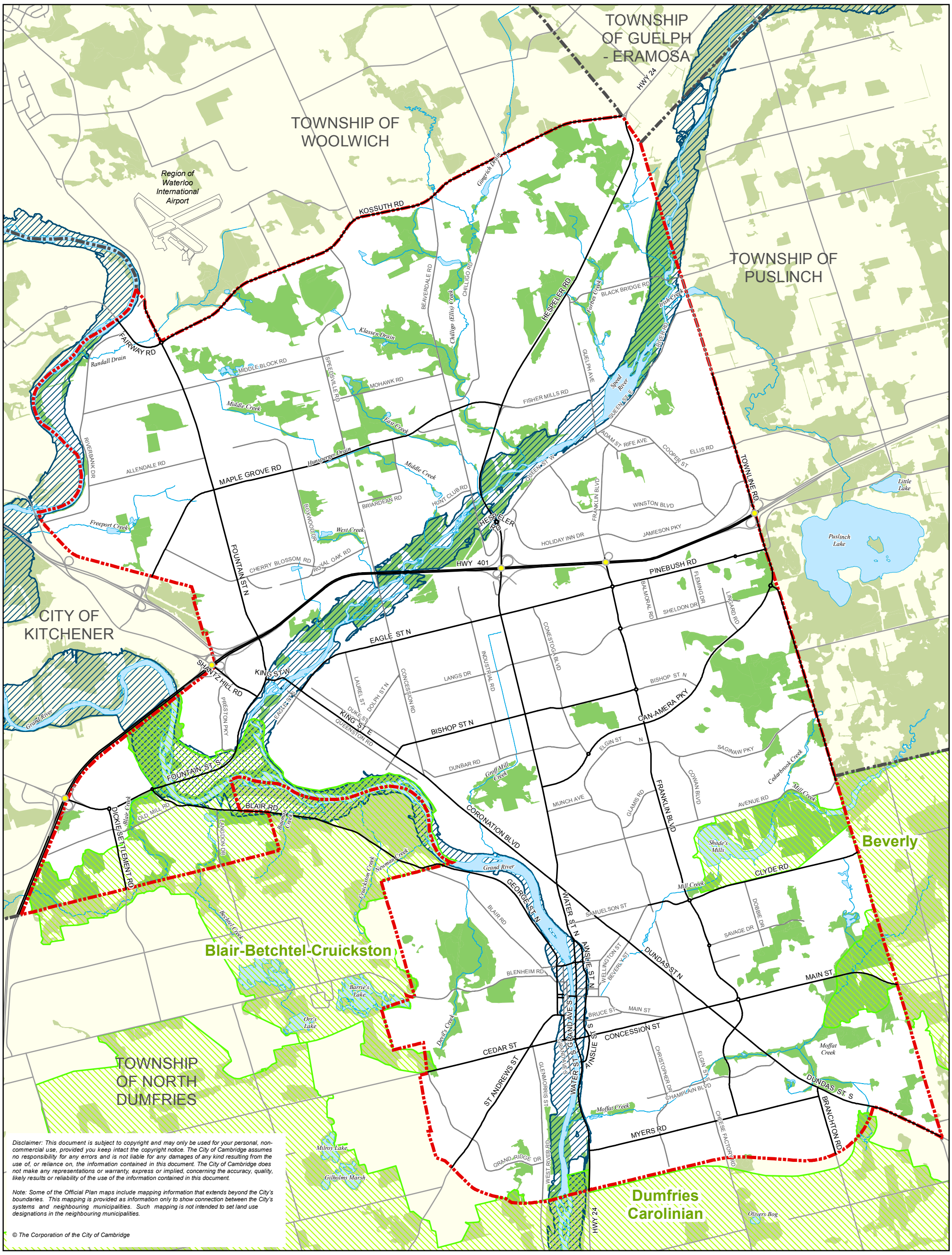

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MAP 9
Regional Environmental Features

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

- Core Environmental Features (RMW)
- Significant Valleys (RMW)
- Environmentally Sensitive Landscapes (RMW)
- Environmental Features outside City boundary (RMW and Province)
- Watercourse

Note: Locally Significant Natural Areas - see Policy 3.A.4.

Data Sources: Regional Municipality of Waterloo (RMW) and the Province of Ontario

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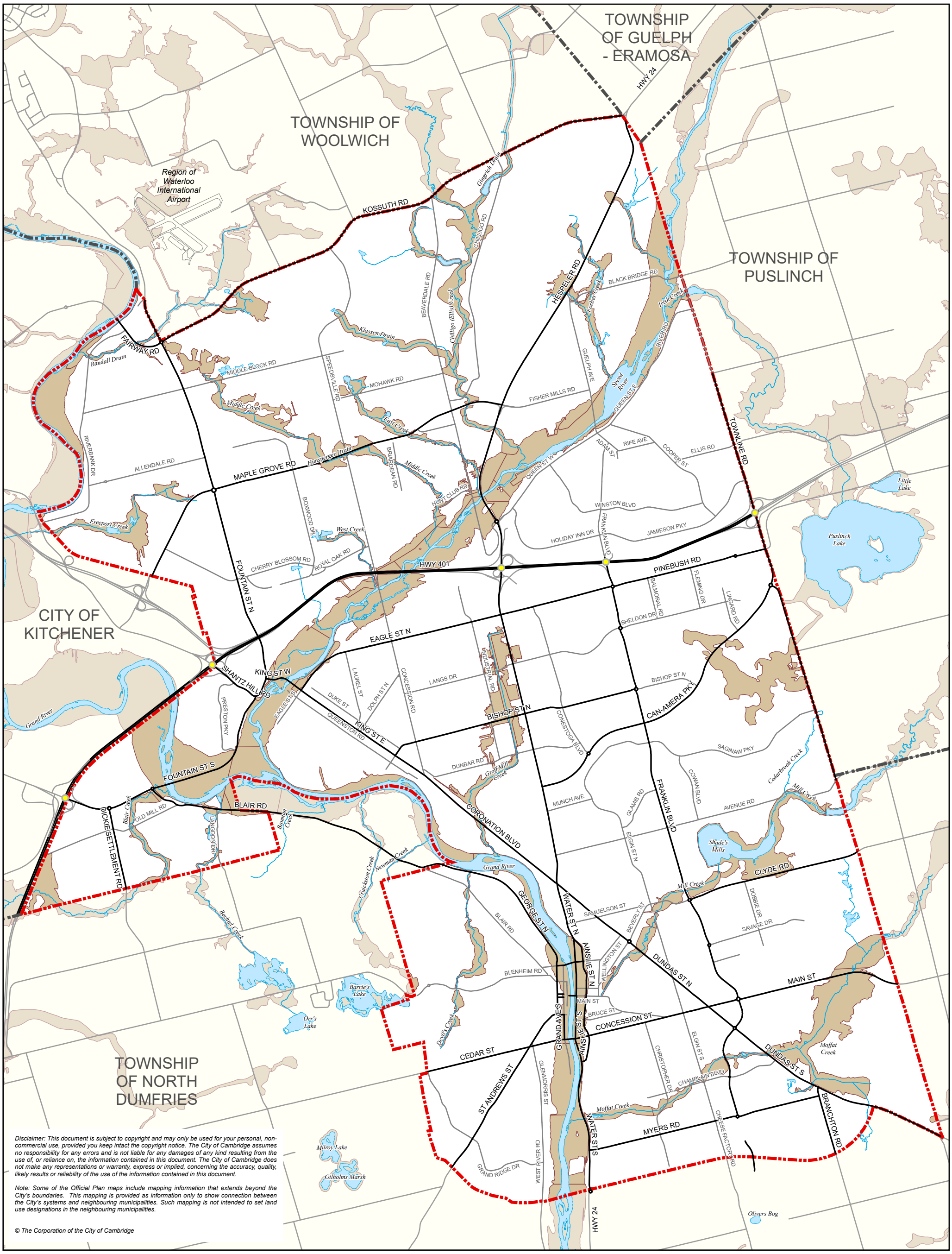

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CAMBRIDGE

MAP 10
Floodplains

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N

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Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

- Regulatory Storm Floodplain (GRCA)
- Watercourse

Data Source: Grand River Conservation Authority (GRCA)

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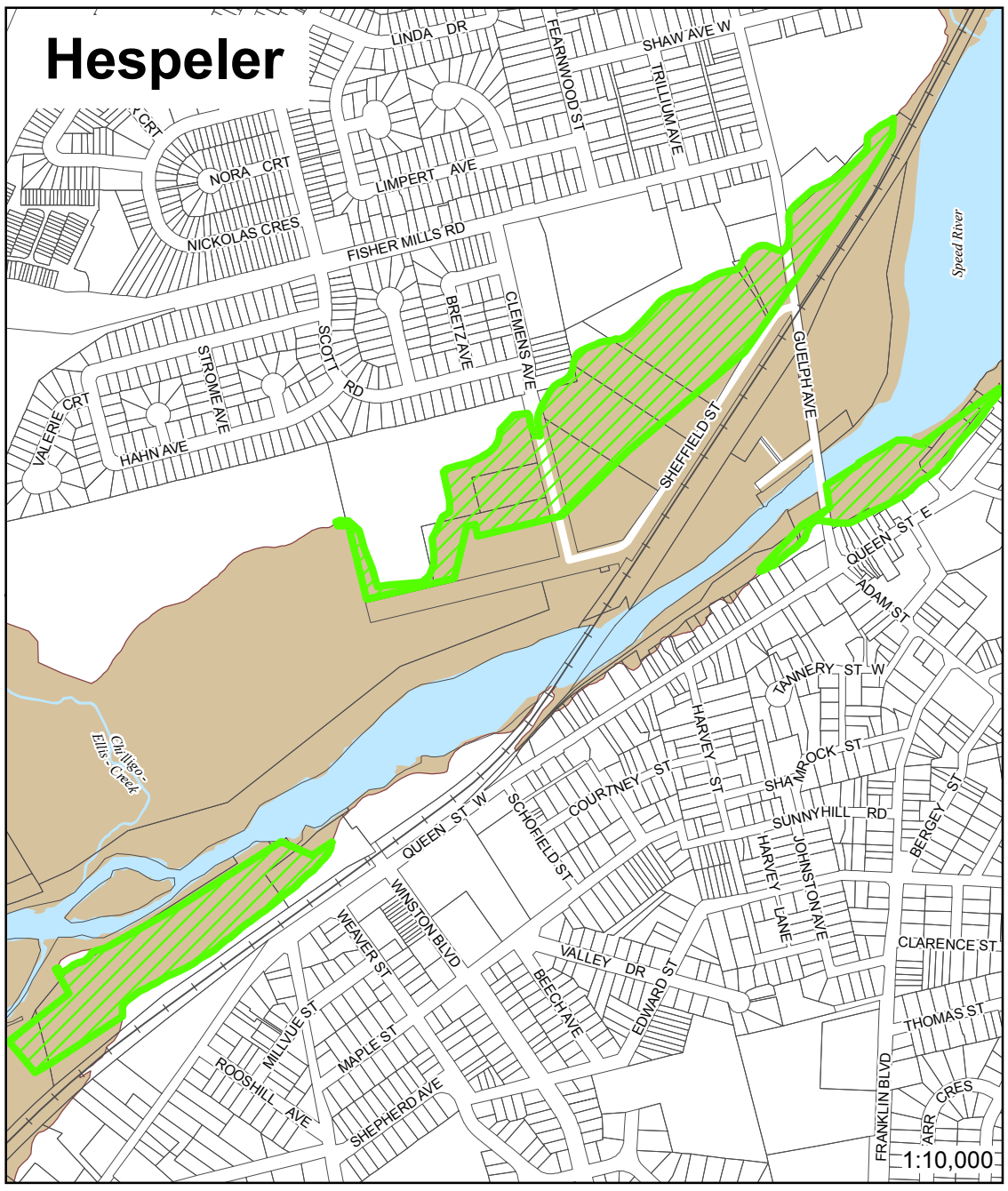

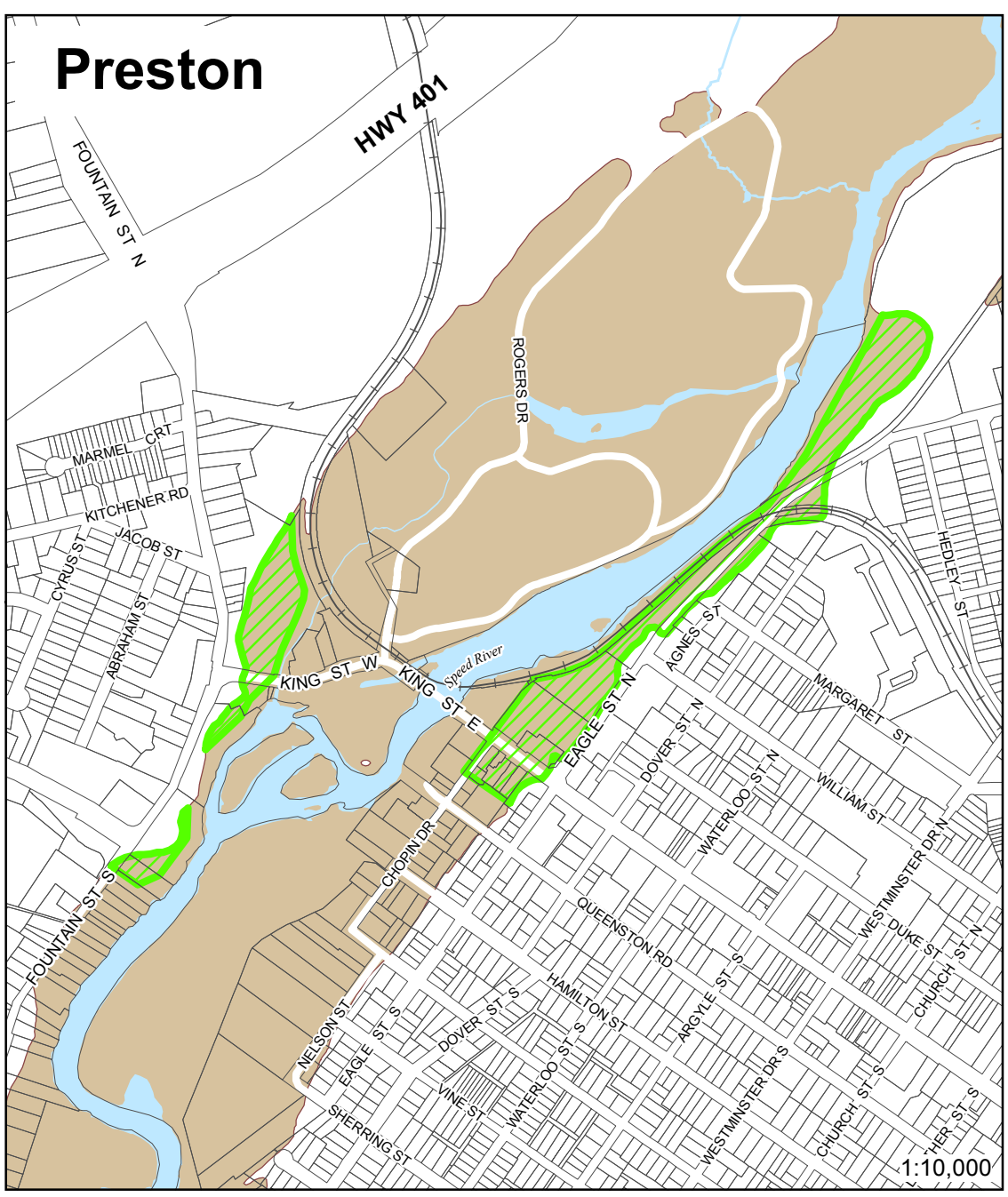

City of Cambridge Official Plan

CAMBRIDGE

MAP 11

Preston, Hespeler and Groff Mill Creek Two-Zone Floodplain Policy Areas

N

Legend

- Railway
- Flood Fringe
- Parcel
- Watercourse
- Regulatory Storm Floodplain (GRCA)

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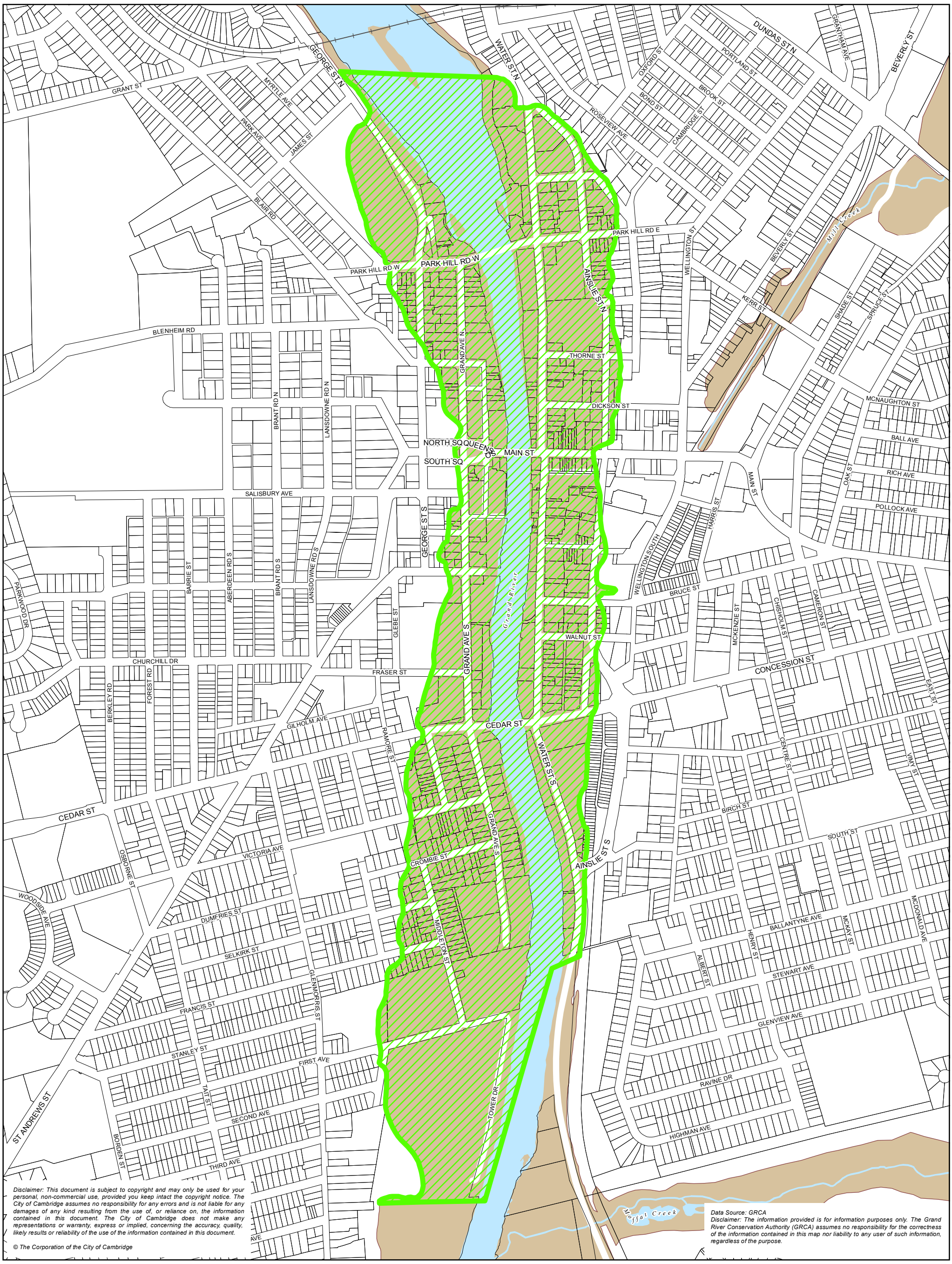

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MAP 12
Galt City Centre Floodplain Special Policy Area

N

1:8,000

Legend

- Railway
- Regulatory Storm Floodplain (GRCA)
- Galt City Centre Floodplain Special Policy Area (GRCA)
- Parcel
- Watercourse

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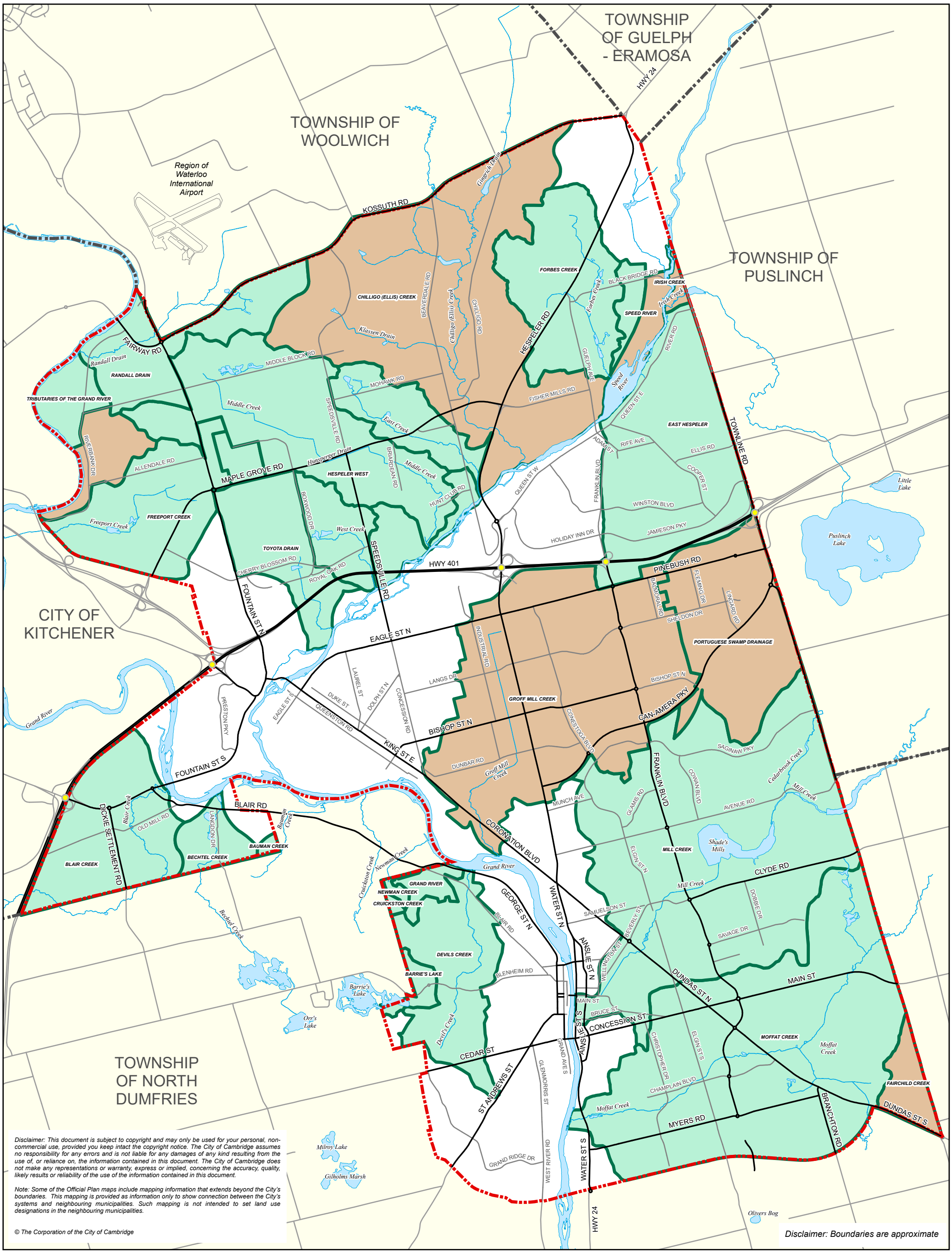

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MAP 13
Subwatersheds and Drainage Areas

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

- Subwatersheds
- Subwatersheds where subwatershed plans and/or master drainage plans exist
- Watercourse

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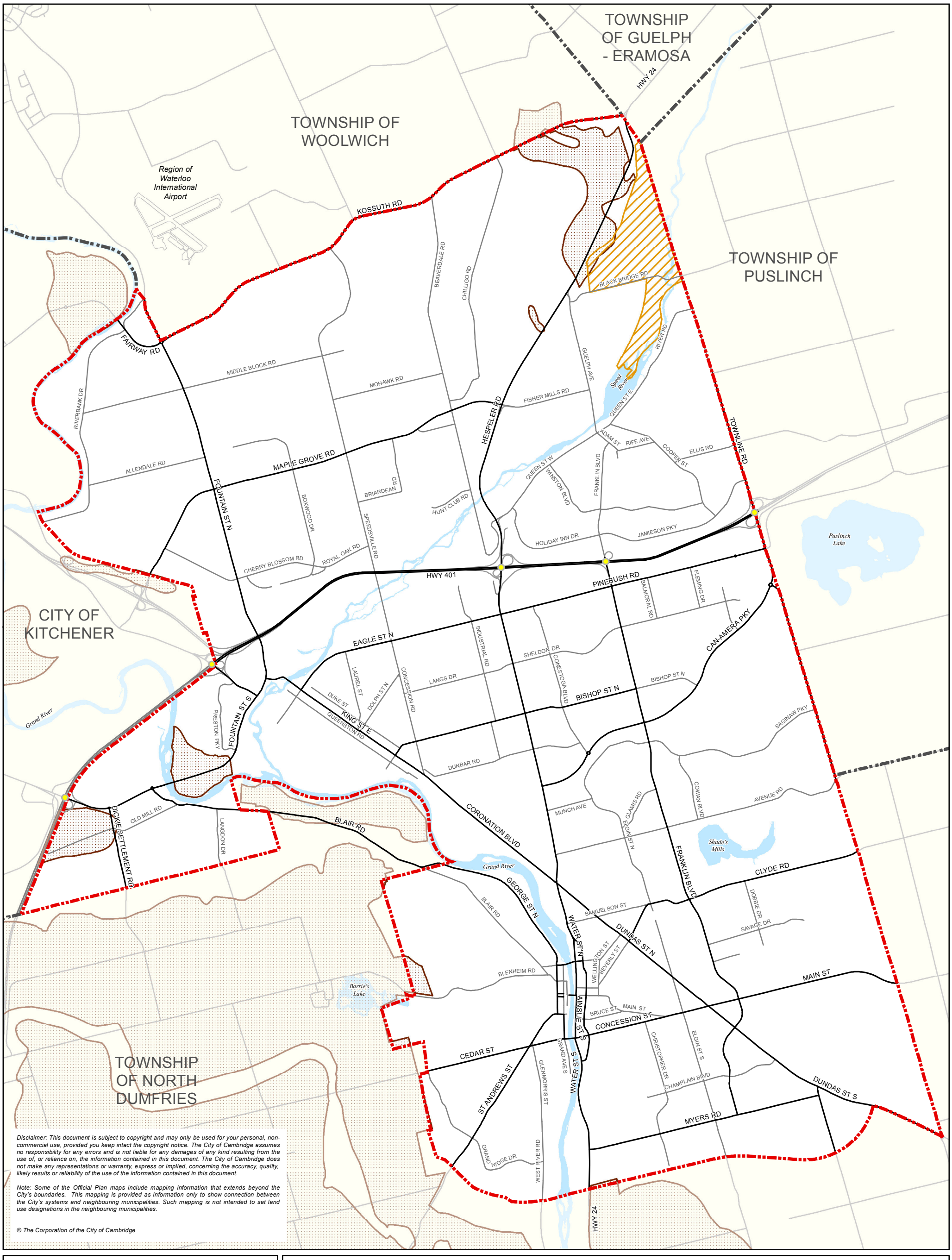

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MAP 14
Mineral Aggregate Resource Area

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange
- Aggregate Bedrock Deposits (RMW)
- Mineral Aggregate Resource Areas (RMW)
- Rivers and Lakes

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

Data Sources: Regional Municipality of Waterloo (RMW)

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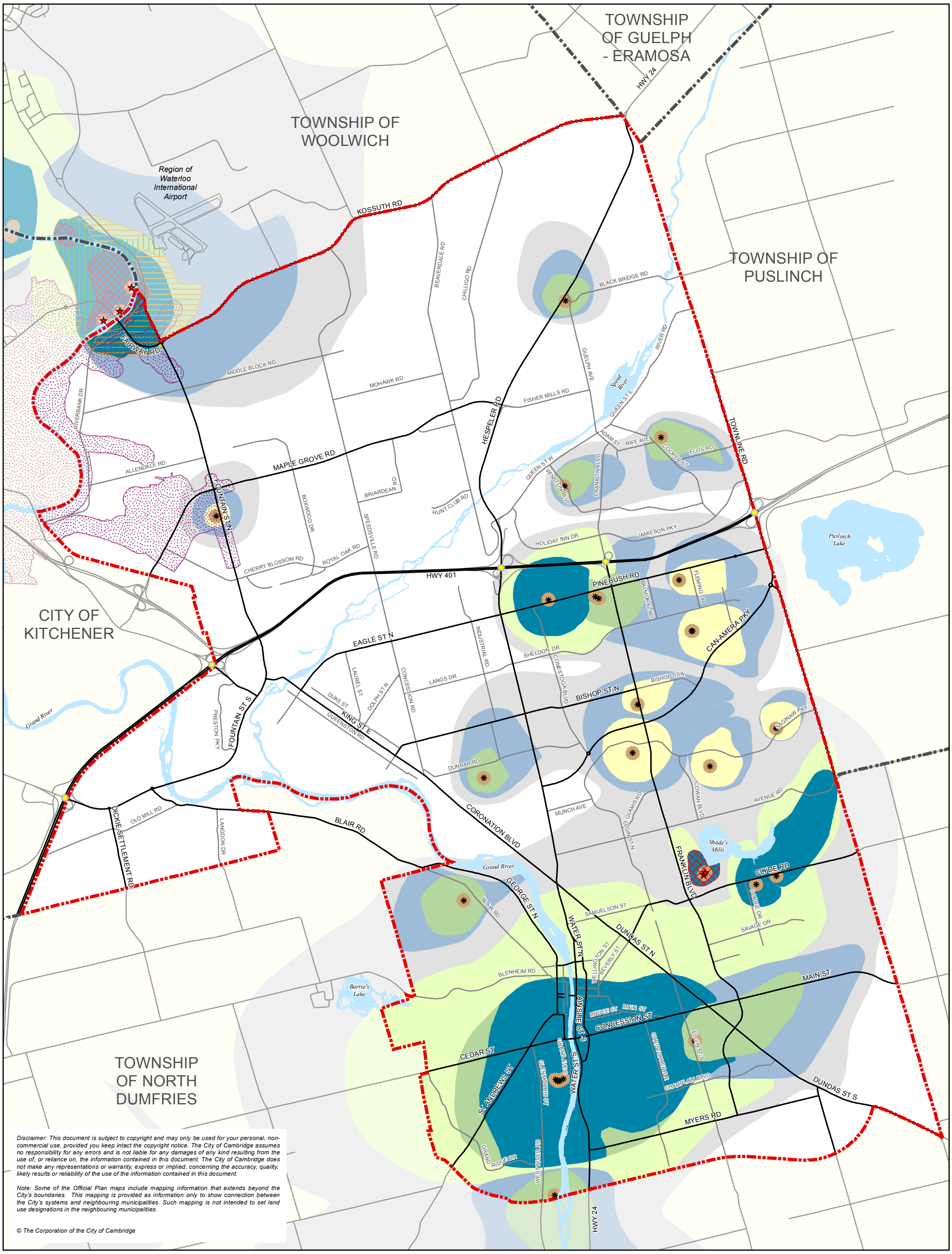

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MAP 15
Source Water Protection Areas

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge

Municipal Wellhead

- Groundwater Under Direct Influence
- Municipal Wellheads

- Rivers and Lakes

Surface Water Intake Protection Zone

- Zone 1
- Zone 2

High Microbial Risk Management Zones

- High
- Low
- Moderate

Wellhead Protection Areas

- WSPA-1
- WPSA-2
- WPSA-4
- WPSA-5
- WPSA-6
- WPSA-7
- WPSA-8

Data Sources: Regional Municipality of Waterloo (RMW)

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Chapter 15: Appendices

Appendix A: Regional Official Plan Policies Modified for Source Water Protection in Cambridge

General

ROP 8.A.5

Development applications within all Source Water Protection Area designations will comply with the following:

a) employment uses that would direct infiltration of stormwater run-off without pre-treatment through the use of dry wells or artificial/enhanced recharge will not be permitted; and

b) employment uses that would require new water taking for industrial/commercial purposes and/or for irrigation purposes, except for water taking associated with *mineral aggregate operations* will not be permitted.

ROP 8.A.6

New water taking is not permitted for any new or expanding uses where a municipal water distribution system is available within the road right-of-way abutting the property except as permitted in the zoning by-law.

ROP 8.A.7

New water taking in quantities greater than 50,000 litres per day may be permitted outside of the Urban Area shown on Map 1A and Source Water Protection Area designations provided that the application is substantiated by further study in accordance with ROP Policy 8.A.4.

ROP 8.C.1

The *City* will collaborate with the *Region*, *Province* and GRCA in providing advice to landowners to promote good stewardship practices for lands and water within Source Water Protection Areas.

Source Water Protection Land Use Categories

ROP 8.A.8

For the purpose of implementing source water protection, the *Region* has identified four categories of land uses that may pose a risk to drinking-water. They are:

a) Category A (Very High Risk Uses);

b) Category B (High Risk Uses);

c) Category C (Moderate Risk Uses);

d) Category D (represents *preferential pathways*, or other land uses that involve soil excavation and/or the creation of subsurface facilities, that contribute to the risk to municipal drinking-water supplies by increasing vulnerability).

ROP 8.A.9

Land uses typically associated with each of the land use categories identified in Policy ROP 8.A.8 include, but are not limited to, the uses listed in Schedule “B” to this Appendix.

Wellhead Protection Areas

This Plan designates Wellhead Protection Sensitivity Areas around each municipal drinking-water supply well. Wellhead Protection Areas are the total area of land which contributes water to a municipal drinking-water supply well. Within each Wellhead Protection Area, one or more Wellhead Protection Sensitivity Areas (WPSA) may be delineated. The purpose of these designations is to prevent land uses involving hazardous chemicals and/or substances, disease causing organisms and land uses that increase the vulnerability of groundwater from becoming water quantity and/or quality risks to municipal drinking-water wells.

ROP 8.A.10

Wellhead Protection Sensitivity Areas (WPSA) are classified from 1 to 8. This classification allows for varying degrees of management relative to the vulnerability of the underlying groundwater to contamination, the importance of the well to the capacity of the *municipal drinking-water supply systems* as well as the length of time groundwater within the WPSA will take to reach the municipal drinking-water supply well. WPSAs are designated as shown on ROP Maps 6a, 6f and 6g and are described below:

a) WPSA 1 – delineates areas within a 100 metre radius of each municipal drinking-water supply well. It represents the highest sensitivity area with respect to the potential movement of disease-causing organisms and groundwater infiltration;

b) WPSA 2 – delineates high sensitivity areas found within the two year *time of travel* to a municipal drinking-water supply well;

c) WPSA 3 – delineates high sensitivity areas found outside the two year, but within the ten year *time of travel* to a municipal drinking-water supply well;

d) WPSA 4 – delineates medium sensitivity areas found within the two year *time of travel* to a municipal drinking-water supply well;

e) WPSA 5 – delineates medium sensitivity areas found outside of the two year, but within the ten year *time of travel* to a municipal drinking-water supply well;

f) WPSA 6 – delineates low sensitivity areas found within the two year *time of travel* to a municipal drinking-water supply well;

g) WPSA 7 – delineates low sensitivity areas found outside of the two year, but within the ten year *time of travel* to a municipal drinking-water supply well; and

h) WPSA 8 – delineates the area outside of the ten year *time of travel* to the limit of the total land area contributing water to a municipal drinking-water supply well.

ROP 8.A.11

Within the WPSA 1 designation:

a) Category A, B, C and D uses will not be permitted;

b) New individual wastewater treatment systems, private wells, pipelines, sewers, stormwater management ponds (or other ponds) and the direct infiltration of stormwater run-off without pre-treatment will not be permitted; and

c) New impermeable surfaces of any kind will be restricted or minimized to the greatest extent possible.

ROP 8.A.12

Within the WPSA 2 designation, *development* applications will comply with the following:

a) Until such time as the Regional Official Plan is amended to incorporate approved Source Protection Plans under the Clean Water Act, 2006, Category A uses, geothermal wells, *mineral aggregate operations* and *wayside pits and quarries* will not be permitted;

b) Category B and C uses and underground parking garages will not be permitted outside of the Built-Up area as shown on Map 1;

c) Category B and C uses and underground parking garages already permitted by this Plan may be permitted within the Built-Up Area subject to further study in accordance with ROP Policy 8.A.4; and

d) Individual wastewater treatment systems, private wells, pipelines, sewers, stormwater management ponds (or other ponds) and plans of subdivision or vacant land condominiums may be permitted subject to further study in accordance with ROP Policy 8.A.4.

ROP 8.A.13

Within the WPSA 3 designation, *development* applications will comply with the following:

a) Category A uses will not be permitted;

b) Category B and C uses will not be permitted outside of the Built-Up Area;

c) Category B and C uses and underground parking garages already permitted by this Plan may be permitted within the Built-Up Area subject to further study in accordance with ROP Policy 8.A.4.; and

d) Category D uses, individual wastewater treatment systems, private wells, pipelines, sewers, stormwater management ponds (or other ponds), and plans of subdivision or vacant land condominiums may be permitted subject to further study in accordance with ROP Policy 8.A.4.

ROP 8.A.14

Within the WPSA 4 designation, *development* applications will comply with the following:

a) Until such time as the Regional Official Plan is amended to incorporate approved Source Protection Plans under the Clean Water Act, 2006, Category A uses, geothermal wells, *mineral aggregate operations* and *wayside pits and quarries* will not be permitted;

b) Category B and C uses will not be permitted outside of the Built-Up Area;

c) Category B and C uses already permitted by this Plan may be permitted within the Built-Up Area subject to further study in accordance with ROP Policy 8.A.4; and

d) Underground parking garages, individual wastewater treatment systems, private wells, pipelines, sewers, stormwater management ponds (or other ponds) and plans of subdivision or vacant land condominiums may be permitted subject to further study in accordance with ROP Policy 8.A.4.

ROP 8.A.15

Within the WPSA 5 designation, *development* applications will comply with the following:

a) Category A uses will not be permitted;

b) Category B and C uses will not be permitted outside of the Built-Up Area;

c) Category B and C uses already permitted by this Plan may be permitted subject to further study within the Built-Up Area in accordance with ROP Policy 8.A.4; and

d) Category D uses and plans of subdivision or vacant land condominiums may be permitted subject to further study in accordance with ROP Policy 8.A.4.

ROP 8.A.16

Within the WPSA 6 designation, *development* applications will comply with the following:

a) Until such time as the Regional Official Plan is amended to incorporate approved Source Protection Plans under the Clean Water Act, 2006, Category A uses, geothermal wells, *mineral aggregate operations* and *wayside pits and quarries* will not be permitted;

b) Category B and C uses will not be permitted outside of the Built-Up Area;

c) Category B and C uses may be permitted within the Built-Up Area subject to further study in accordance with ROP Policy 8.A.4; and

d) Underground parking garages and plans of subdivision or vacant land condominiums may be permitted subject to further study in accordance with ROP Policy 8.A.4.

ROP 8.A.17

Within the WPSA 7 designation, *development* applications will comply with the following:

a) Category A uses will not be permitted;

b) Category B and C uses will not be permitted outside of the Built-Up Area;

c) Category B and C uses already permitted in this Plan may be permitted within the Built-Up Area subject to further study in accordance with ROP Policy 8.A.4; and

d) Category D uses and plans of subdivision or vacant land condominiums may be permitted subject to further study in accordance with ROP Policy 8.A.4.

ROP 8.A.18

Within the WPSA 8 designation, *development* applications will comply with the following:

a) Category A uses will not be permitted; and

b) *Geothermal wells*, *mineral aggregate operations* and *wayside pits and quarries* may be permitted subject to further study in accordance with ROP Policy 8.A.4.

GUDI Wells and High Microbial Risk Management Zones

ROP 8.A.19

This Plan designates municipal drinking-water supply wells supplied by Groundwater Under the Direct Influence of Surface Water (GUDI) as shown on ROP Map 6f. *Development* applications proposing individual wastewater treatment systems and/or private wells are not permitted within the High Microbial Risk Management Zone surrounding the GUDI wells.

Surface Water Intake Protection Zones

A portion of the *Region*'*s* drinking-water supply comes from surface water through a municipal intake located in the Grand River just downstream of the *City*'*s* municipal boundary, located in the City of Kitchener. The Surface Water Intake Protection Zones are delineated to protect the quality and quantity of the surface water entering the intake, mainly by protecting the surface water upstream of the intake from hazardous spills. In the city, only Surface Water Protection Zone 2 is found as designated on Map 6g. This delineates the area of land over which a hazardous spill could reach the municipal surface water intake within a two hour travel time.

ROP 8.A.22

Within Surface Water Intake Protection Zone 2, *development* applications will comply with the following:

a) Category A uses will not be permitted; and

b) Category B, C and D uses and stormwater management ponds (or other ponds) may be permitted subject to further study in accordance with ROP Policy 8.A.4.

Schedule B: Source Water Protection Land Use Categories

Category 'A'

- Waste treatment and disposal facilities, including lagoons, landfills communal/municipal sewage treatment facilities and including large sewage vaults at sewage pumping stations, but not including facilities regulated under the Nutrient Management Act.
- Salvage yards, including automobile wrecking yards or premises
- Bulk storage of hazardous chemicals and hazardous substances (as listed in O.Reg. 347 under the Environmental Protection Act), including bulk storage of oil, gasoline

or petroleum products, and including transportation terminals for these substances/chemicals (including truck/trailer/container parking, washing or cleaning depots)

Category 'B'

- Bulk storage of road salt and snow disposal sites
- Primary metal manufacturing, including iron and steel mills and ferro-alloy manufacturing; steel product manufacturing from purchased steel; alumina and aluminum production and processing; non-ferrous metal production and processing; and foundries
- Manufacturing of fabricated metal products, including manufacturing of unfinished metal products and metal finishing operations
- Manufacturing and assembly of transportation equipment, including motor vehicles and parts, aerospace products and parts, rail cars, ships and boats
- Manufacturing of machinery, including agricultural, commercial, industrial, and other machinery
- Chemical manufacturing including chemicals; resins; fertilizers, pesticides and other agricultural chemicals; pharmaceutical and medicines; paint, coating and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing. Including manufacturing, packaging, repackaging, and bottling. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'
- Manufacturing of petroleum and coal products, including manufacturing of asphalt materials. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A'
- Manufacturing of electronic components such as semiconductors, printed circuit boards, and cathode ray tubes
- Manufacturing of electrical equipment, appliances and components
- Commercial or industrial dry cleaning of textiles and textile products, excluding depots not performing on-site dry cleaning
- Manufacturing of leather and allied products including footwear
- Wood and wood product preservation and treatment
- Gasoline stations and other retail establishments with gasoline sales
- Wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals

Category 'C'

- Manufacturing of rubber products
- Manufacturing of soap, cleaning compounds and toilet preparations
- Textile and fabric finishing and fabric coating
- Manufacturing of plastic products
- Manufacturing of wood products including wood furniture, and excluding wood preservation
- Manufacturing of glass and glass products
- Manufacturing of paper and paper products including newsprint and boxes
- Printing and related support activities, excluding business support services such as photocopy services
- Repair and Maintenance of automobiles and automotive machinery, electronic equipment, industrial and commercial machinery, and personal and household goods repair
- Golf courses
- Airports, train and public transit terminals, except terminals with no fuel storage or transfer of shipped goods or materials
- Medical, health and other laboratories (other than clinics generally associated with commercial plazas)
- Miscellaneous manufacturing not included elsewhere, including jewellery, silverware, medical equipment and signs
- Recycling, recovery, or remanufacturing of materials including the collection, processing, manufacturing, or reuse of post-consumer or post-industrial materials, not including recycling or disposal of hazardous materials, and not including salvage yards or facilities with outdoor operations which are Category 'A' uses

Category 'D'

- Underground parking garages
- *Geothermal wells*
- *Mineral aggregate operations* including *wayside pits and quarries*

Source Water Protection Glossary

geothermal well – a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a *vulnerable* aquifer have been removed through construction or excavation.

mineral aggregate operations – an operation and uses accessory thereto, other than *wayside pits and quarries*, conducted under a license or permit under the Aggregate Resources Act.

municipal drinking-water supply systems – all or part of the drinking-water supply, treatment and distribution systems owned and operated by a municipality.

preferential pathways – a constructed pathway or excavation to a depth greater than five metres and/or where protective geologic layers overlying an aquifer have been removed that create a direct access or conduit facilitating the transport of contaminants to a municipal drinking-water source.

time of travel – an estimate of time required for a particle of water to move in the saturated soil or rock from a specific point in an aquifer to the well intake.

wayside pits and quarries – a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Appendix B: Road Allowance Widths

Road	From	To	Designated Road Allowance (metres)
Adam St.	Queen St. W.	Franklin Blvd.	18
Adam St.(east side only)	Queen St. W.	Tannery St.	5.47
Adam St.(west side only)	Queen St. W.	Franklin Blvd.	2.47
Allendale Road	Fountain St. N.	Riverbank Dr.	30
Avenue Rd.	Hespeler Rd.	Townline Rd.	20
Beaverdale Road	Kossuth Rd.	Regional Road 24	30
Beverley Street	Wellington Street	Dundas St.	20
Blair Road	Blenheim Rd.	Grand Avenue	20
Black Bridge Rd.	Guelph Ave.	Townline Rd.	26
Blenheim Road	West City Limits	CPR Tracks	30
Blenheim Road	CPR Tracks	Blair Road	20
Briardean Rd.(E/W leg)	Speedsville Rd.	Briardean Rd. (N/S leg)	26
Bruce St.	Water St. S.	Main St.	20
Chilligo Rd.	Kossuth Rd.	Fisher Mills Rd.	30
Cooper St.	Queen St. E.	Ramsay Ave.	18

Road	From	To	Designated Road Allowance (metres)
Cooper St.(east side only)	Lot 4, R.P. 149	Cooper St. (E/W leg)	7.9
Cooper St.(west side only)	Lot 25, R.P. 801	Cooper St. (E/W leg)	12.1
Ellis Rd.	New Hope Cemetery	Townline Rd.	26
Fisher Mills Rd.	Beaverdale Rd.	Guelph Ave.	20
Franklin Blvd.	Adam St.	Edward St.	20
Grand Avenue	St. Andrews St.	Parkhill Rd.	20
Guelph Avenue	Milton Ave.	Queen St. W.	20
Guelph Avenue	Regional Road 24	Milton Avenue	26
Langdon Dr.	Blair Rd.	S. City Limits	20
Main Street	Wellington St.	Water St.	20
Middle Block Rd.	Riverbank Dr.	Speedsville Rd.	30
Mohawk Rd.	Speedsville Rd.	Beaverdale Rd.	30
Queen St. E.	Guelph Ave.	Cooper St.	18
Queen St. W.	Regional Road 24	Guelph Ave.	20
Queen St. E.	Cooper St.	River Rd.	20
River Rd.	Queen St. E.	Townline Rd.	20
Riverbank Dr.	West City Limits	Fountain St.	20

Road	From	To	Designated Road Allowance (metres)
Royal Oak Rd.	Cherry Blossom Rd. (easterly end)	Speedsville Rd.	30
Samuelson St.	Water St. N.	Beverly St.	20
Speedsville Rd.	Eagle St.	C.P.R. tracks	26
Speedsville Rd.	C.P.R. Tracks	Kossuth Rd.	30
State St.	Bruce St.	Concession St.	20
Townline Rd.	Wellington County Rd. 34	Black Bridge Rd.	26
Wellington Street	Beverly St.	Main St.	20

Chapter 16: Figures

The following are figures to the Official Plan

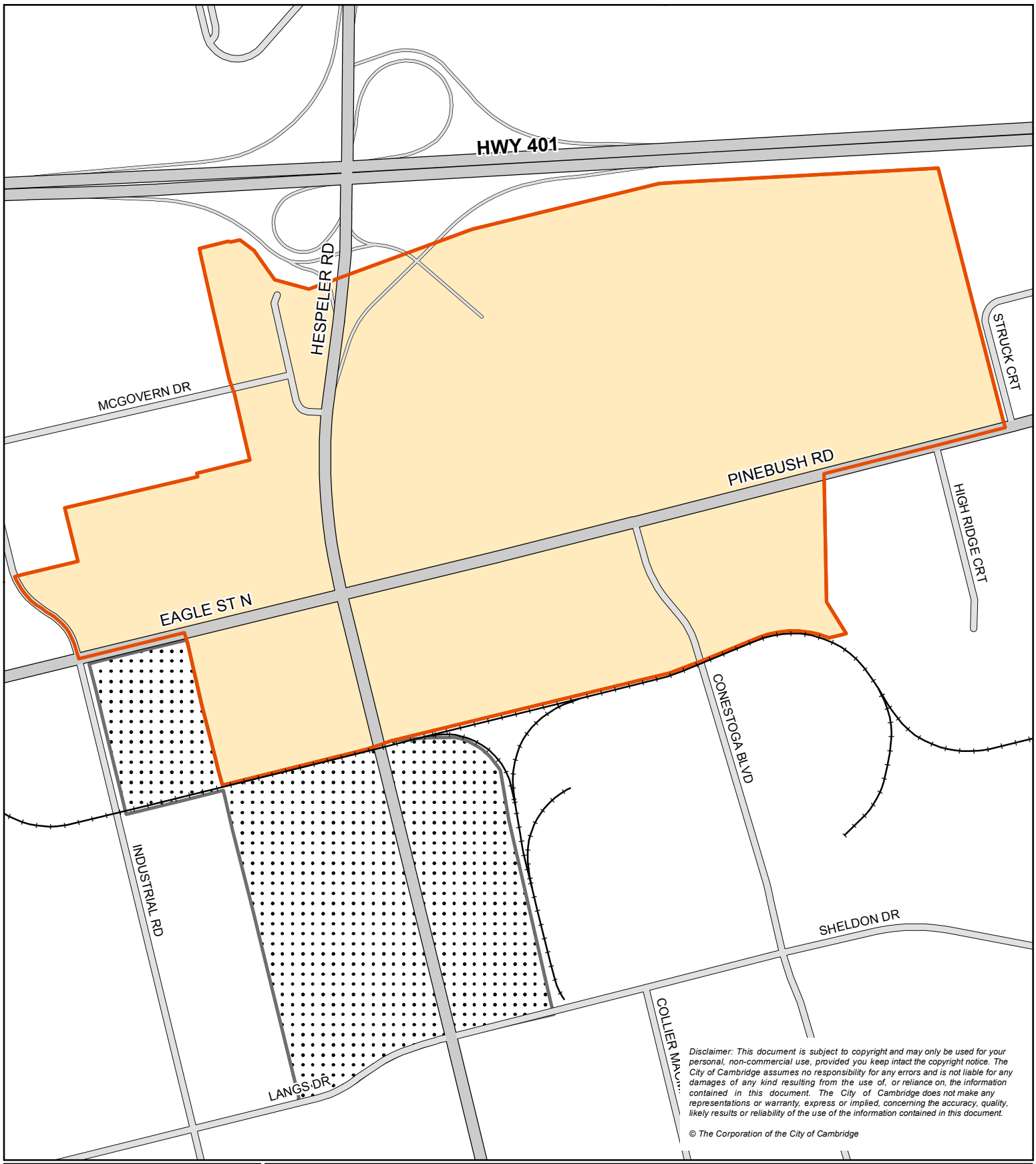

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Figure 1
Regional Scale Node

N

1:8,000

Legend

- Railway
- Node Boundary
- Future Study Area for inclusion in node boundary

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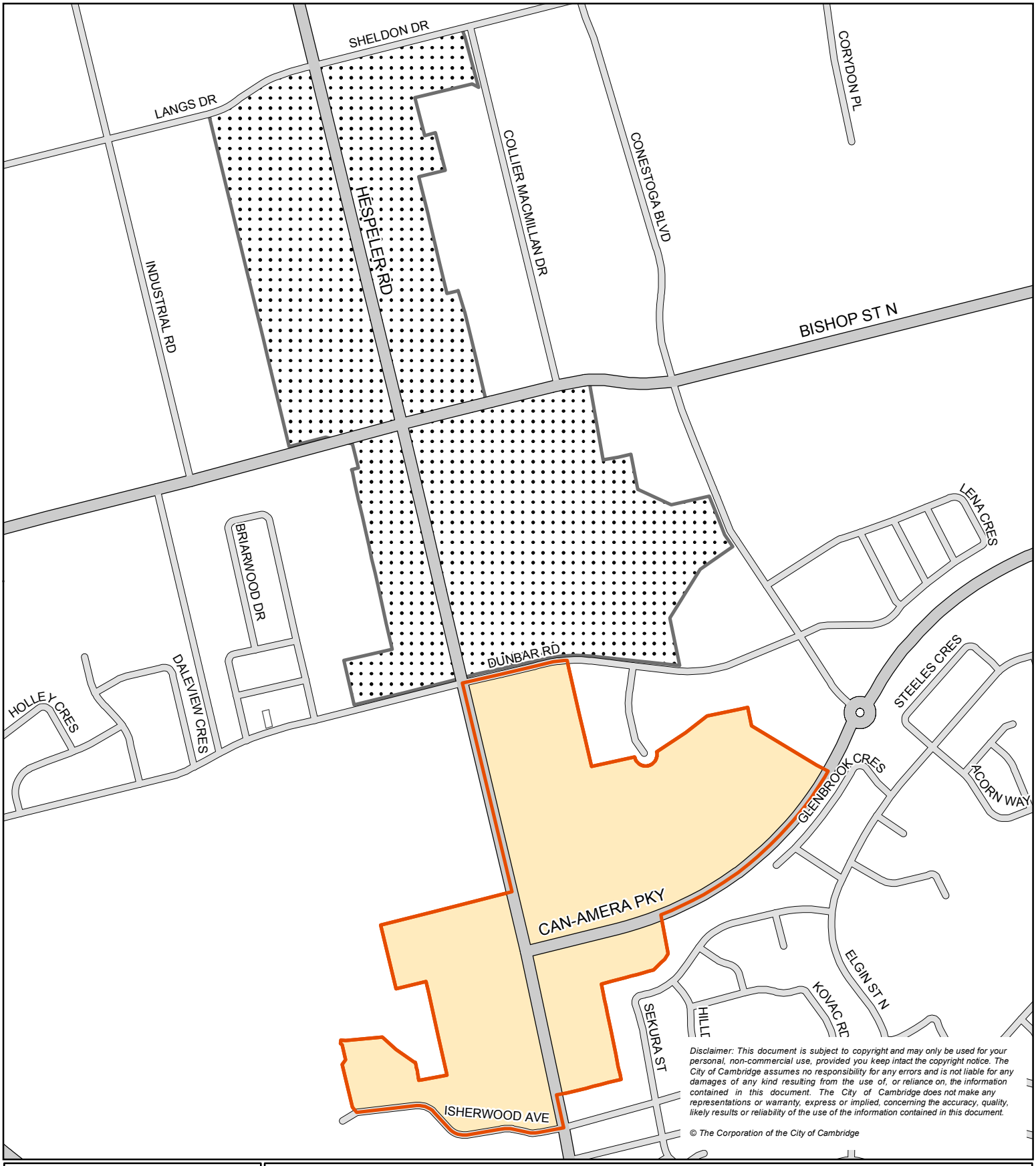

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Figure 2
Community Node Hespeler Rd and Can-Amera Pkwy

N

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Legend

- Node Boundary
- Future Study Area for inclusion in node boundary

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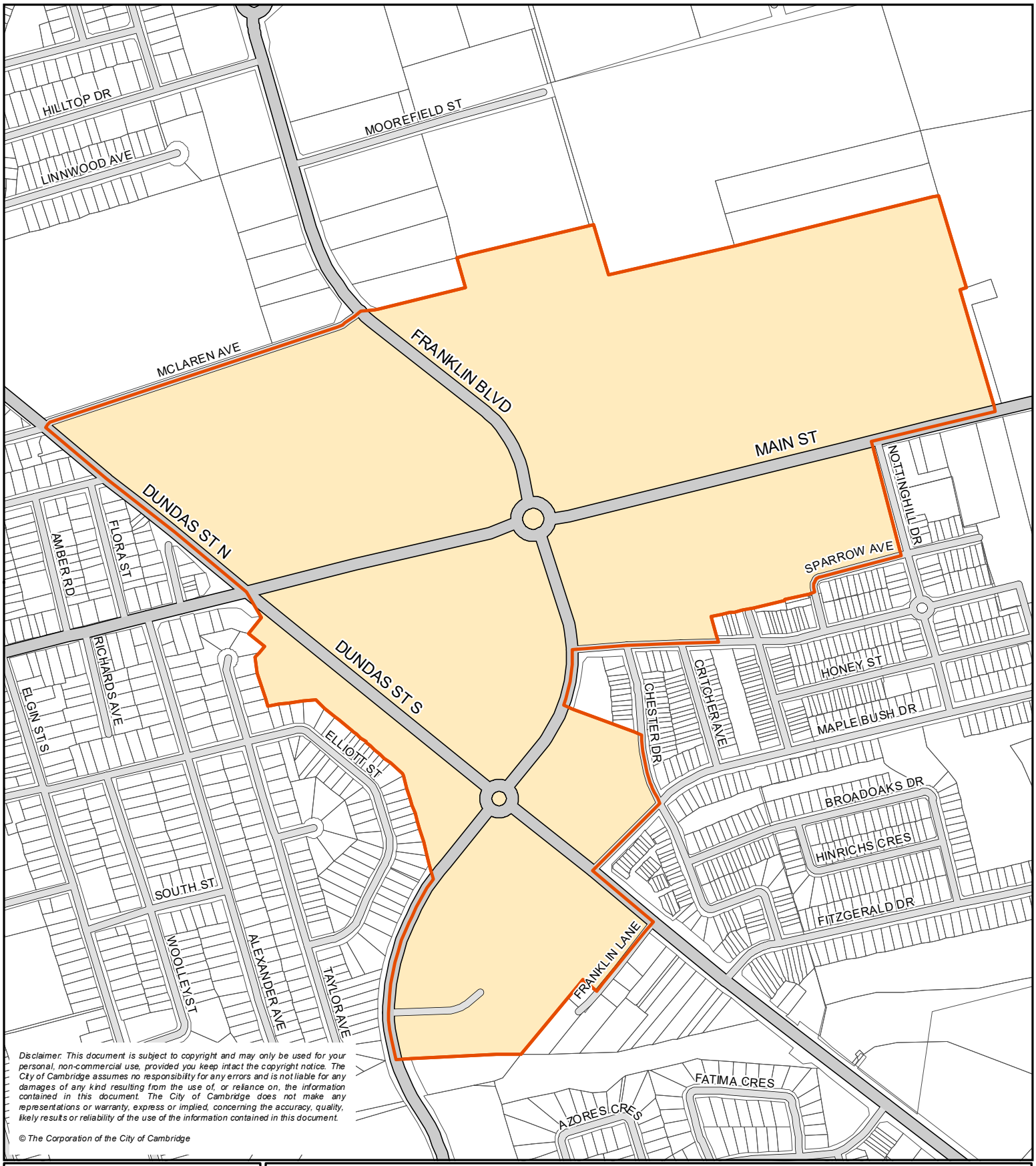

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Figure 3
Community Node
Main St and Dundas St S

N

1:7,500

Legend

Node Boundary

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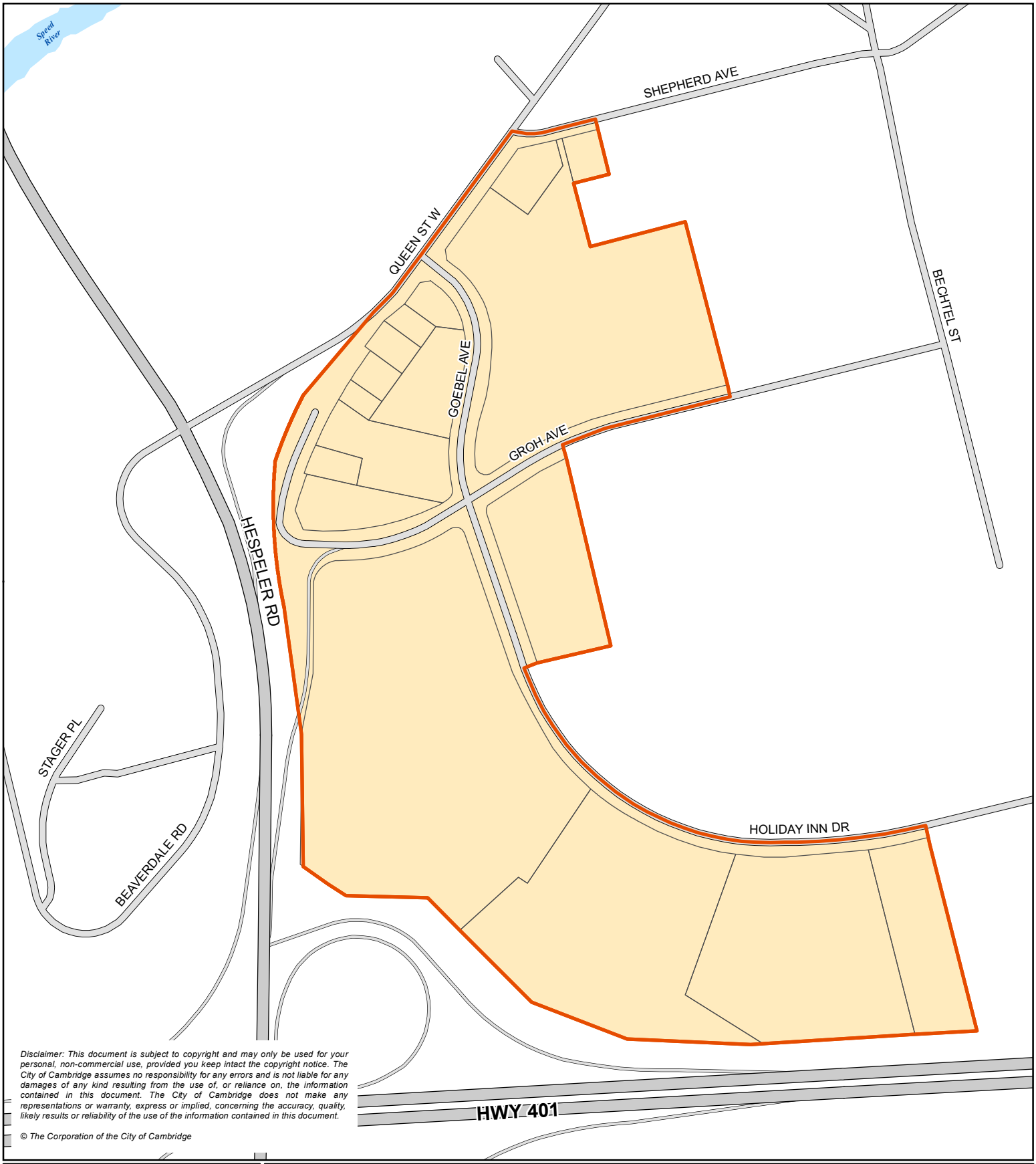

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Figure 4

Community Node Queen St, Goebel Ave and Holiday Inn Dr

N

1:5,000

Legend

- Node Boundary
- Rivers and Lakes

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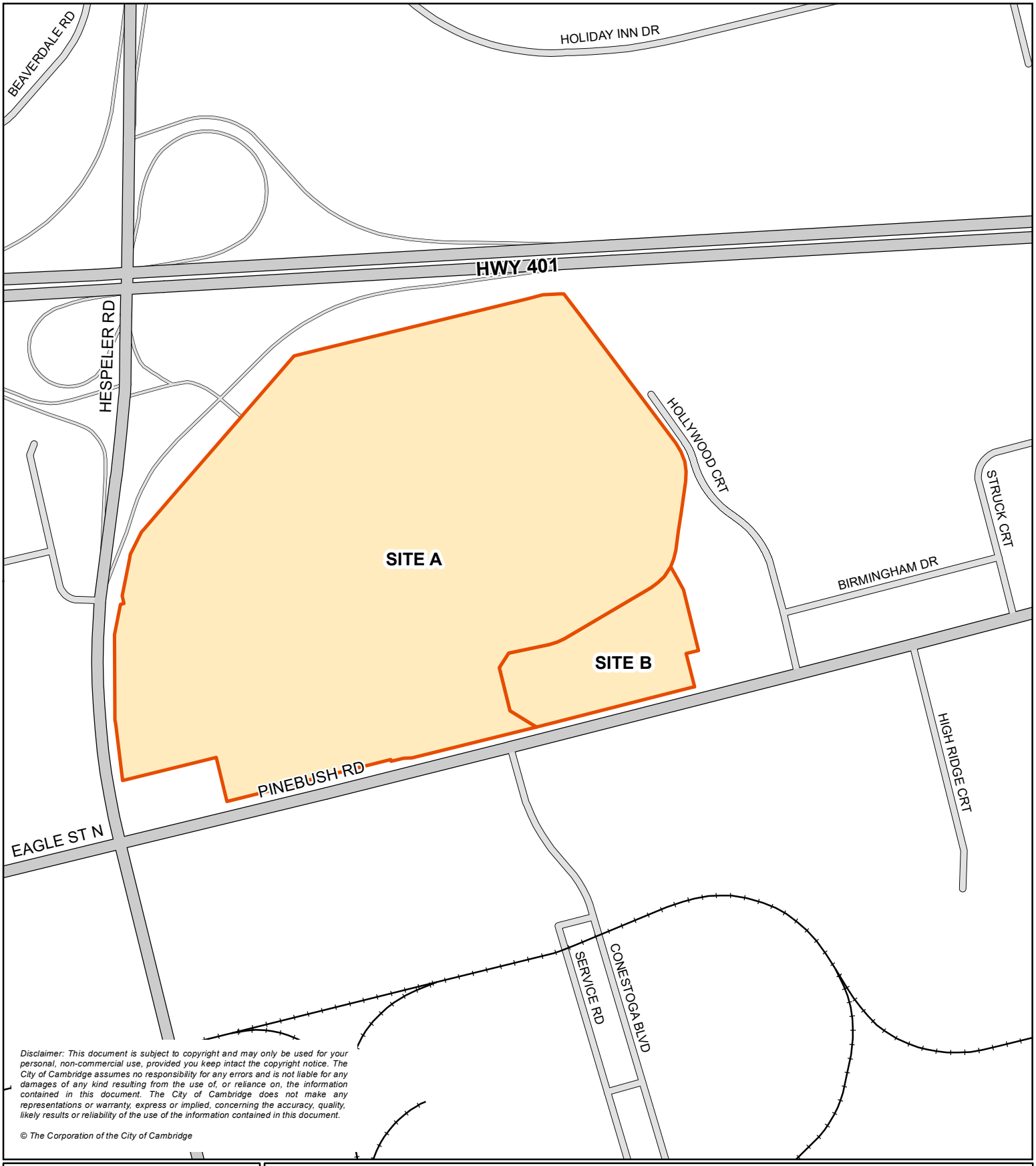

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Figure 5
Regional Commercial: Hespeler Road and Pinebush Road

N

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Legend

- Regional Commercial - Hespeler Road and Pinebush Road
- Railway

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Figure 6

151 Main St

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Legend

- Municipal Boundary
- Subject Lands
- Galt City Centre (Subject to site specific policy 8.10.67)

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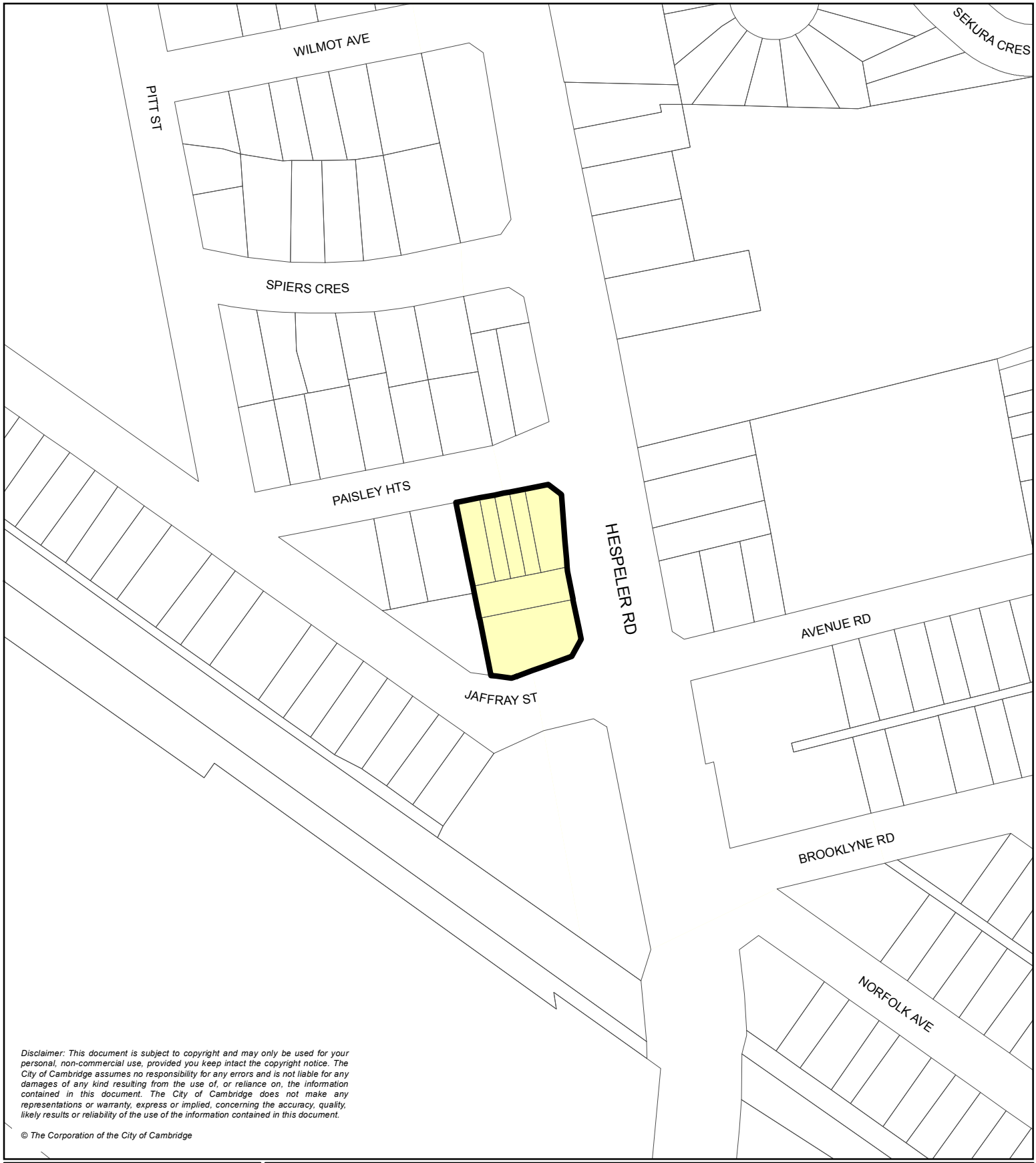

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Figure 7

110 and 112 Hespeler Rd and 2 - 6 Paisley Heights

N

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Legend

Low / Medium Density Residential

Subject Lands

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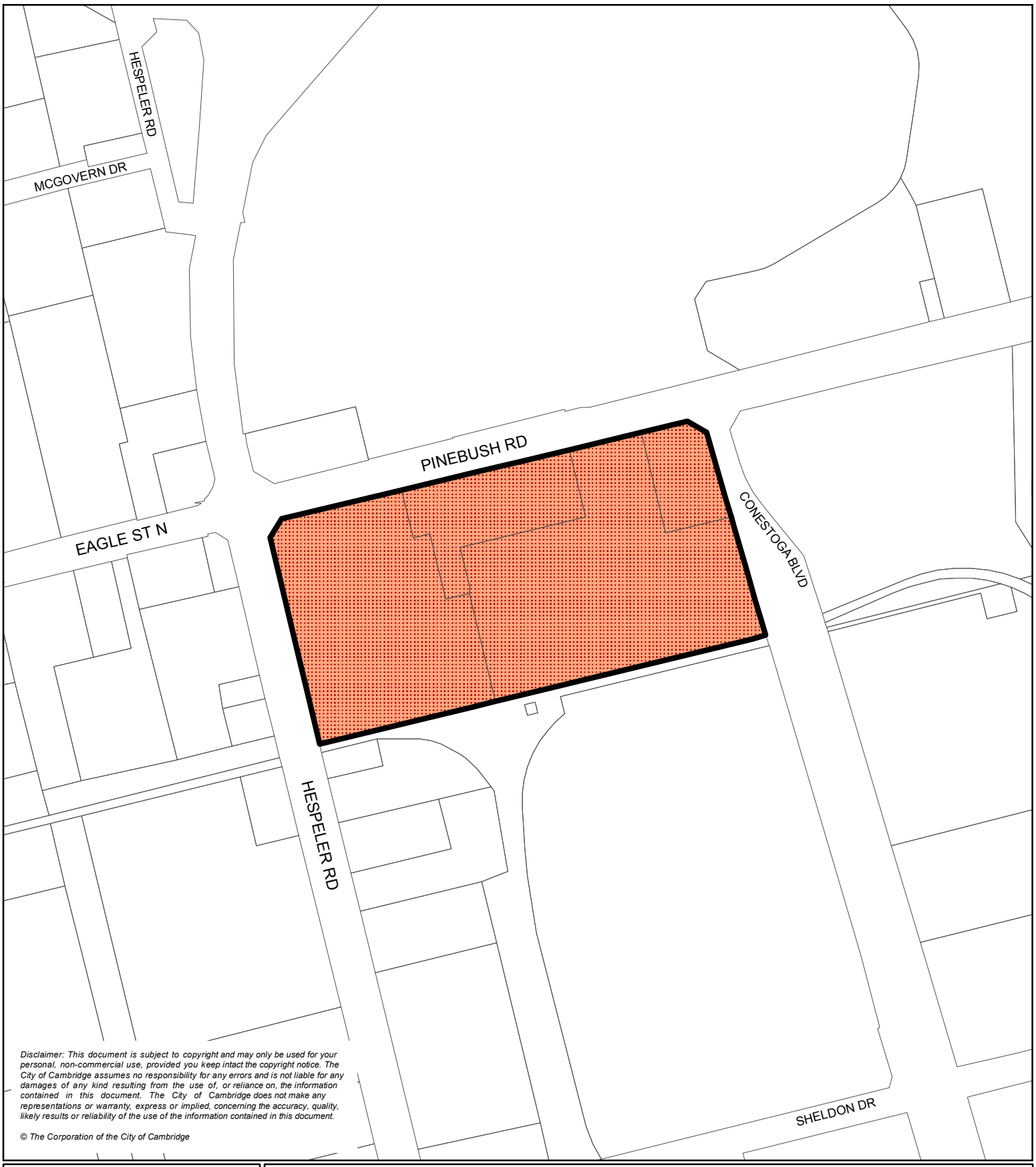

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Figure 8

34, 45, 65 and 75 Pinebush Rd

N

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Legend

Hespeler Road Mixed-Use Corridor

Subject Lands

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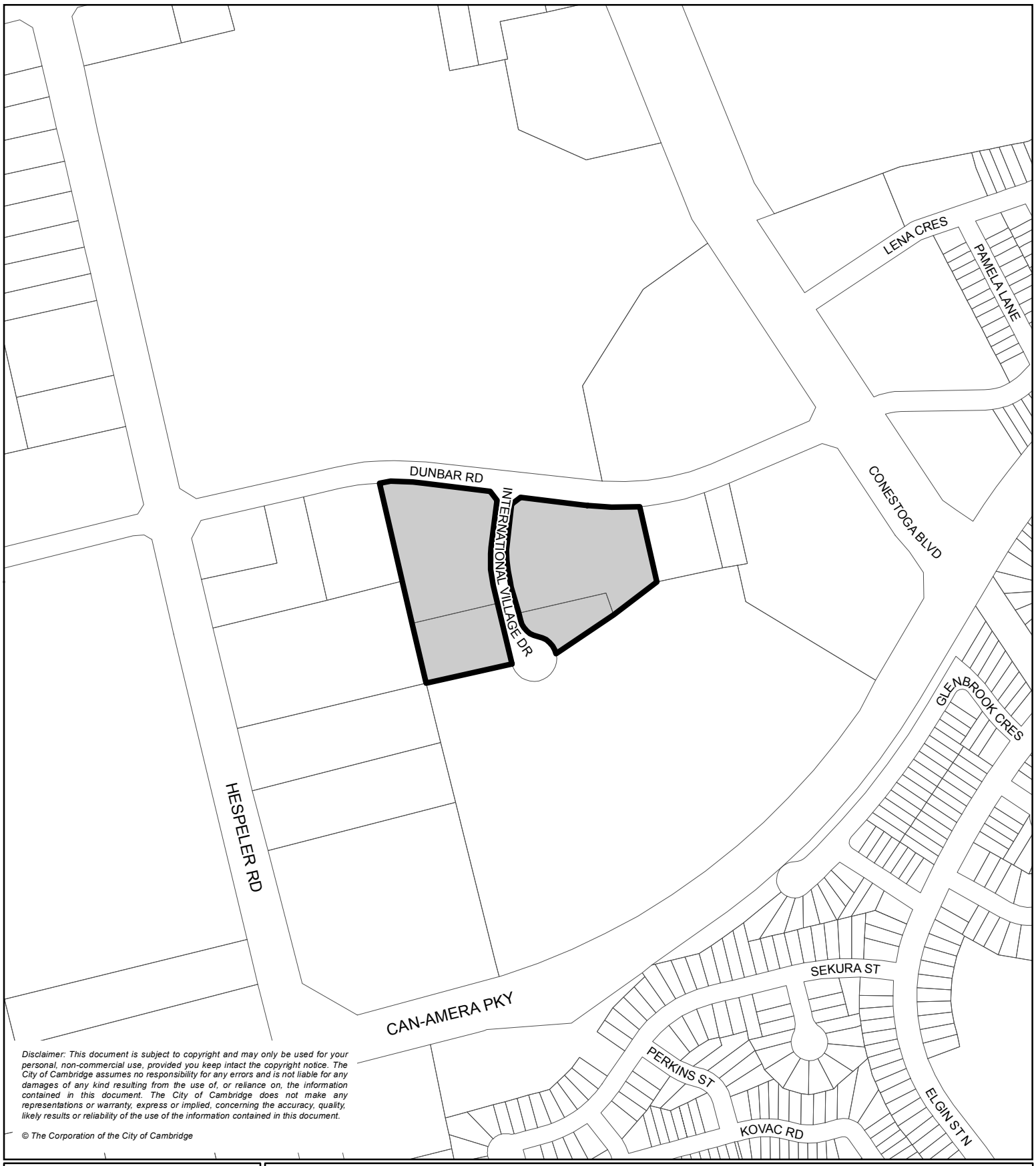

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Figure 9

1550 Dunbar Rd; 0, 15 and 35 International Village Dr

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Business Industrial Designation

Subject Lands

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10 – Policy 8.10.6 - 840 Main Street

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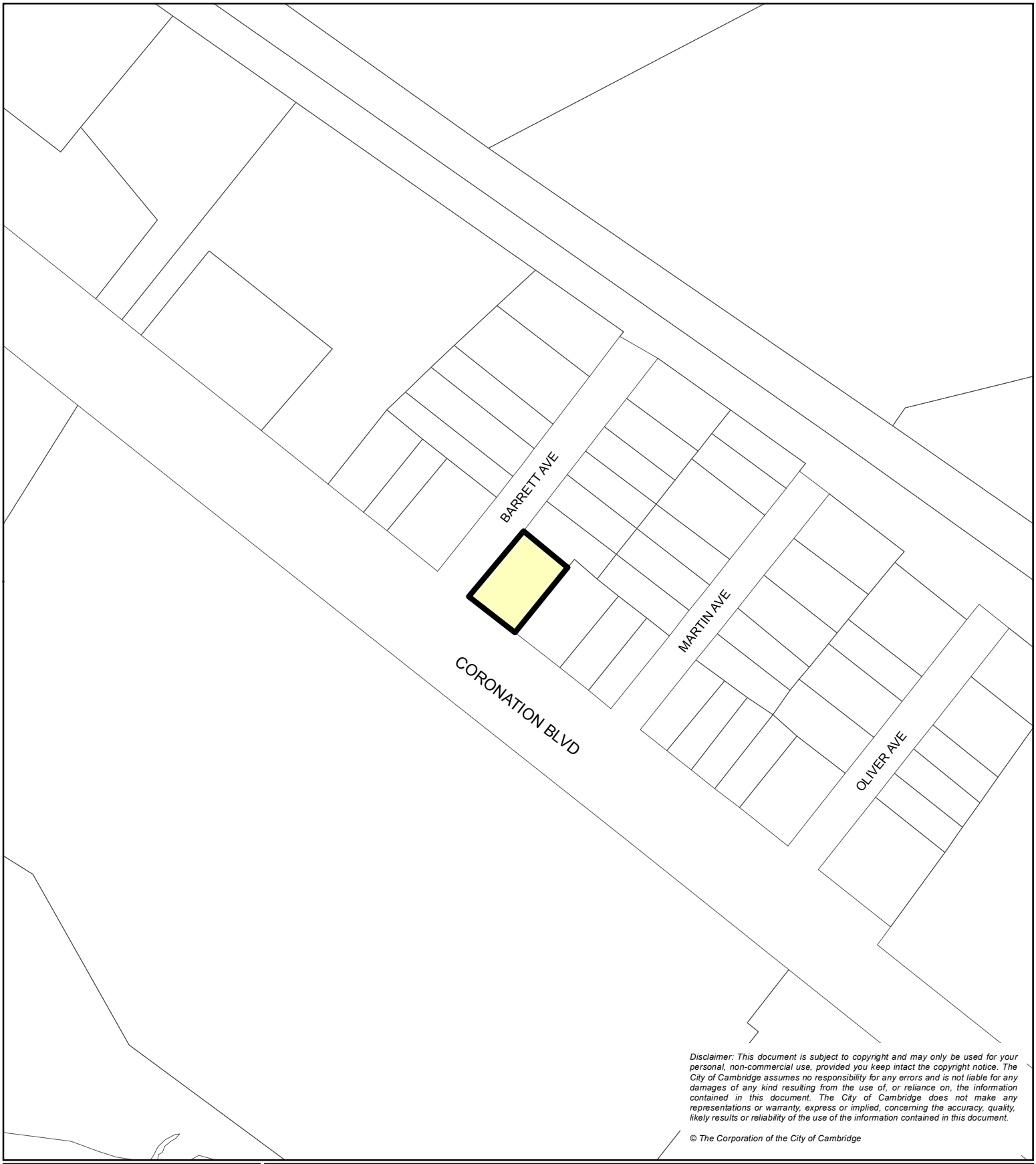

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Figure 11
675 Coronation Blvd

N

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Legend

Low / Medium Density Residential

Subject Lands

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Figure 12
Mohawk Rd

N

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Legend

- Prime Agricultural
- Natural Open Space System
- Subject Lands

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13 – Policy 8.10.9 - 200 Franklin Boulevard

Deleted (By-law 24-084, OPA 65)

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Figure 14
401 Fountain St N

N

1:5,000

Legend

- Low / Medium Density Residential
- Employment Corridor
- Recreation, Cemetery and Open Space
- Natural Open Space System
- Subject Lands

Monday, November 26, 2012 10:55:50 AM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG14.mxd - danilad

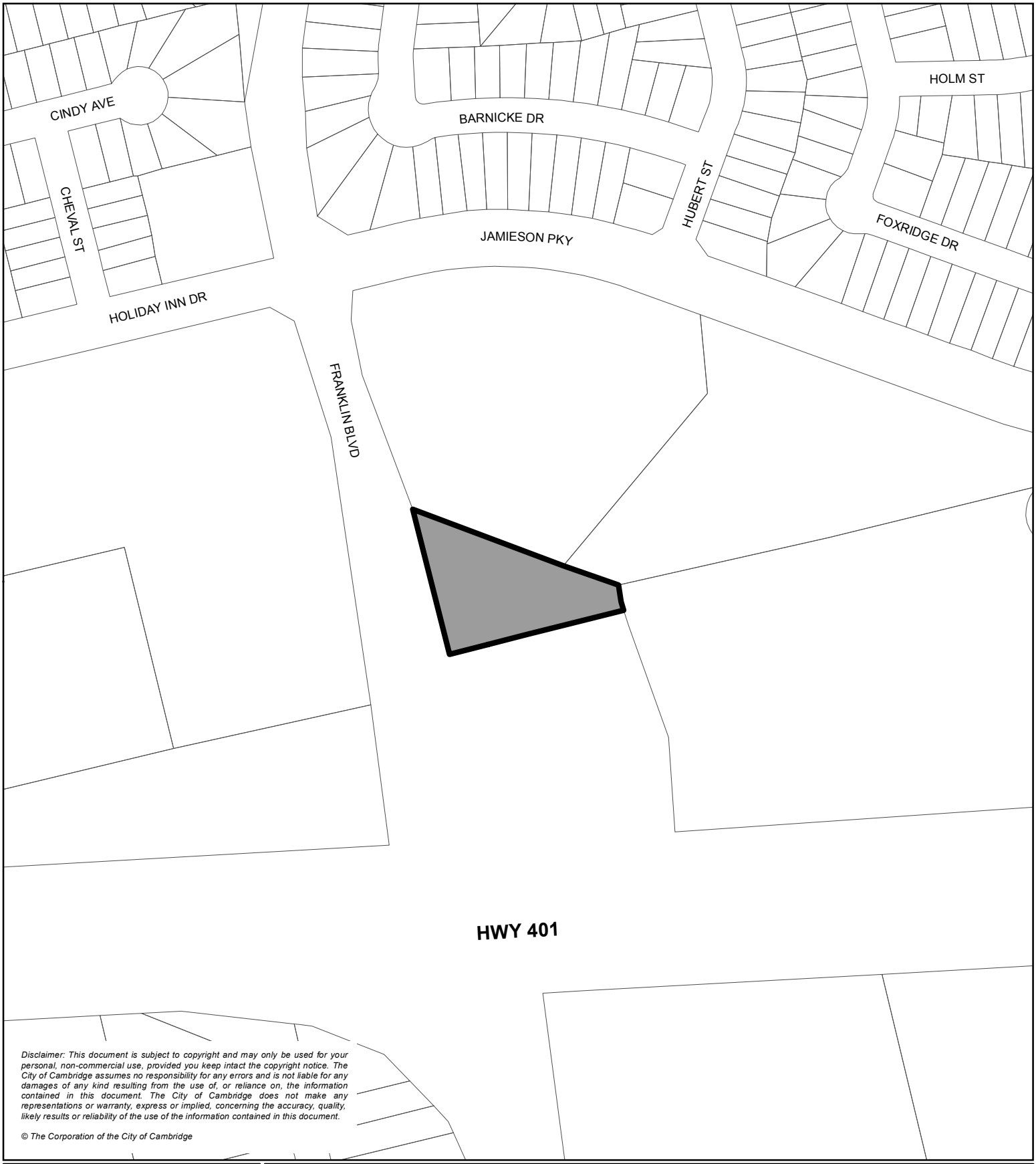

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Figure 15
1401 Franklin Blvd

N

1:3,000

Legend

Employment Corridor

Subject Lands

Thursday, November 22, 2012 12:31:35 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG15.mxd - danilad

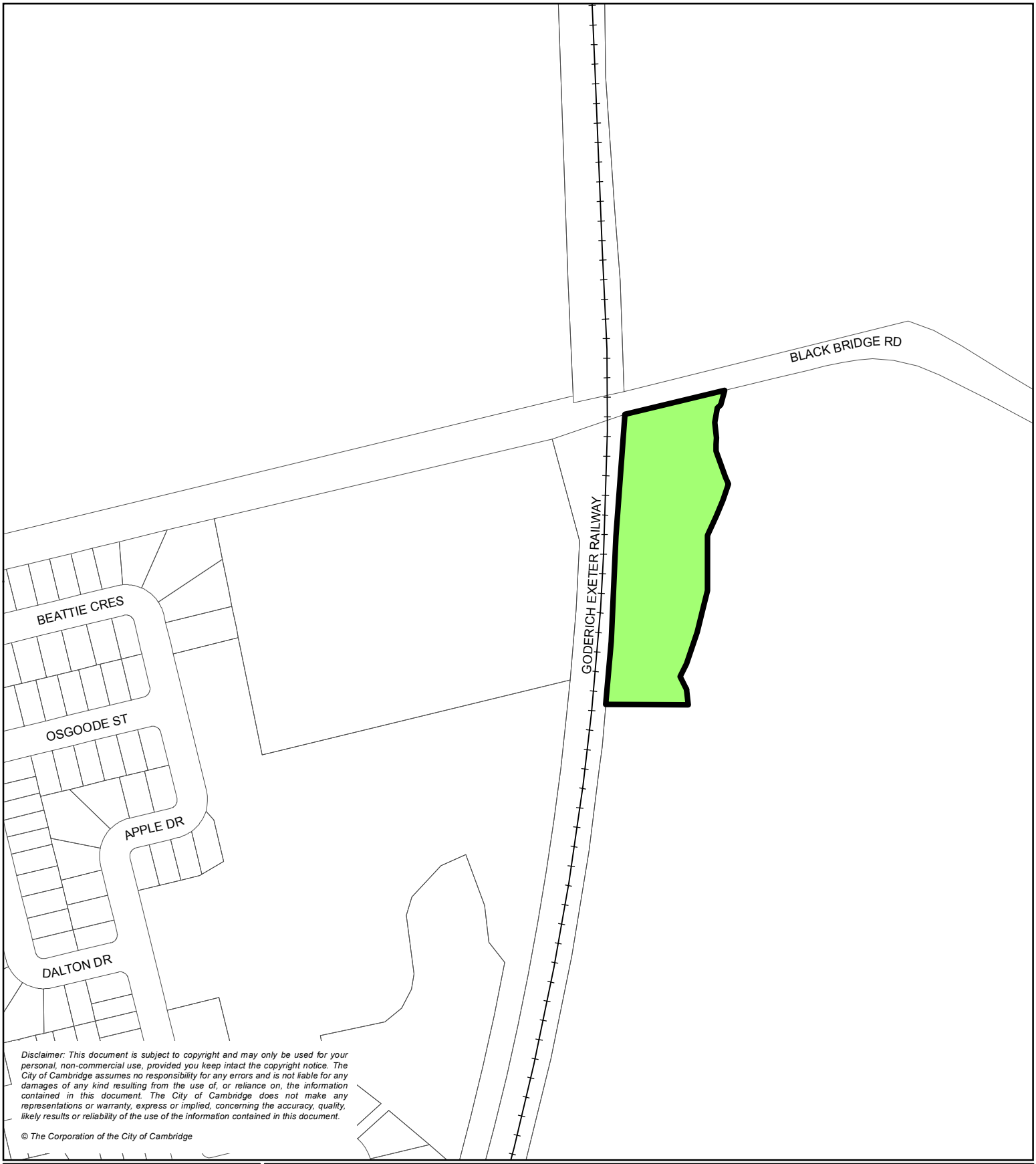

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Figure 16
855 Black Bridge Rd

N

1:3,000

Legend

Natural Open Space System

Subject Lands

Thursday, November 22, 2012 12:32:33 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG16.mxd - danilad

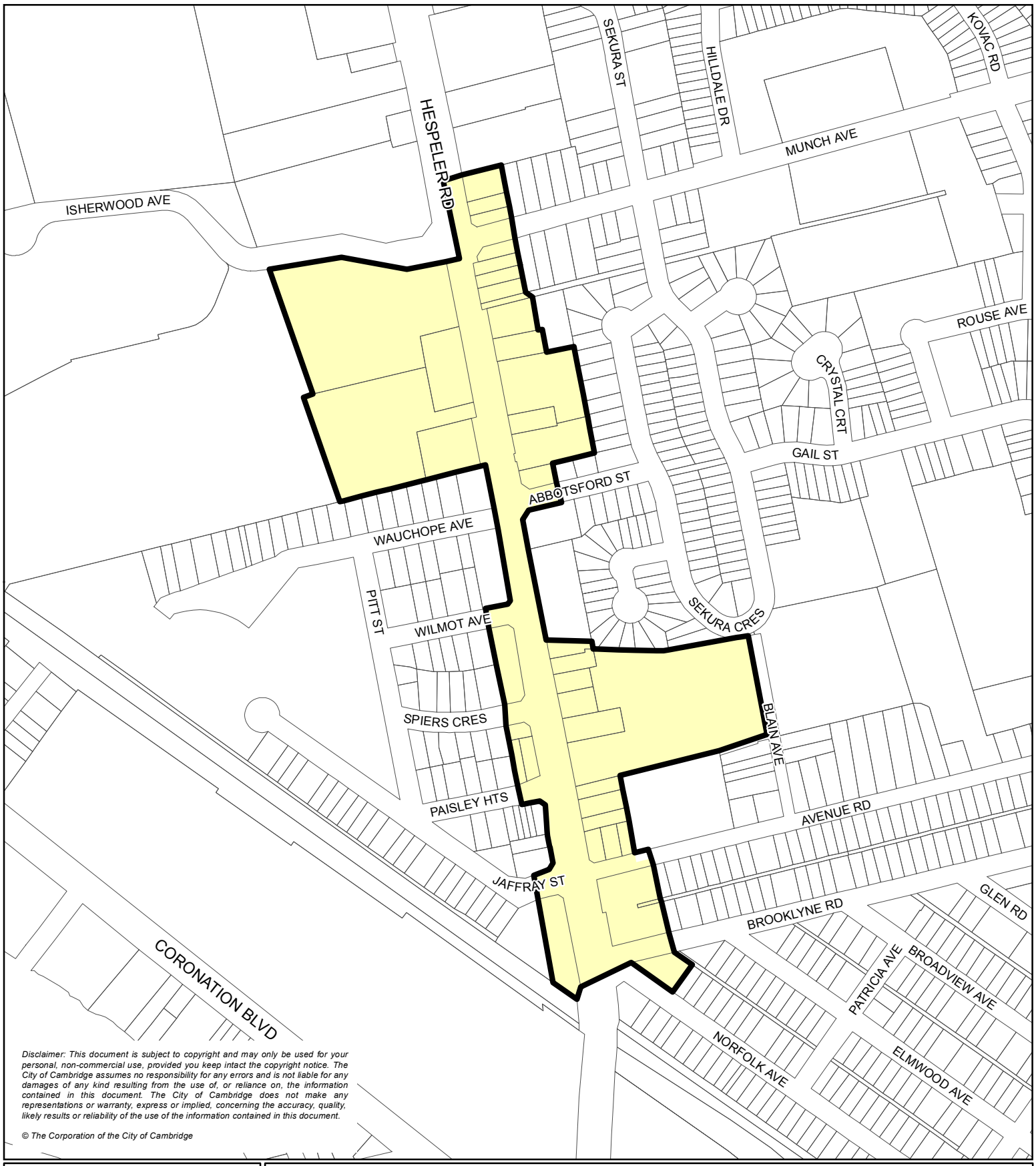

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Figure 17
Hespeler Rd South

N

1:5,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, November 22, 2012 12:36:20 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG17.mxd - danlad

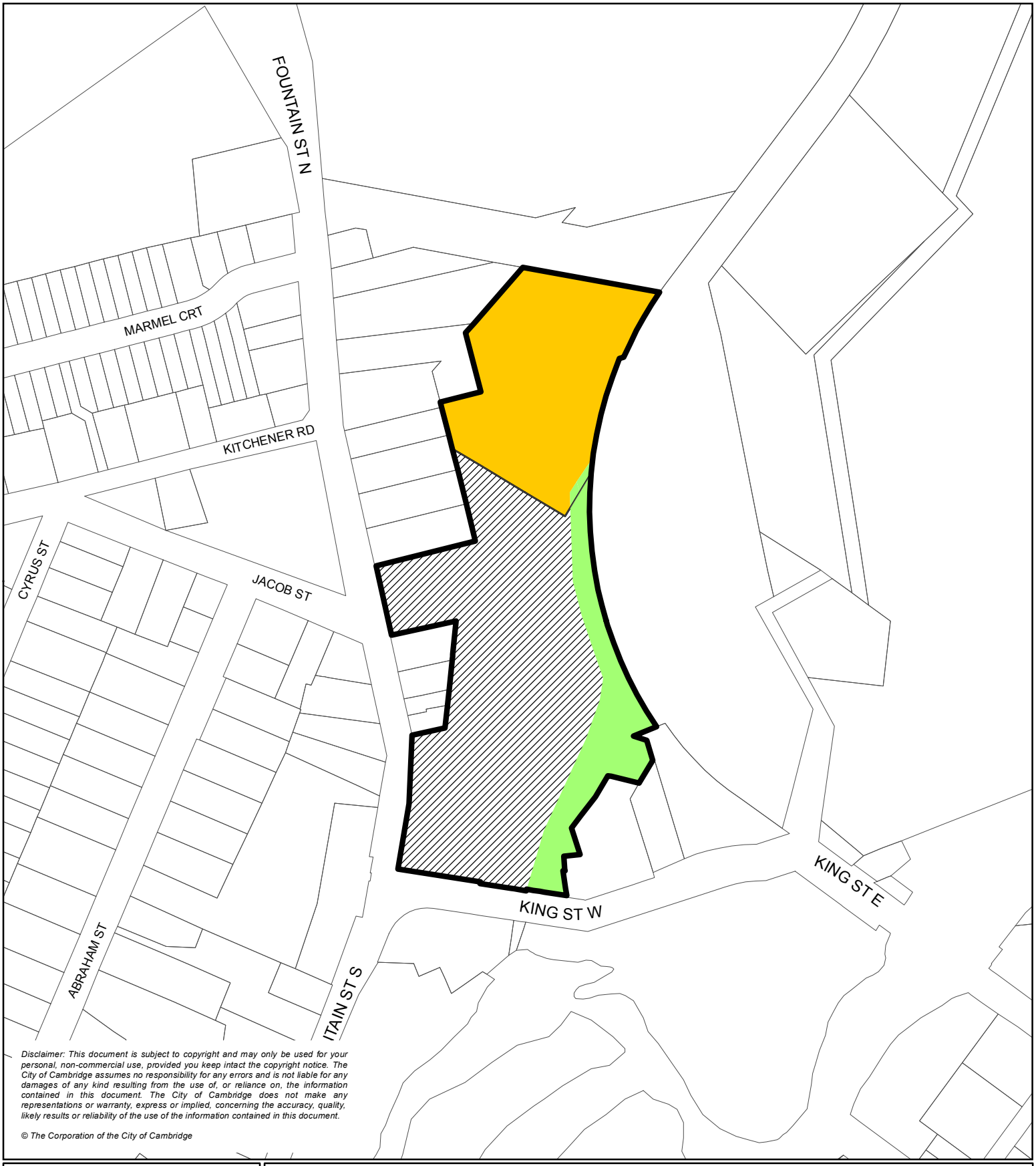

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Figure 18
237 and 255 King St W

N

1:3,000

Legend

- Preston Towne Centre
- High Density Residential
- Natural Open Space System
- Subject Lands

Thursday, November 22, 2012 12:37:19 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG18.mxd - danilad

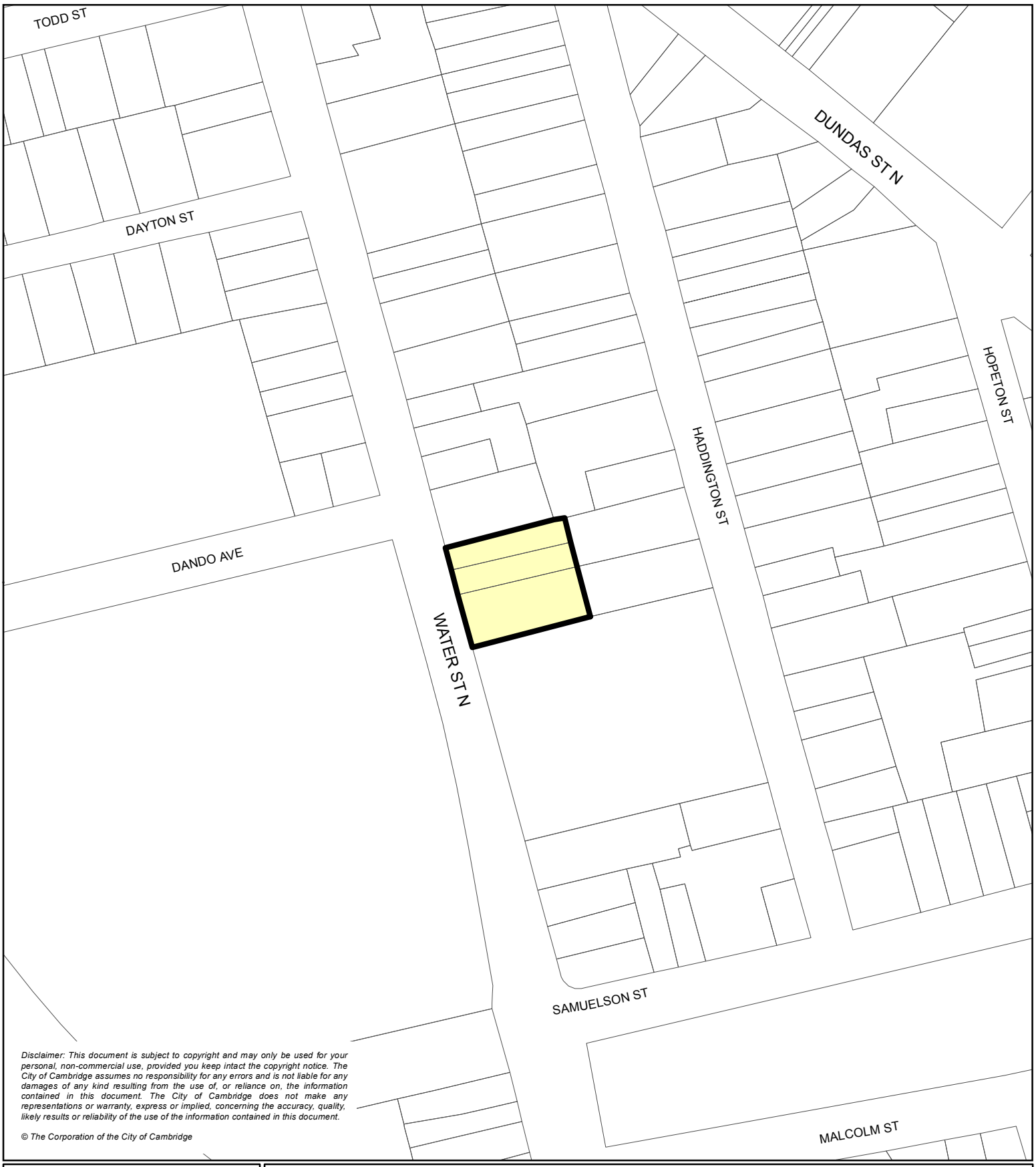

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Figure 19

219, 221 and 223 Water St N

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, November 22, 2012 12:40:17 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG19.mxd - danilad

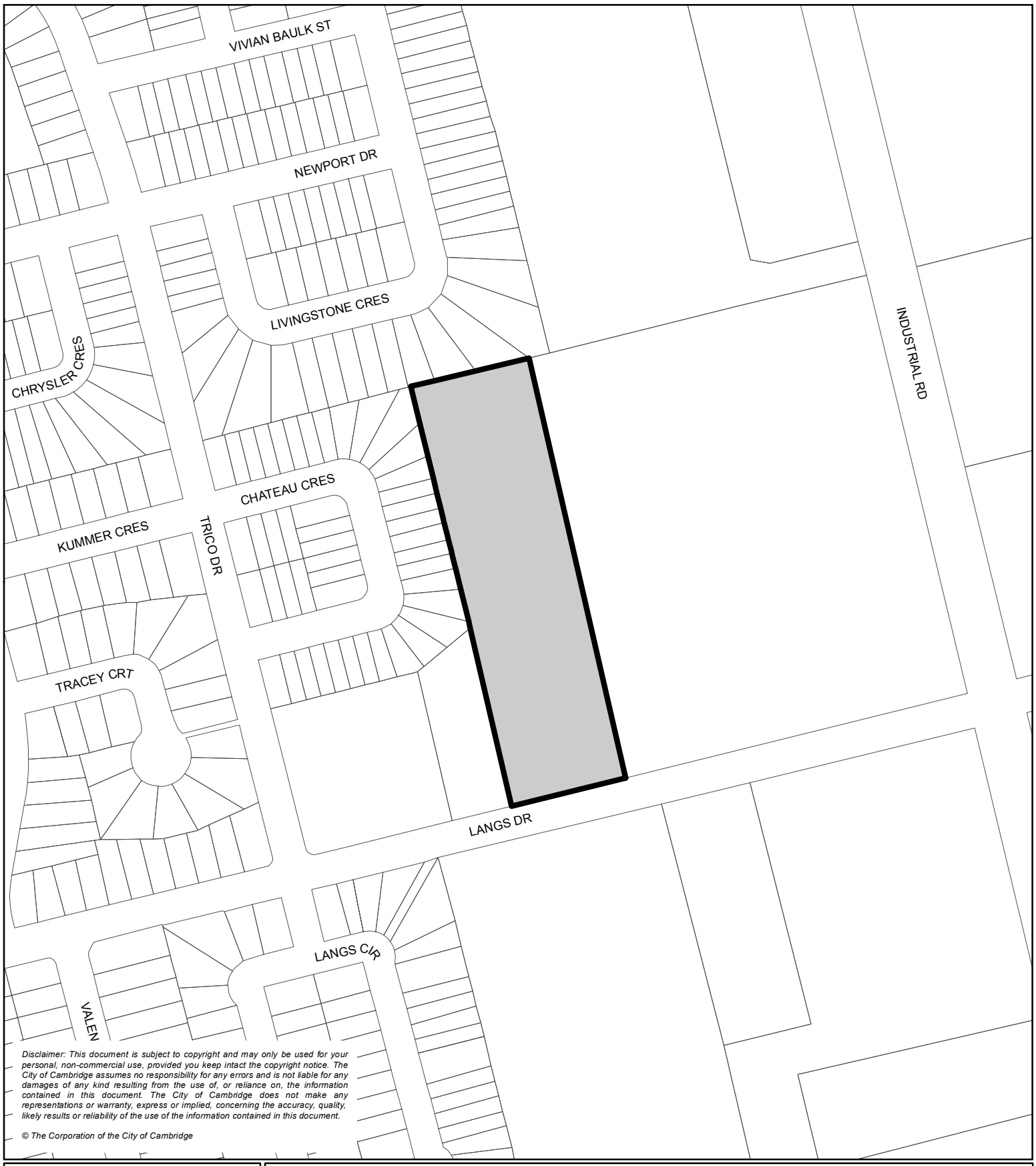

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Figure 20
899 Langs Dr

N

1:3,000

Legend

Business Industrial

Subject Lands

Thursday, November 22, 2012 12:41:25 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG20.mxd - danilad

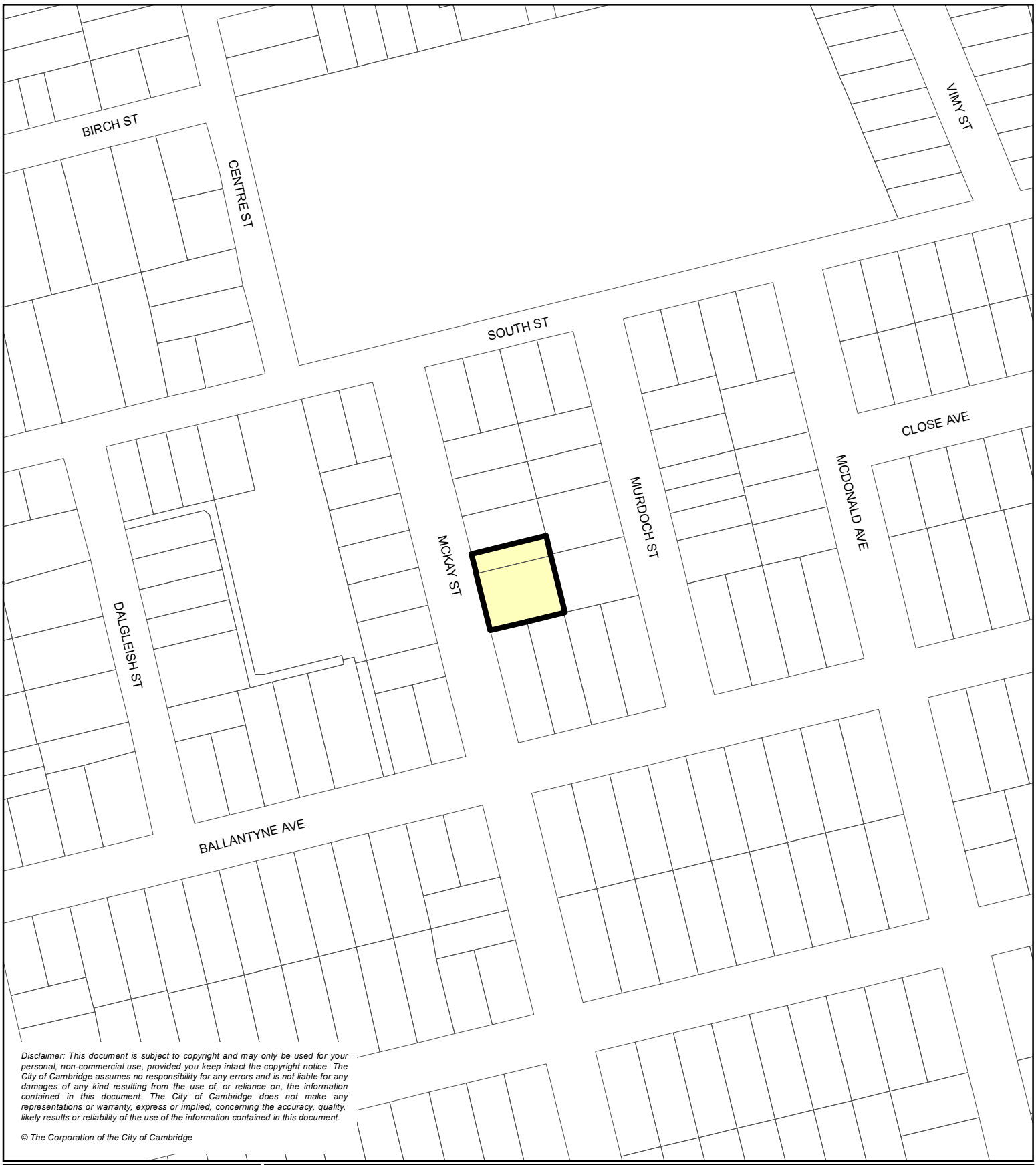

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Figure 21
19 and 21 McKay St

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, November 22, 2012 12:42:36 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG21.mxd - danilad

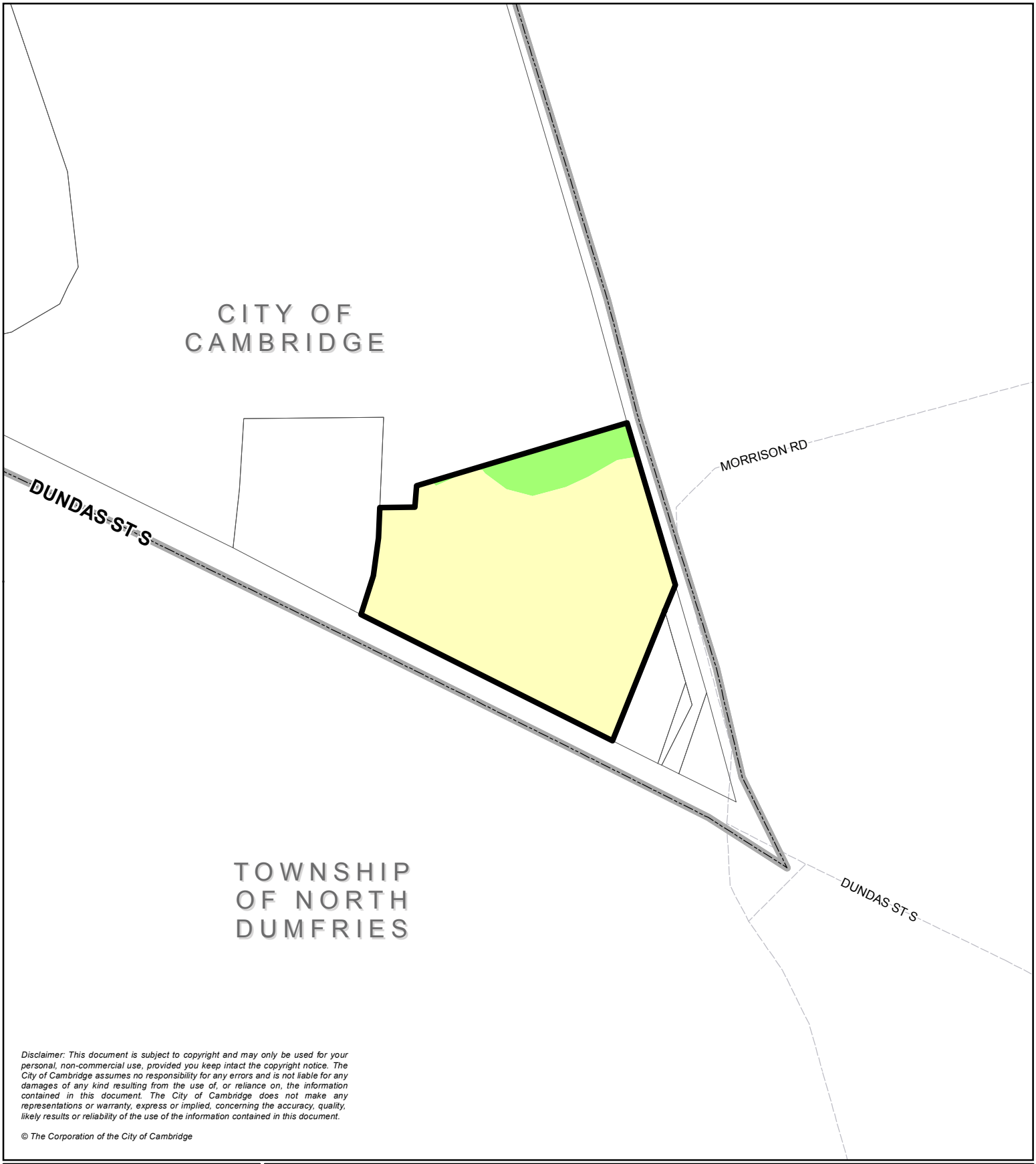

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Figure 22
1164 Morrison Rd

N

1:3,000

Legend

- Low / Medium Density Residential
- Natural Open Space System
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 12:44:24 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG22.mxd - danilad

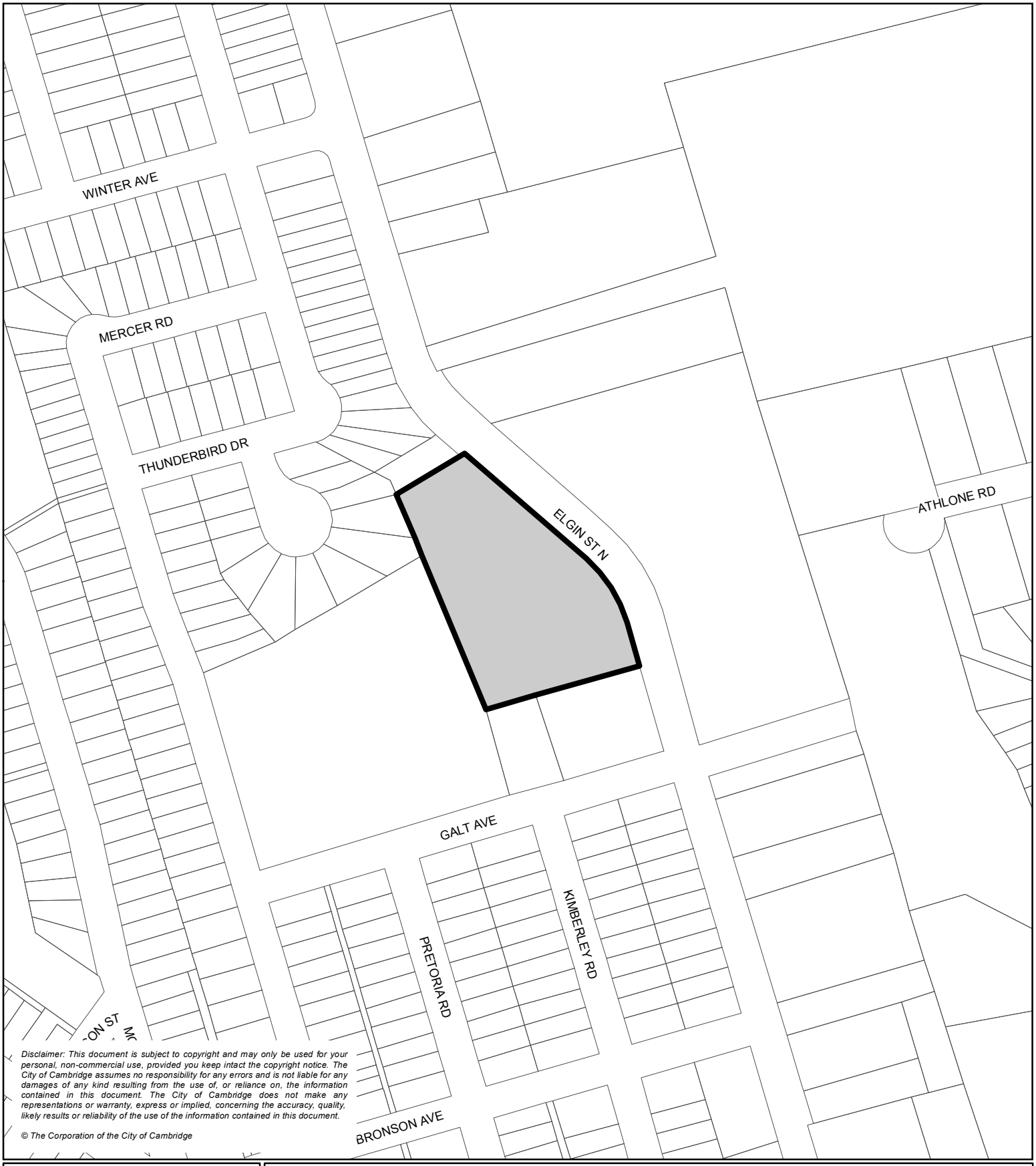

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Figure 23
292 Elgin St N

N

1:3,000

Legend

Business Industrial

Subject Lands

Thursday, November 22, 2012 12:47:23 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG23.mxd - danilad

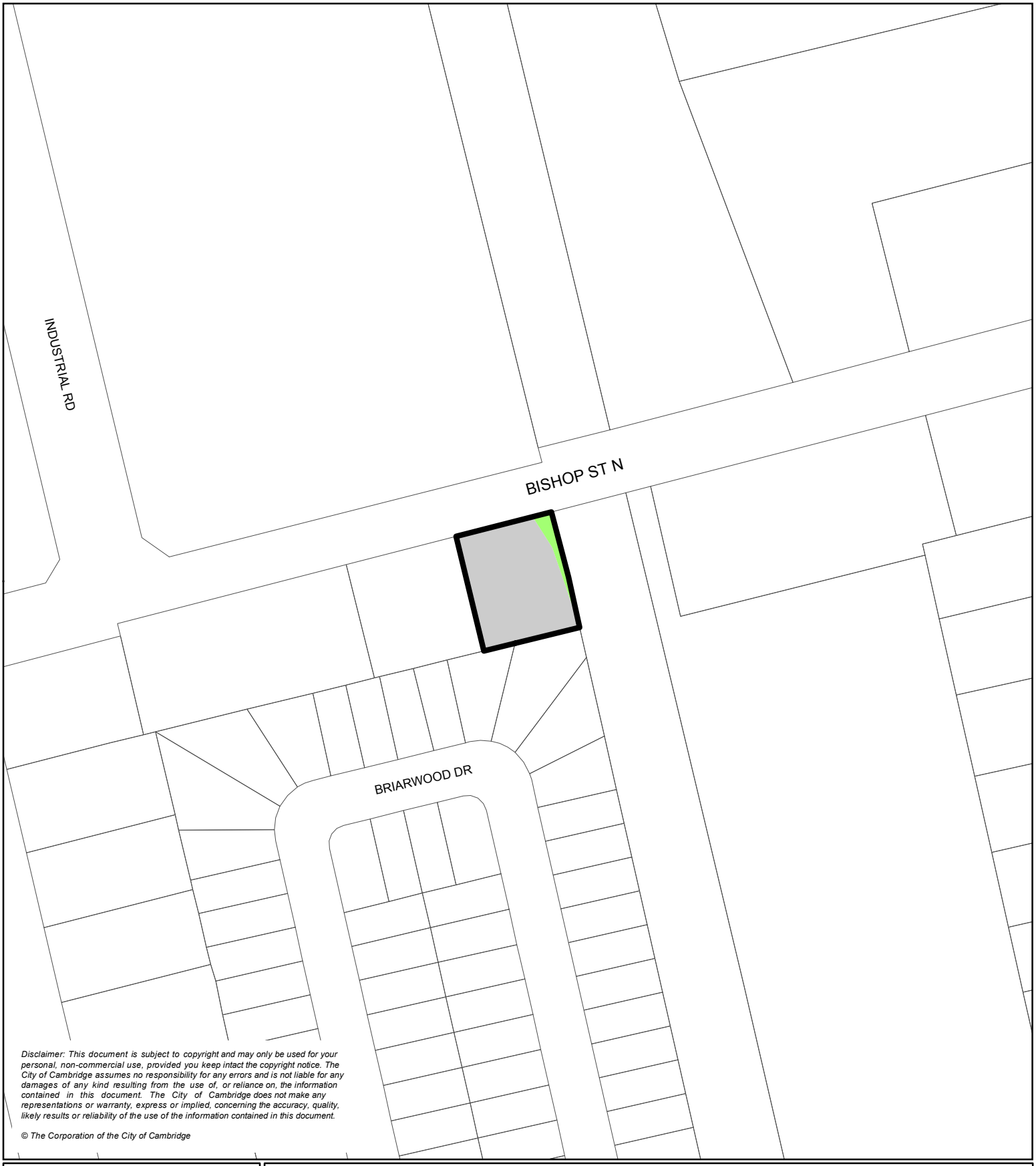

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Figure 24
1260 Bishop St N

N

1:2,000

Legend

- Business Industrial
- Natural Open Space System
- Subject Lands

Tuesday, August 07, 2018 1:03:03 PM
G:\CORP\TS\ITSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG24.mxd - danilad

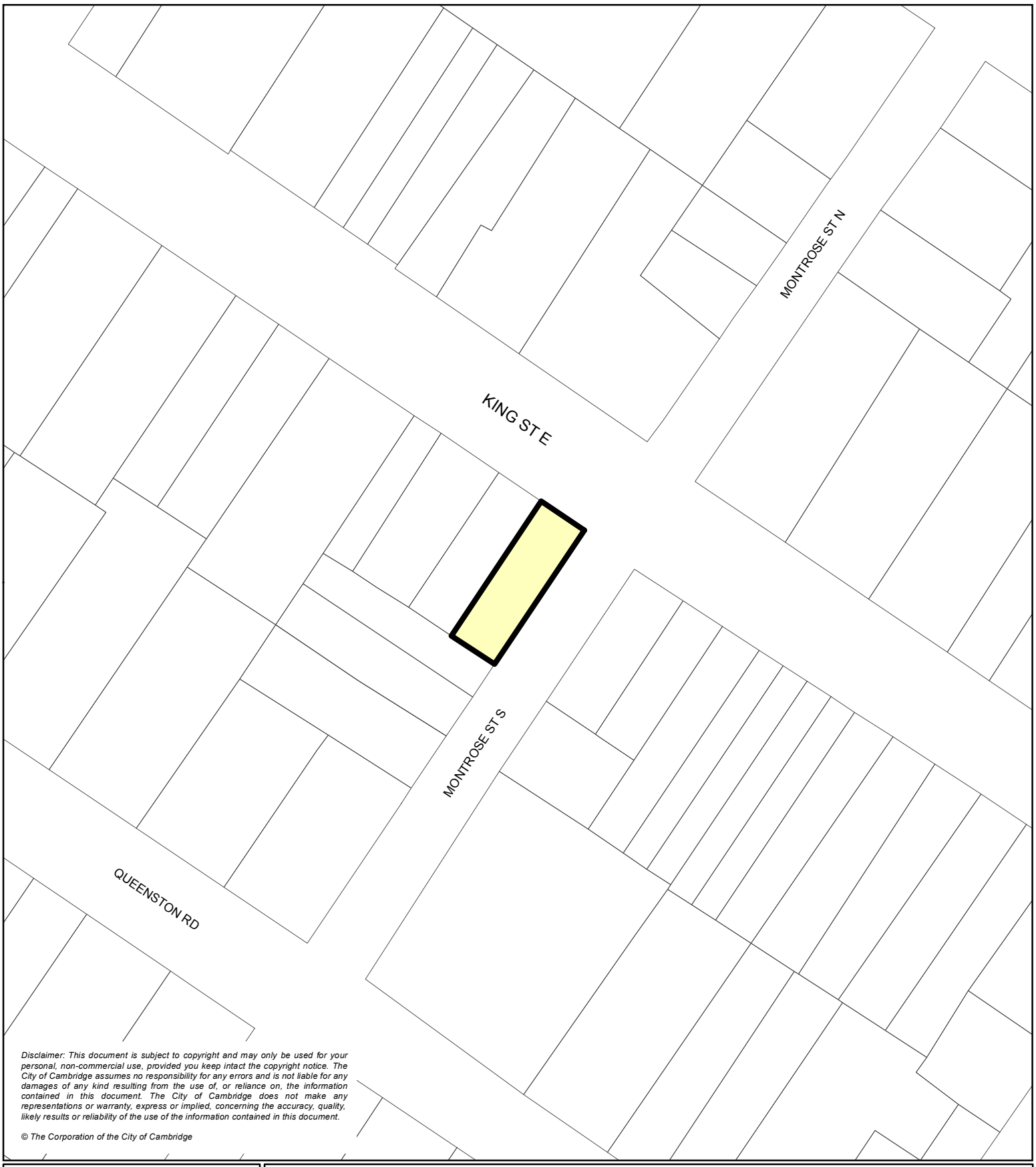

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Figure 25
1278 King St E

N

1:1,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, November 22, 2012 12:49:24 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG25.mxd - danilad

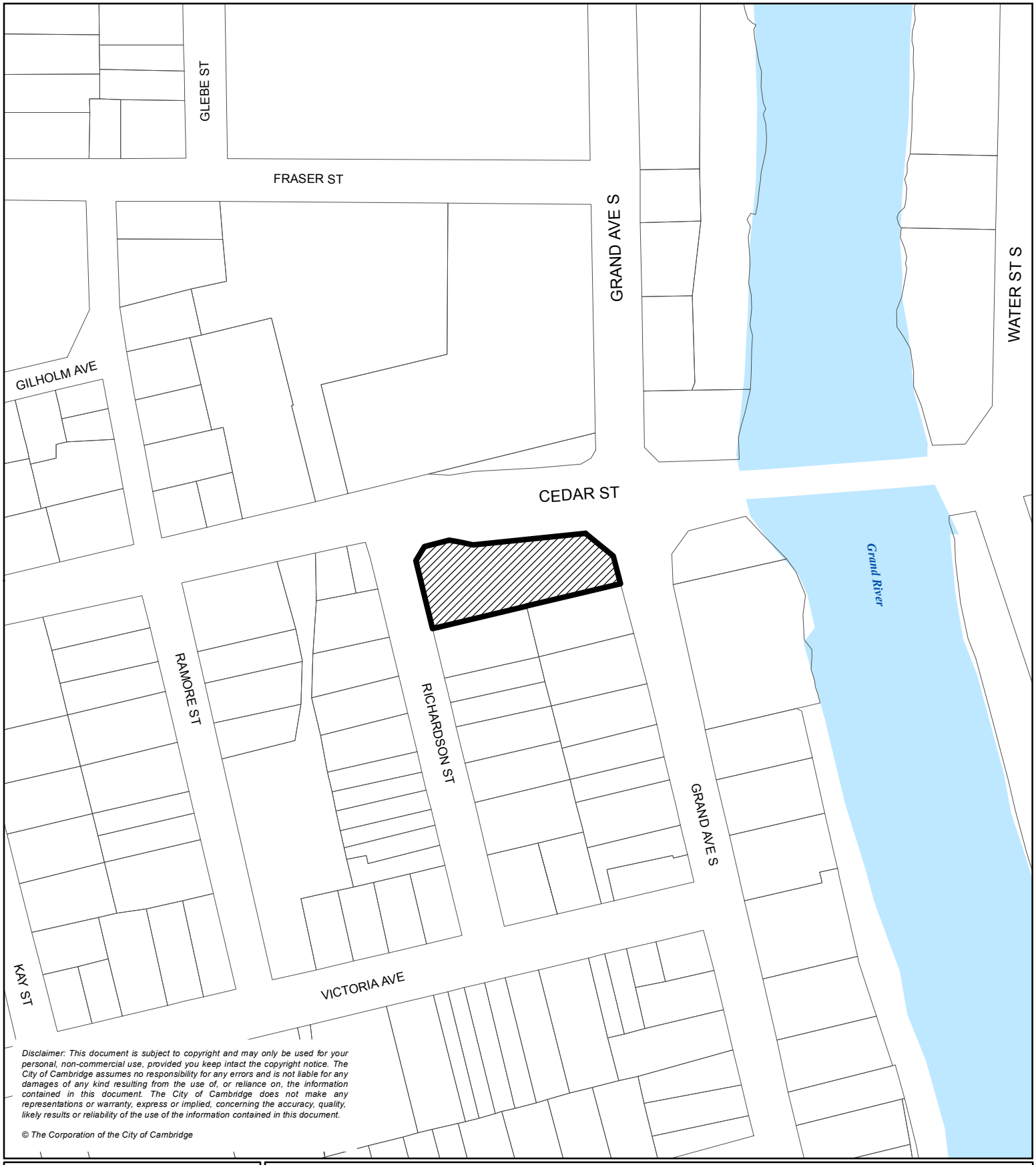

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Figure 26

13, 15 and 17 Cedar St

N

1:2,000

Legend

- Galt City Centre
- Rivers and Lakes
- Subject Lands

Monday, November 26, 2012 10:58:57 AM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG26.mxd - danilad

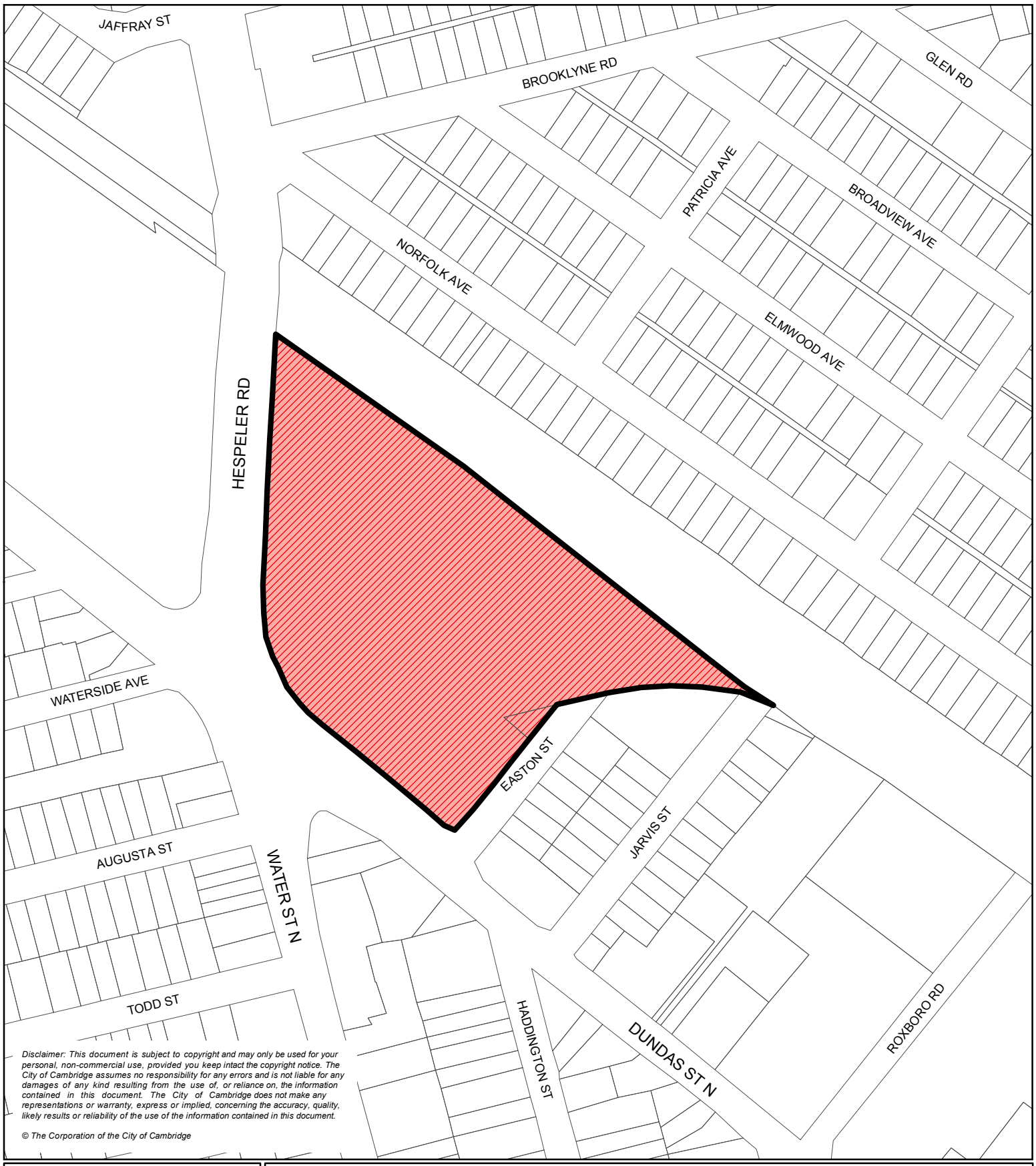

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Figure 27
1 Hespeler Rd

N

1:3,000

Legend

Neighbourhood Commercial

Subject Lands

Tuesday, August 07, 2018 1:06:59 PM
G:\CORP\TS\ITSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG27.mxd - danilad

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Figure 28
245 Riverbank Dr

N

1:7,000

Legend

- Employment Corridor
- Natural Open Space System
- Rivers and Lakes
- Part A
- Part B
- Municipal Boundary
- Subject Lands

Tuesday, January 4, 2022 9:40:56 AM
G:\CORP\TSTSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG28.mxd - danilad

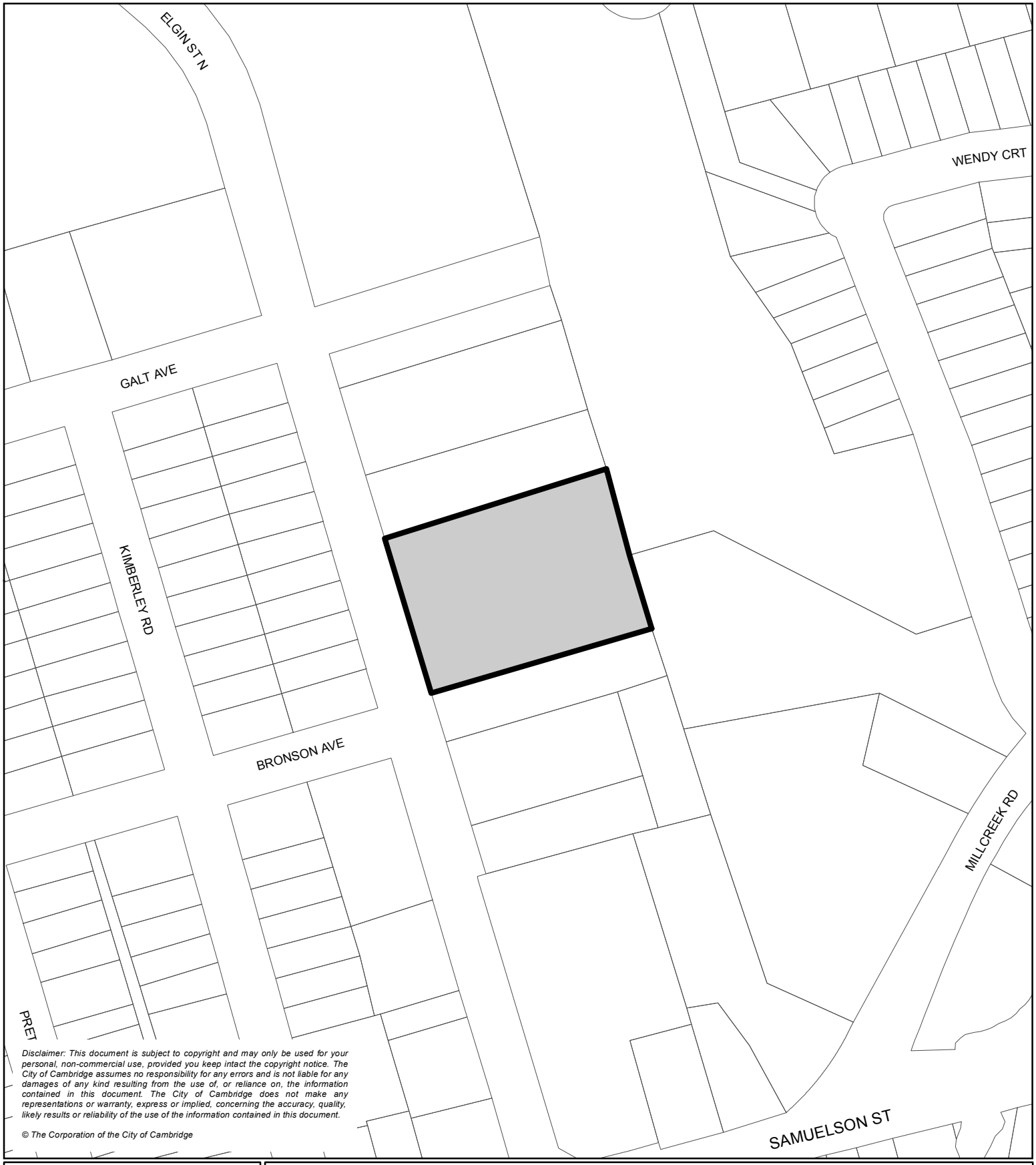

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Figure 29
255 Elgin St N

N

1:2,000

Legend

Business Industrial

Subject Lands

Thursday, November 22, 2012 1:24:41 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG29.mxd - danilad

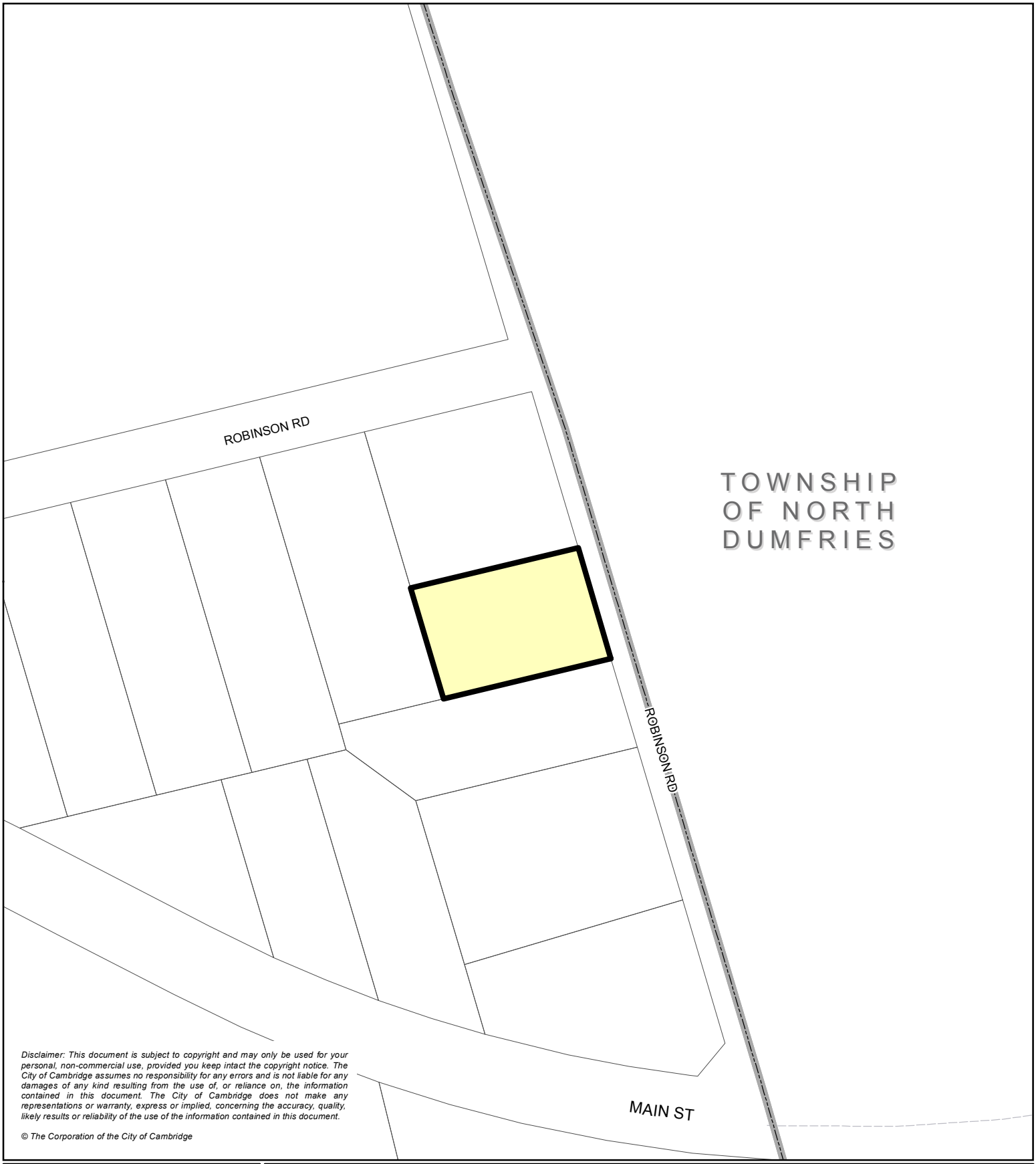

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Figure 30
155 Robinson Rd

N

1:2,000

Legend

- Low / Medium Density Residential
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 1:25:39 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG30.mxd - danilad

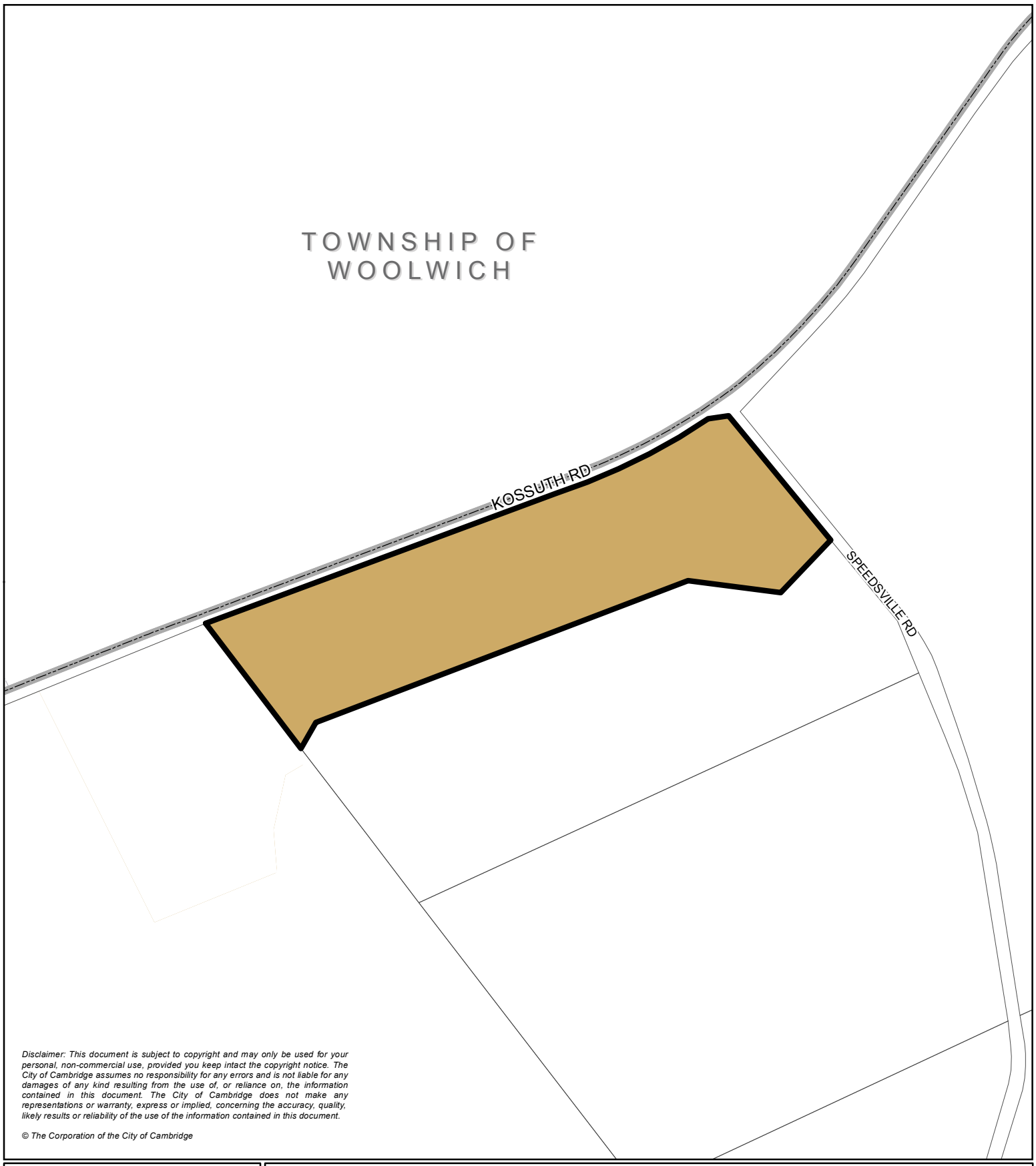

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Figure 31
3680 Speedsville Rd

N

1:5,000

Legend

- Prime Agricultural
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 1:26:37 PM
G:\Restricted\GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG31.mxd - danilad

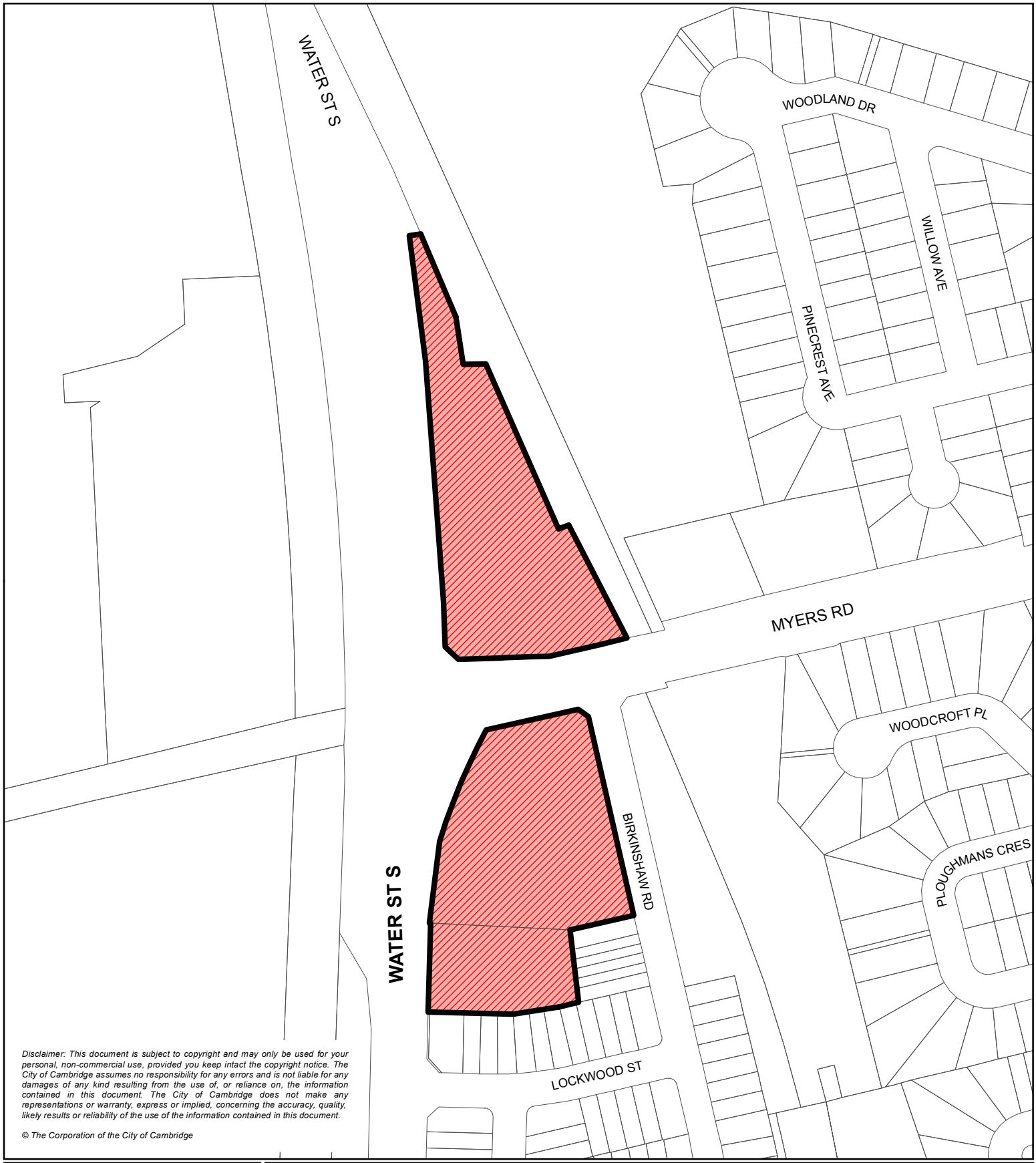

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Figure 32

301 Water St S and 10 Birkinshaw Rd and 415 Water St S

N

1:3,000

Legend

Neighbourhood Commercial

Subject Lands

Friday, January 04, 2019 9:48:08 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG32.mxd - DaniaD

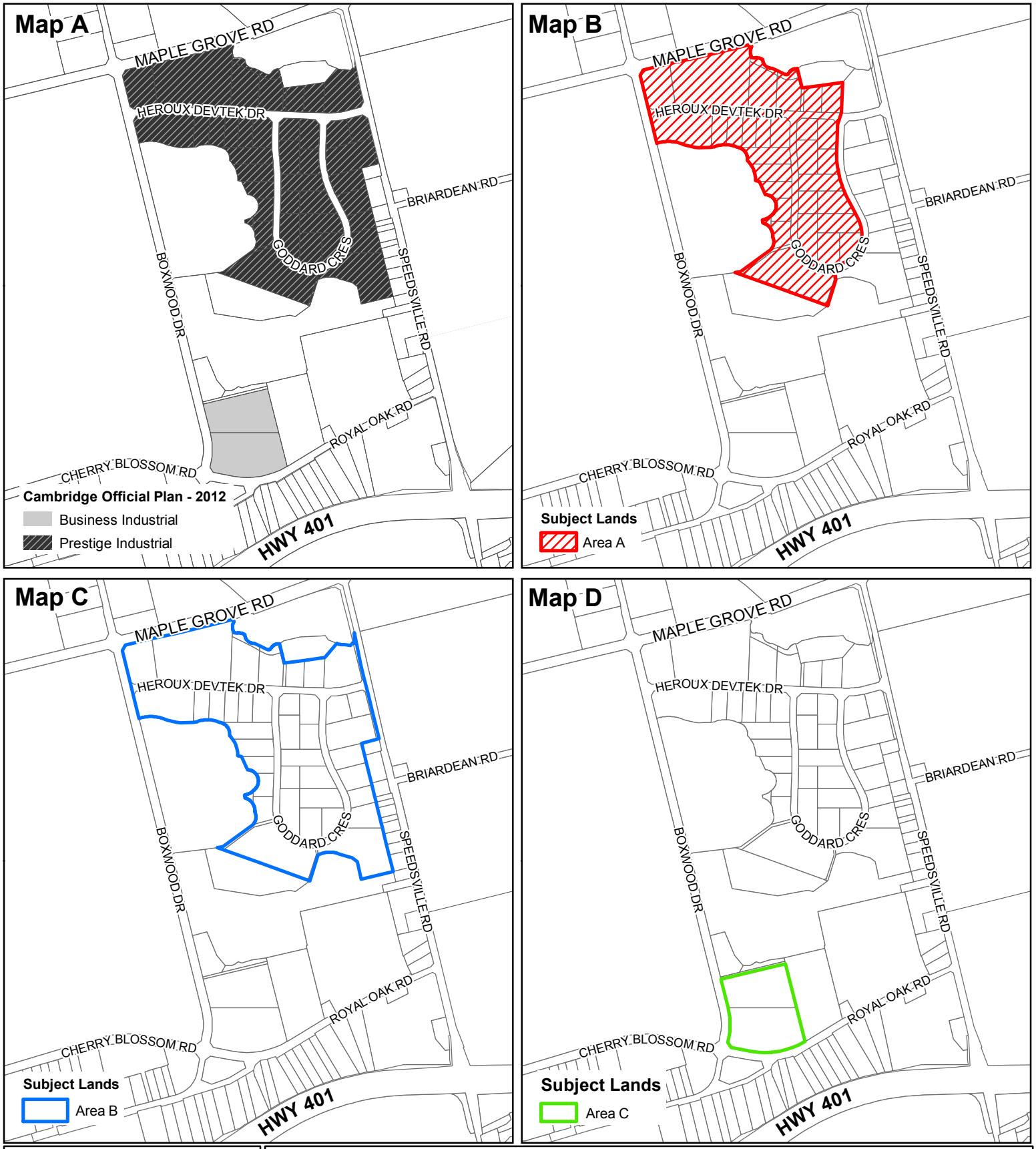

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Figure 33
Boxwood Subdivision

N

1:17,000

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Tuesday, August 07, 2018 1:28:19 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\MedFinal\OP_FIG33.mxd - danilad

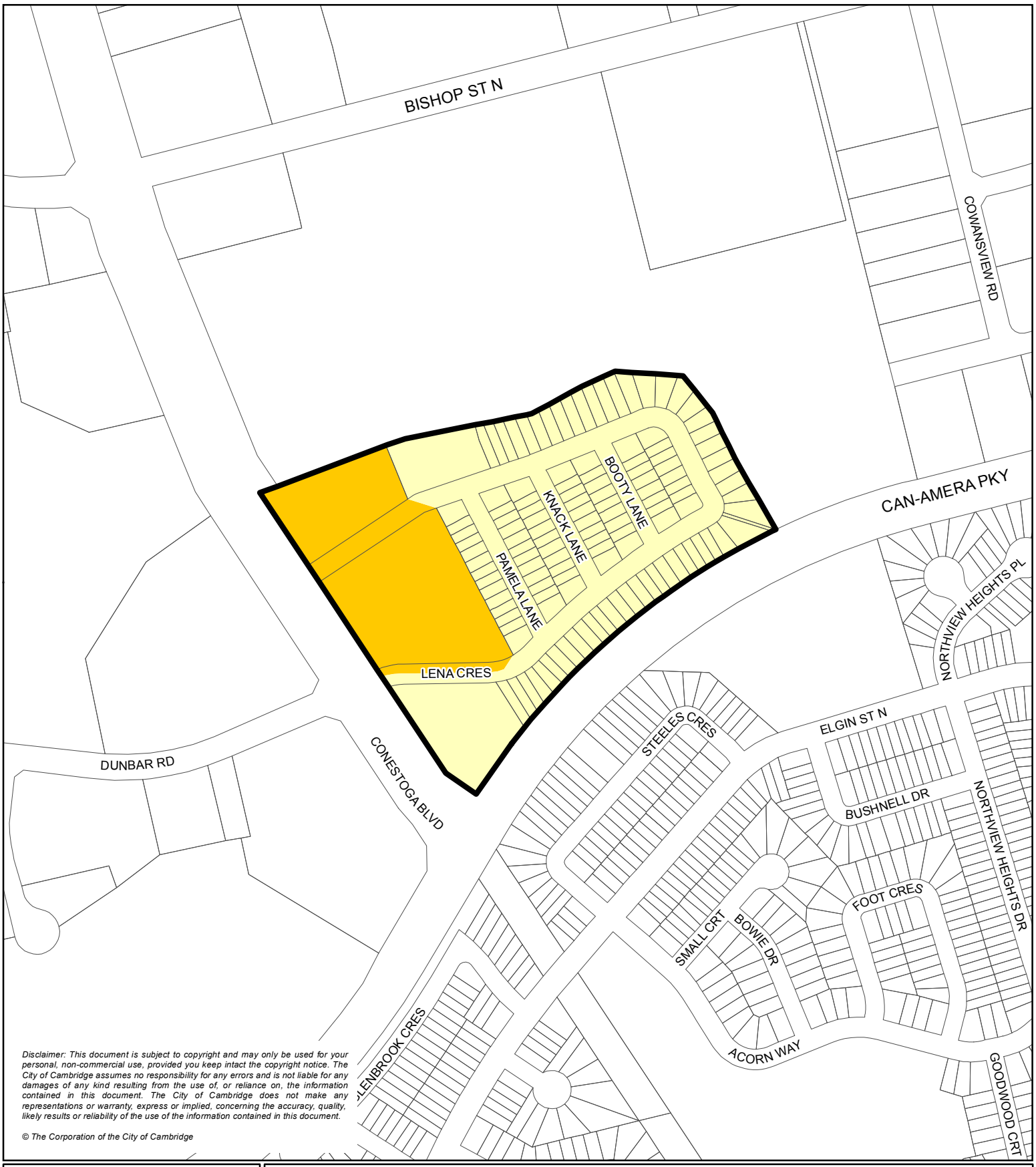

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Figure 34

Conestoga Blvd (Lena Cres, Pamela Lane, Knack Lane, Booty Lane)

N

1:5,000

Legend

- Low / Medium Density Residential
- High Density Residential
- Subject Lands

Thursday, November 22, 2012 1:35:37 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\FinalOP_FIG34.mxd - danilad

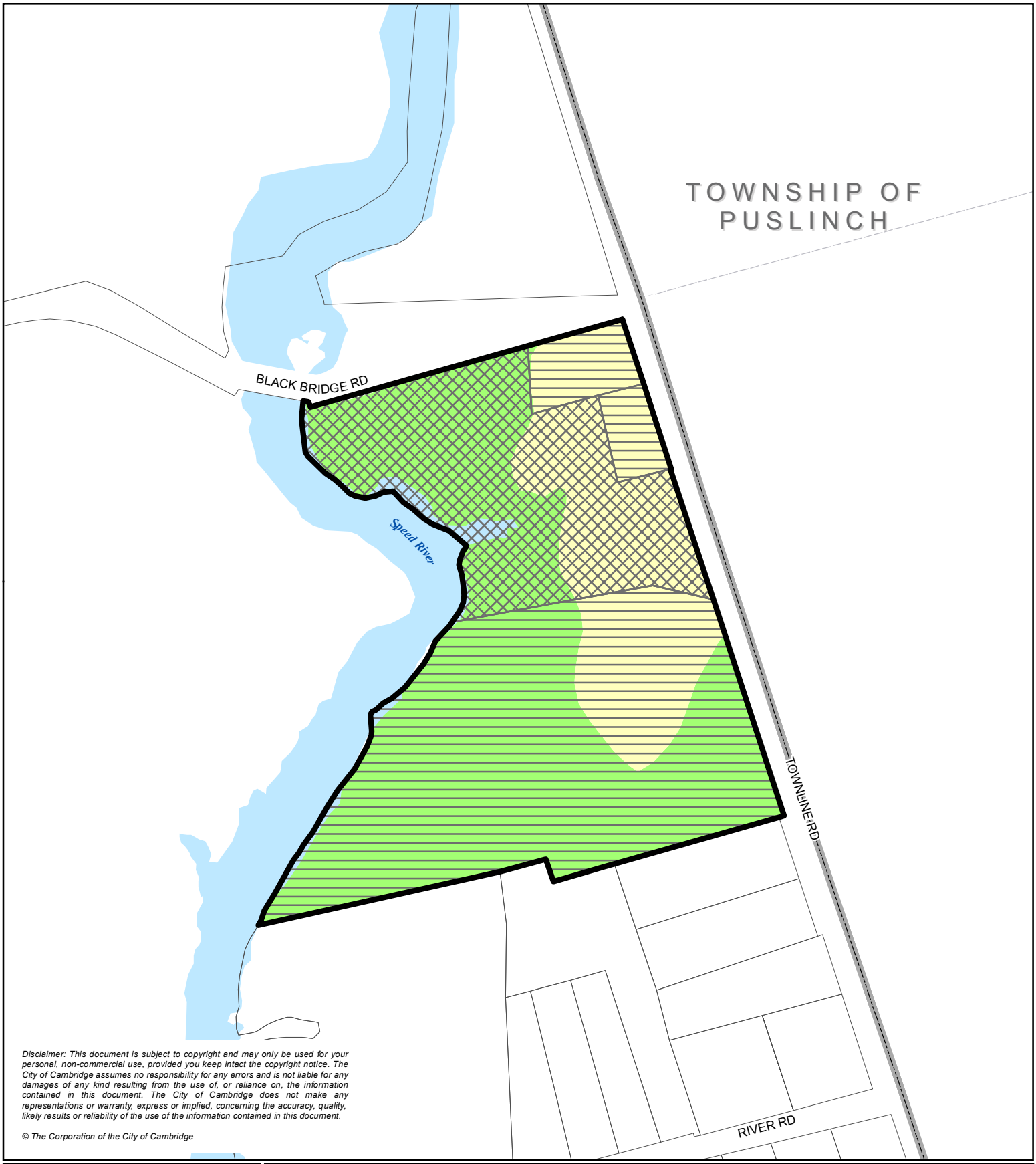

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Figure 35

4790, 4860, 4880 and 4910 Townline Rd

N

1:3,000

Legend

- Low / Medium Density Residential
- Natural Open Space System
- Municipal Boundary
- Rivers and Lakes
- Subject Lands
- Part A
- Part B

Thursday, November 22, 2012 1:40:28 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\FinalOP_FIG35.mxd - danilad

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Figure 36
182 Pinebush Rd

N

1:3,000

Legend

Employment Corridor

Subject Lands

Thursday, November 22, 2012 1:43:38 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\FinalOP_FIG36.mxd - danilad

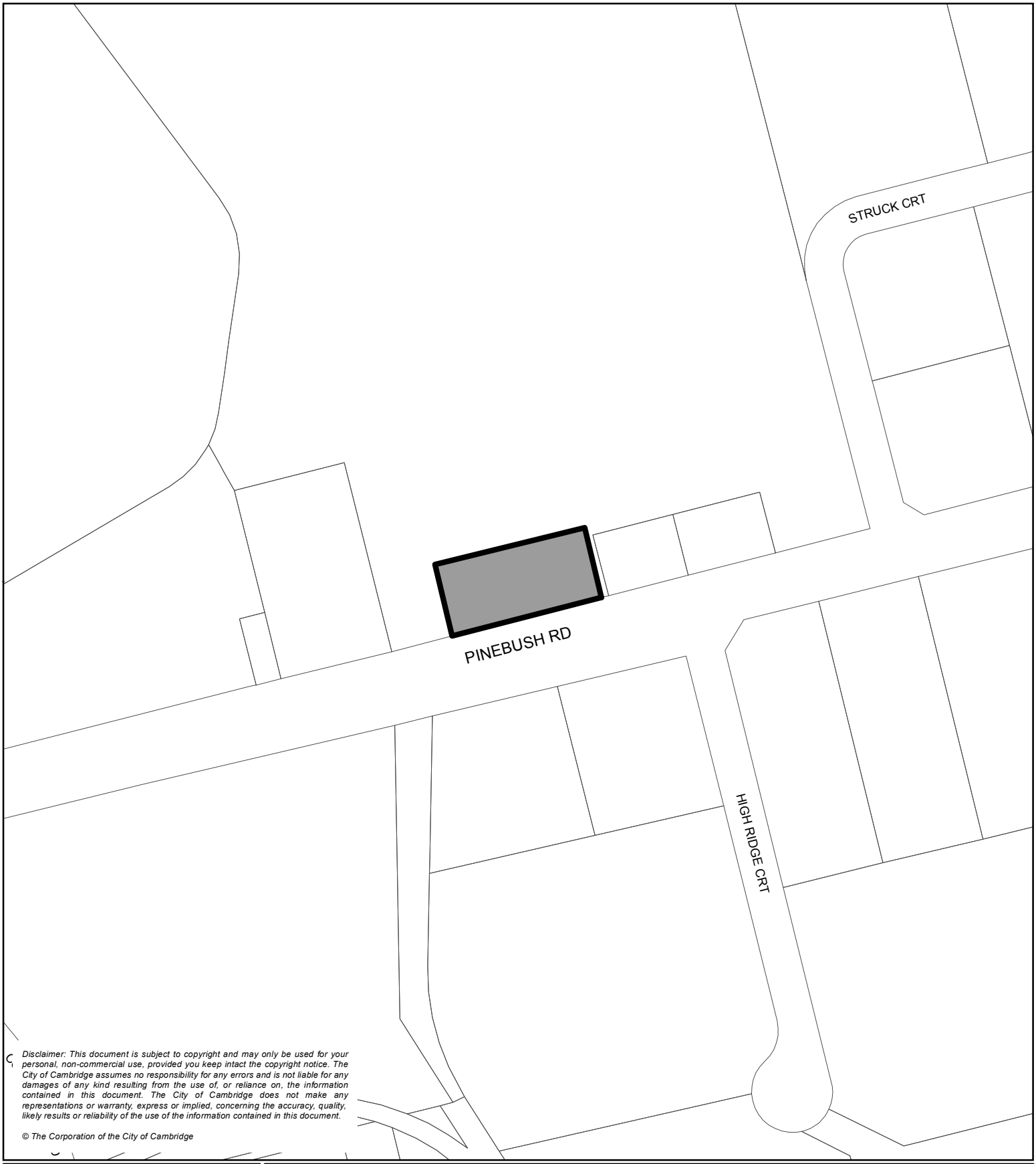

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Figure 37
112 Pinebush Rd

N

1:3,000

Legend

Employment Corridor

Subject Lands

Thursday, November 22, 2012 1:57:00 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\FinalOP_FIG37.mxd - danilad

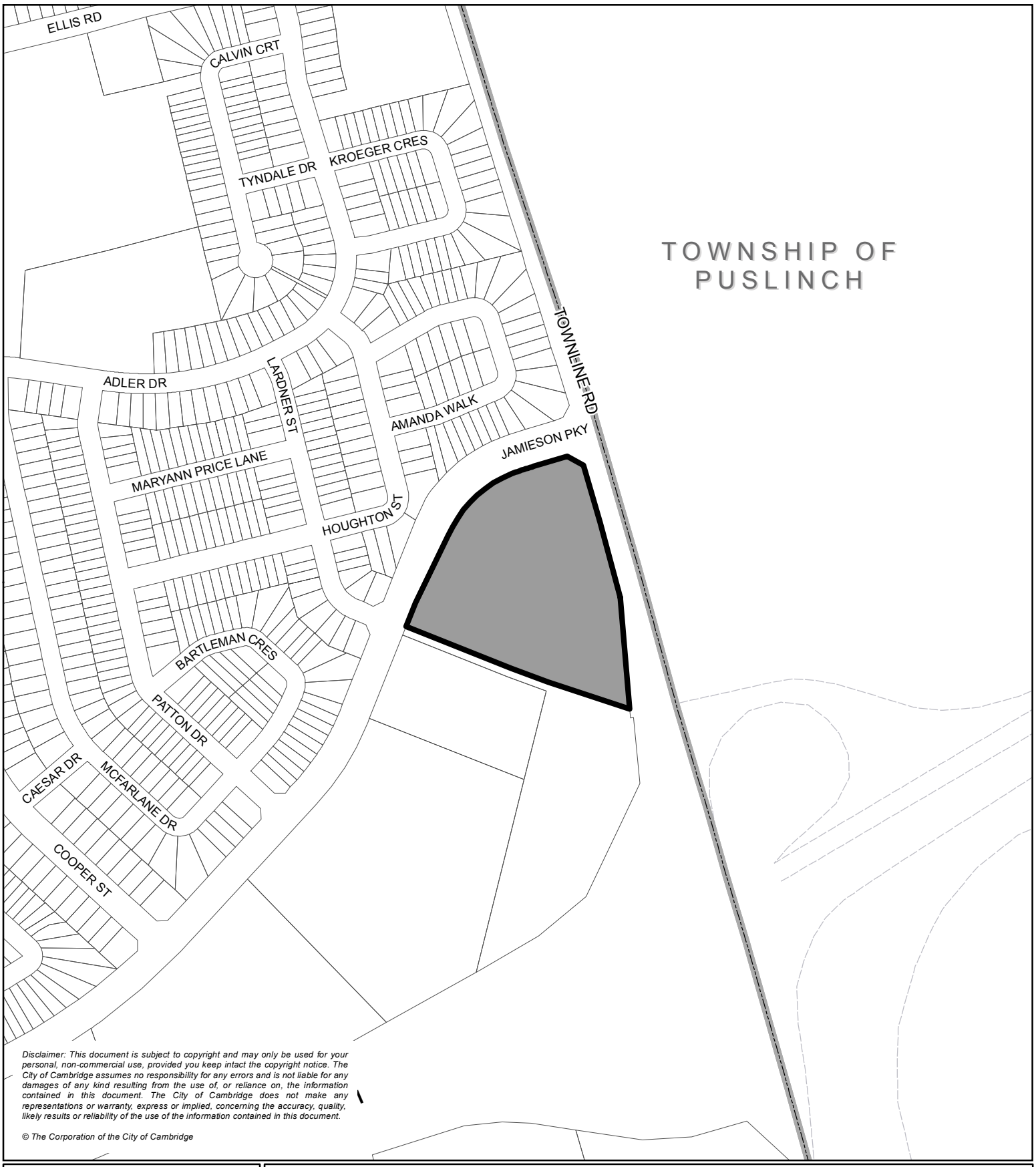

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Figure 38
900 Jamieson Pkwy

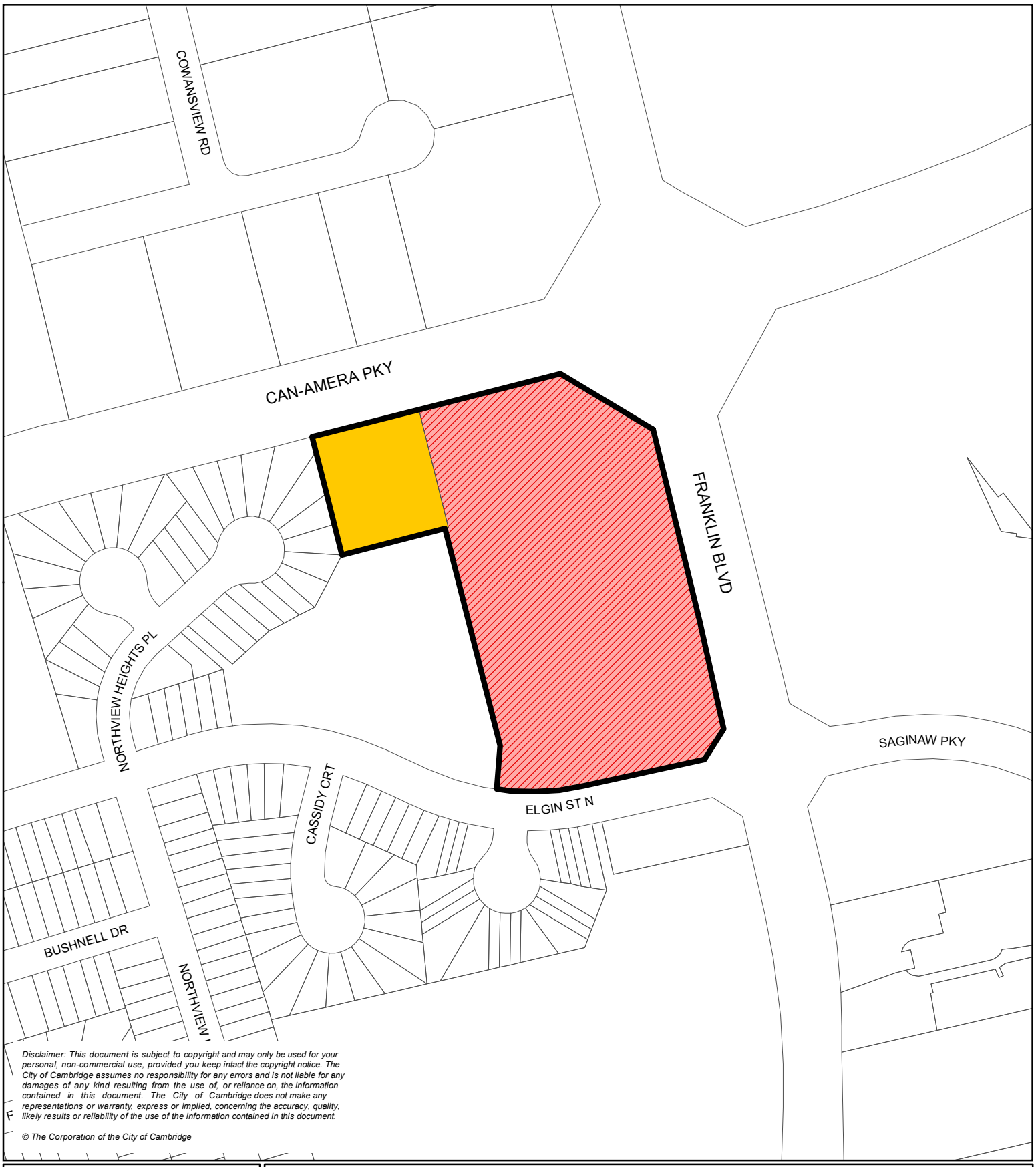
N

1:5,000

Legend

- Employment Corridor
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 1:58:33 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\FinalOP_FIG38.mxd - danilad



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CAMBRIDGE

Figure 39
970 Franklin Blvd

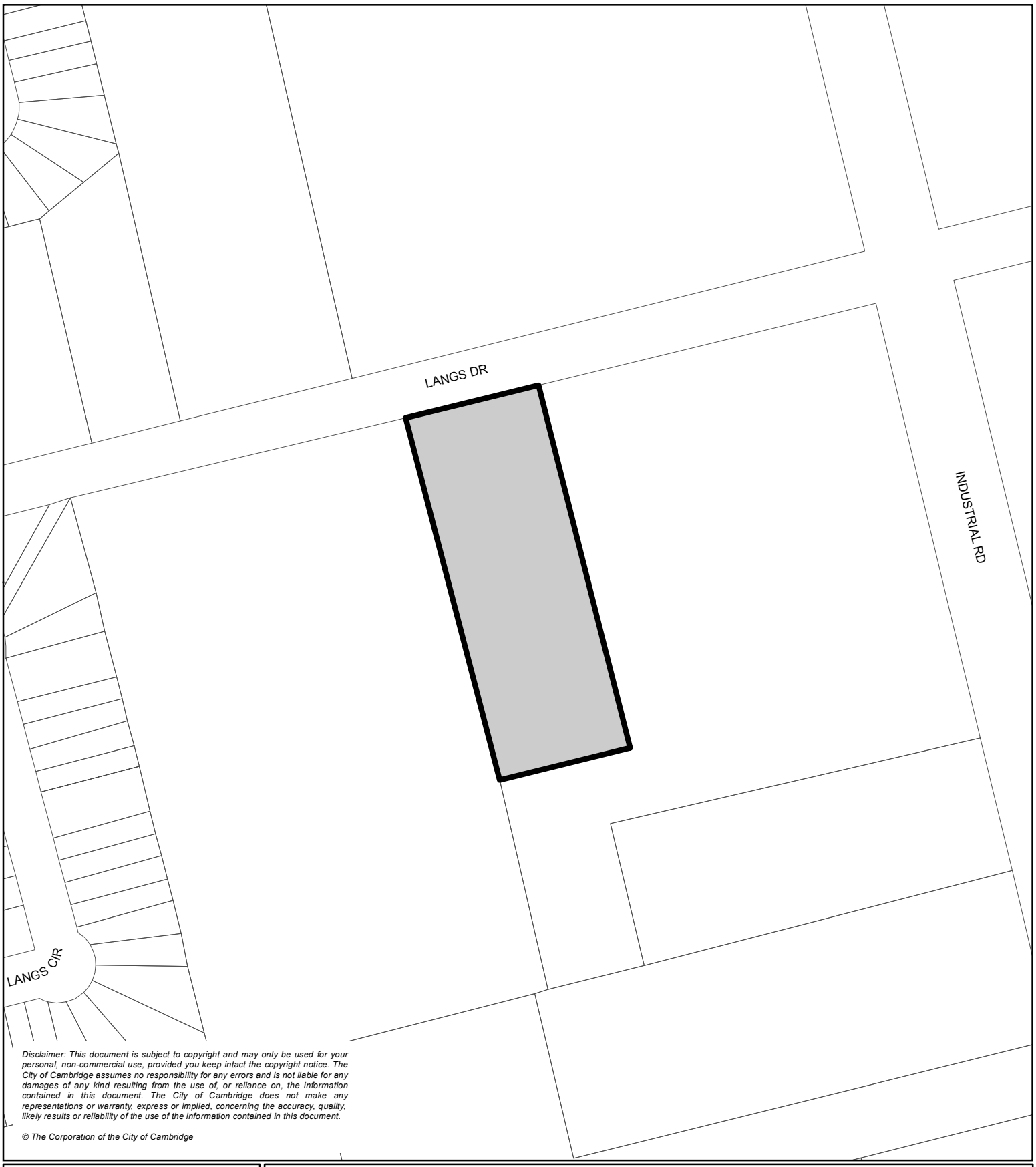
N

1:3,000

Legend

- High Density Residential
- Neighbourhood Commercial
- Subject Lands

Tuesday, August 07, 2018 1:36:02 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG39.mxd - danilad



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CAMBRIDGE

Figure 40
890 Langs Dr

N

1:2,000

Legend

Business Industrial

Subject Lands

Thursday, November 22, 2012 2:00:38 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG40.mxd - danilad

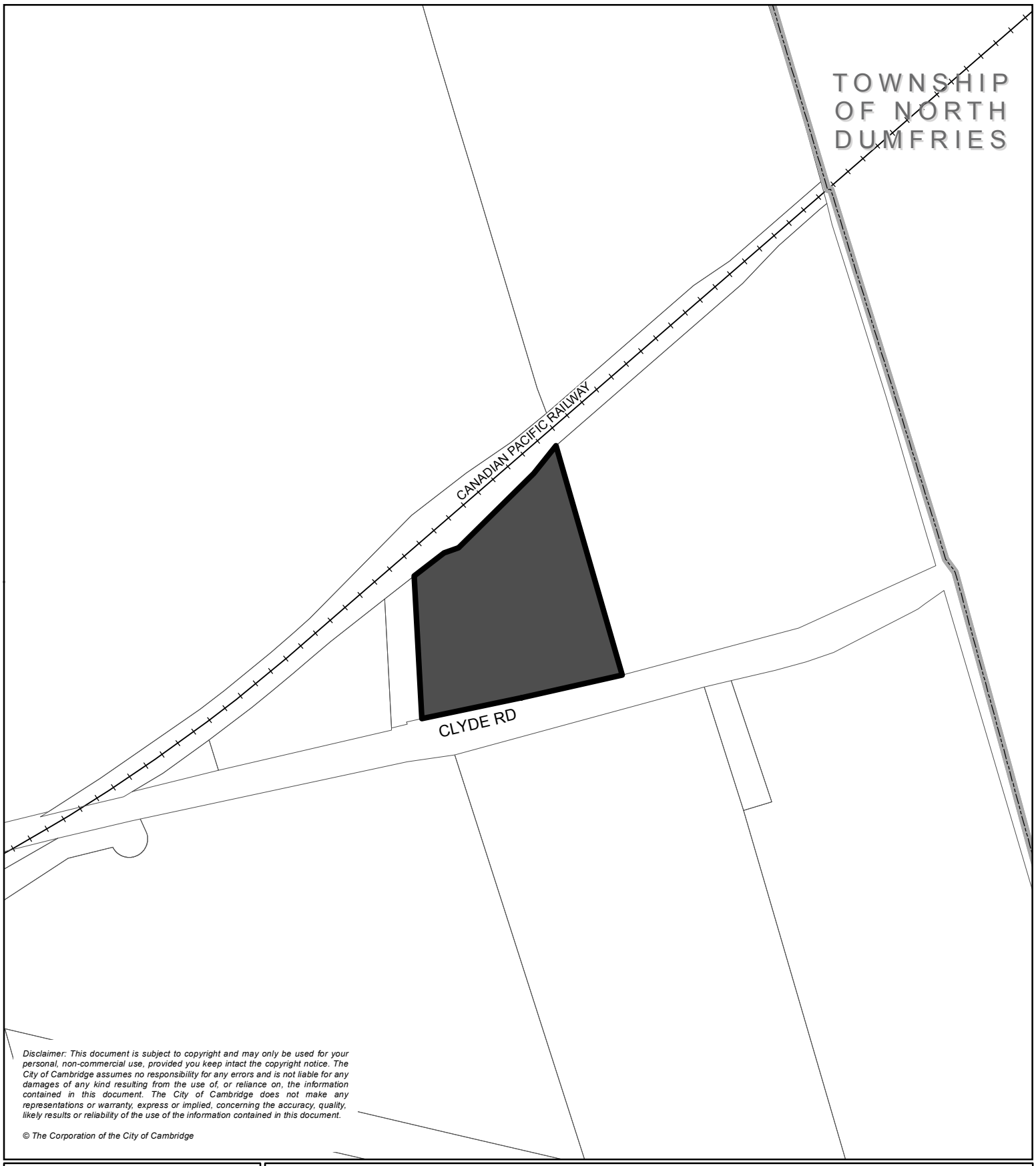

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Figure 41
806 Clyde Rd

N

1:5,000

Legend

- Industrial
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 2:01:38 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG41.mxd - danilad

42 – Policy 8.10.38 – Green Gate Boulevard

Deleted (By-law 24-084, OPA 65)

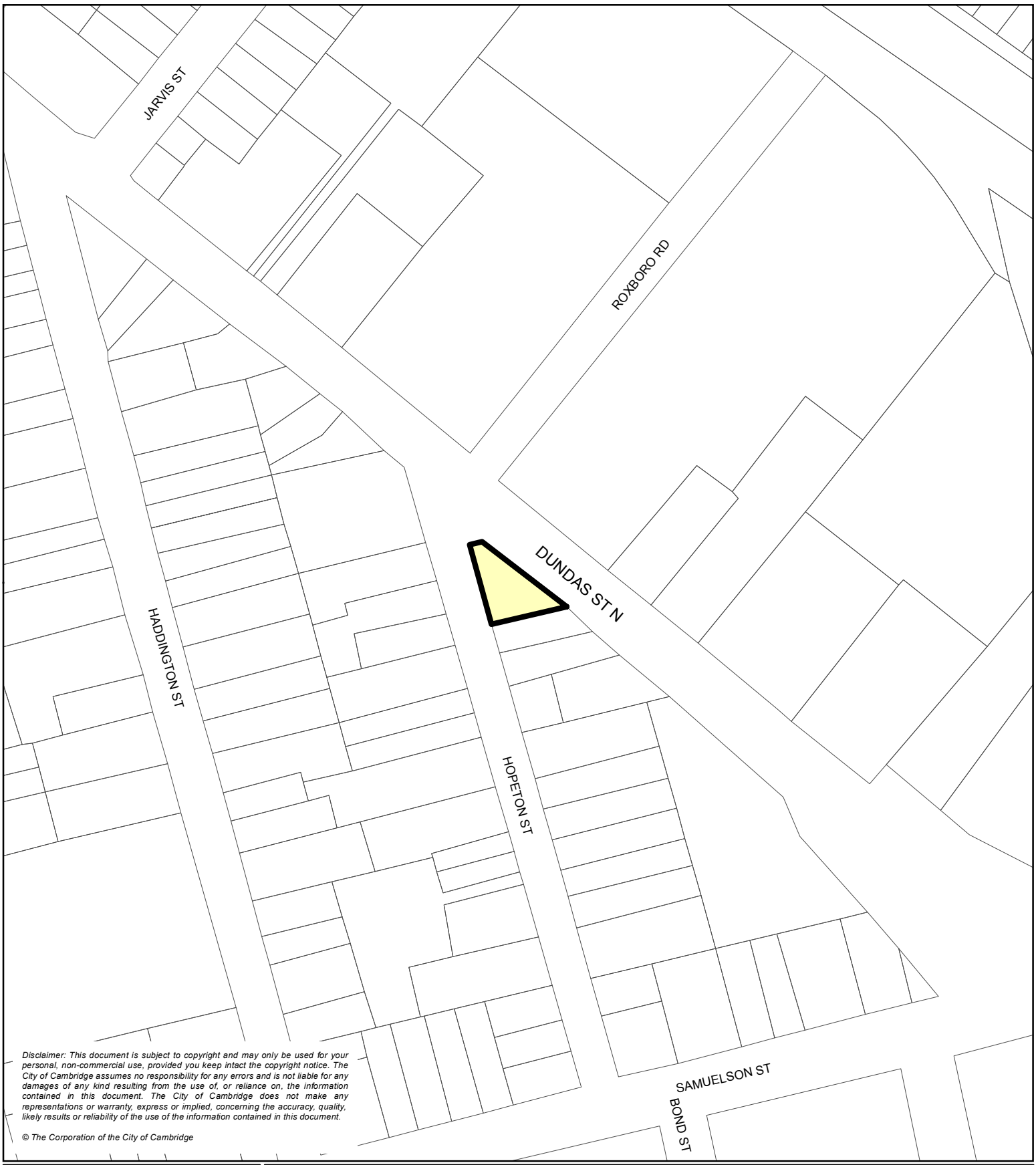

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Figure 43
41 Hopeton St

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, November 22, 2012 2:03:47 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG43.mxd - danilad

44 – Policy 8.10.40 – 95 McLaren Avenue

Deleted (By-law 24-084, OPA 65)

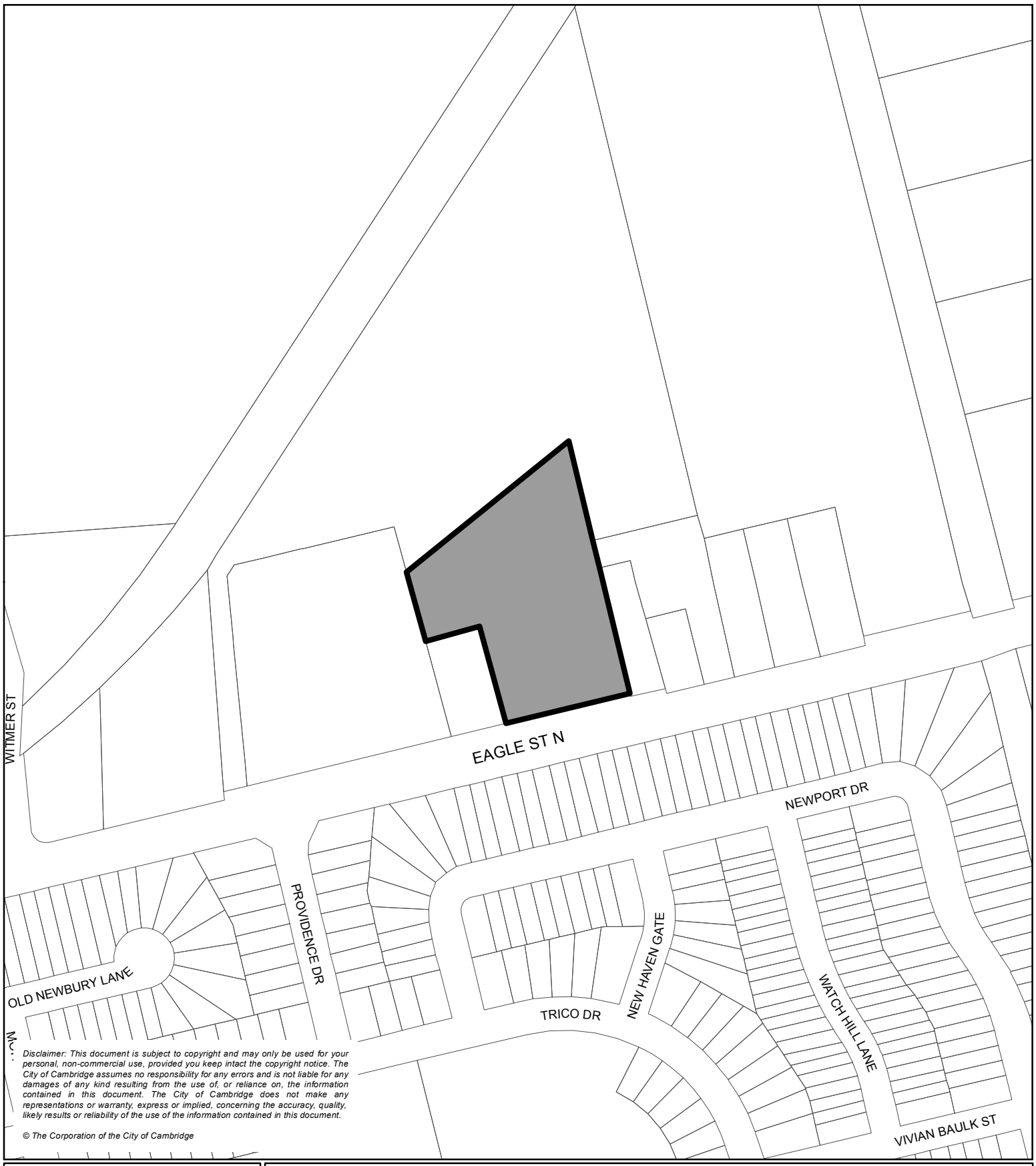

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Figure 45
1962 Eagle St N

N

1:3,000

Legend

Employment Corridor

Subject Lands

Thursday, November 22, 2012 2:16:12 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG45.mxd - danilad

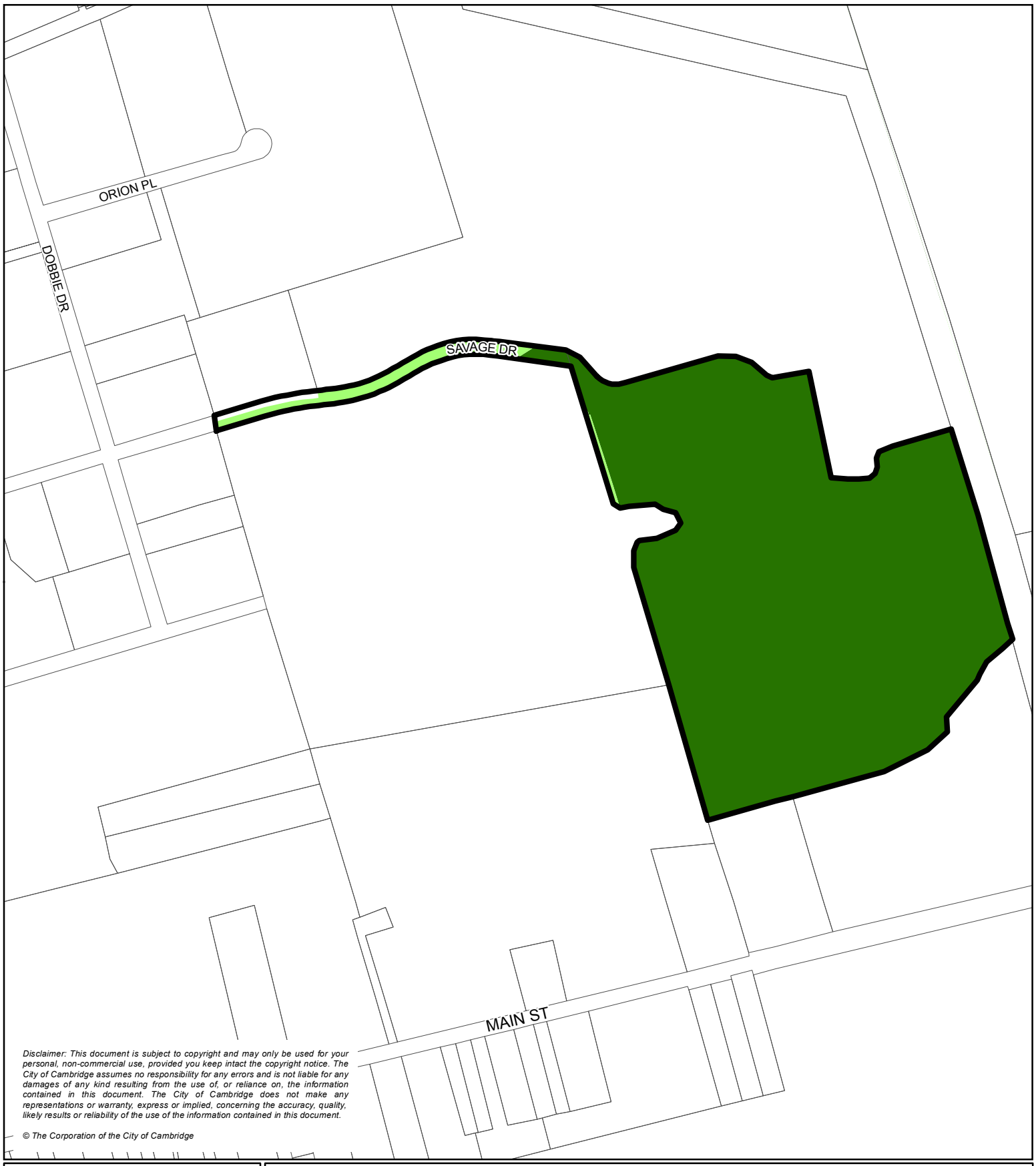

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Figure 46
201 Savage Dr

N

1:7,000

Legend

- Recreation, Cemetery and Open Space
- Natural Open Space System
- Subject Lands

Thursday, November 22, 2012 2:17:09 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\FinalOP_FIG46.mxd - danilad

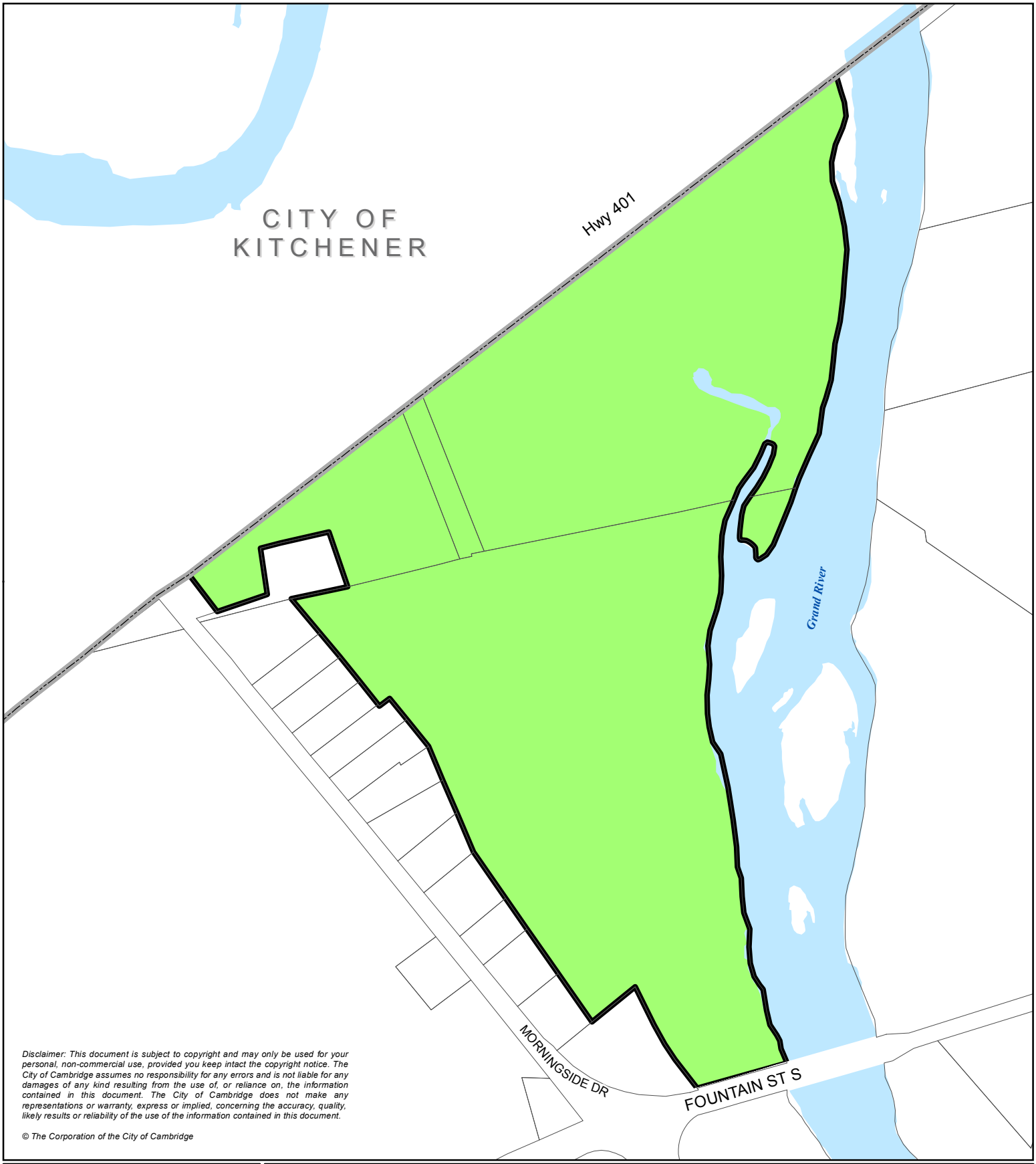

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Figure 47
Doon Valley Golf Course

N

1:6,000

Legend

- Natural Open Space System
- Rivers and Lakes
- Municipal Boundary
- Subject Lands

Monday, November 26, 2012 11:03:25 AM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\FinalOP_FIG47.mxd - danilad

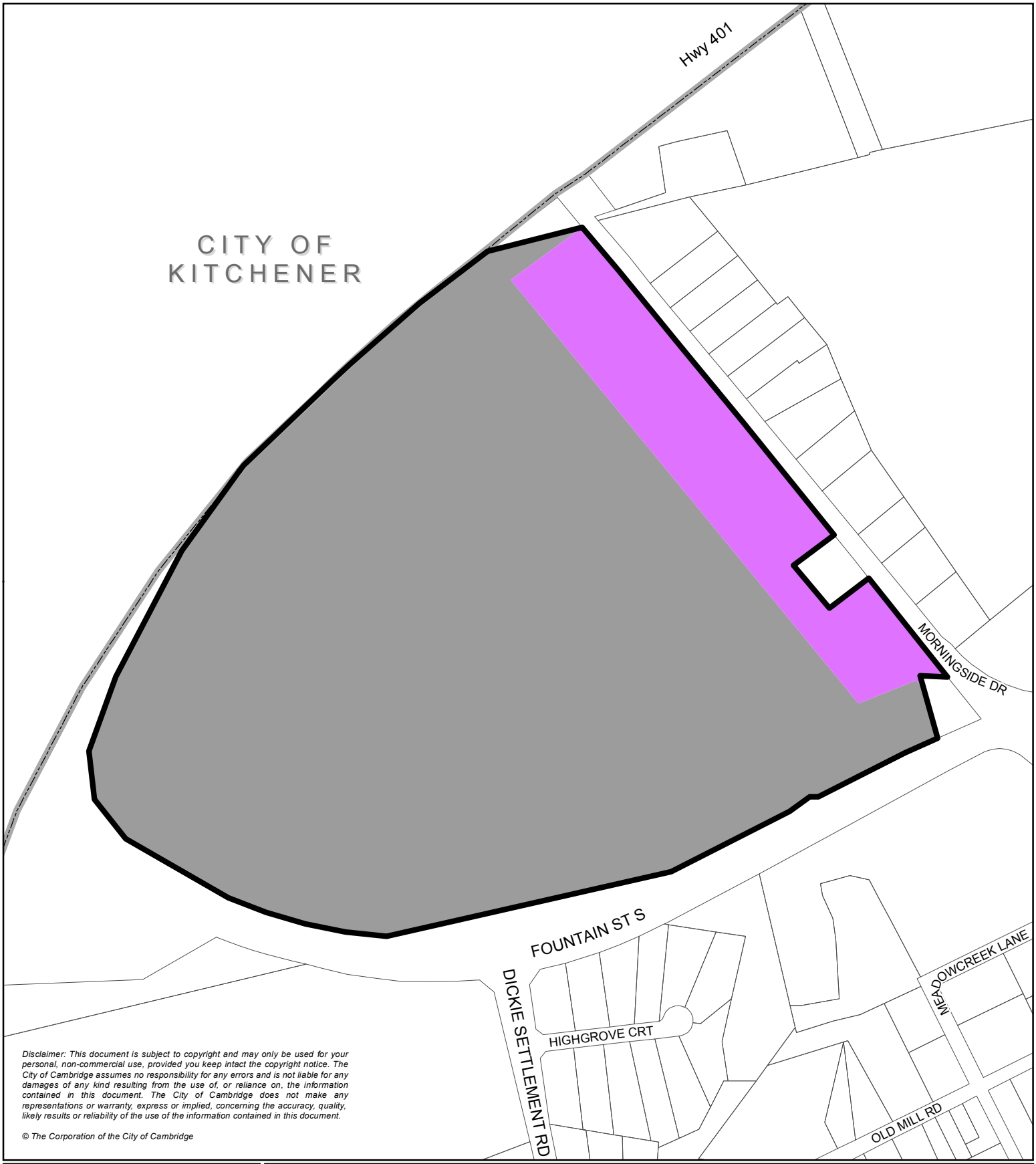

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Figure 48
Conestoga College Cambridge Campus

N

1:6,000

Legend

- Rural Residential
- Employment Corridor
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 2:21:47 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\FinalOP_FIG48.mxd - danilad

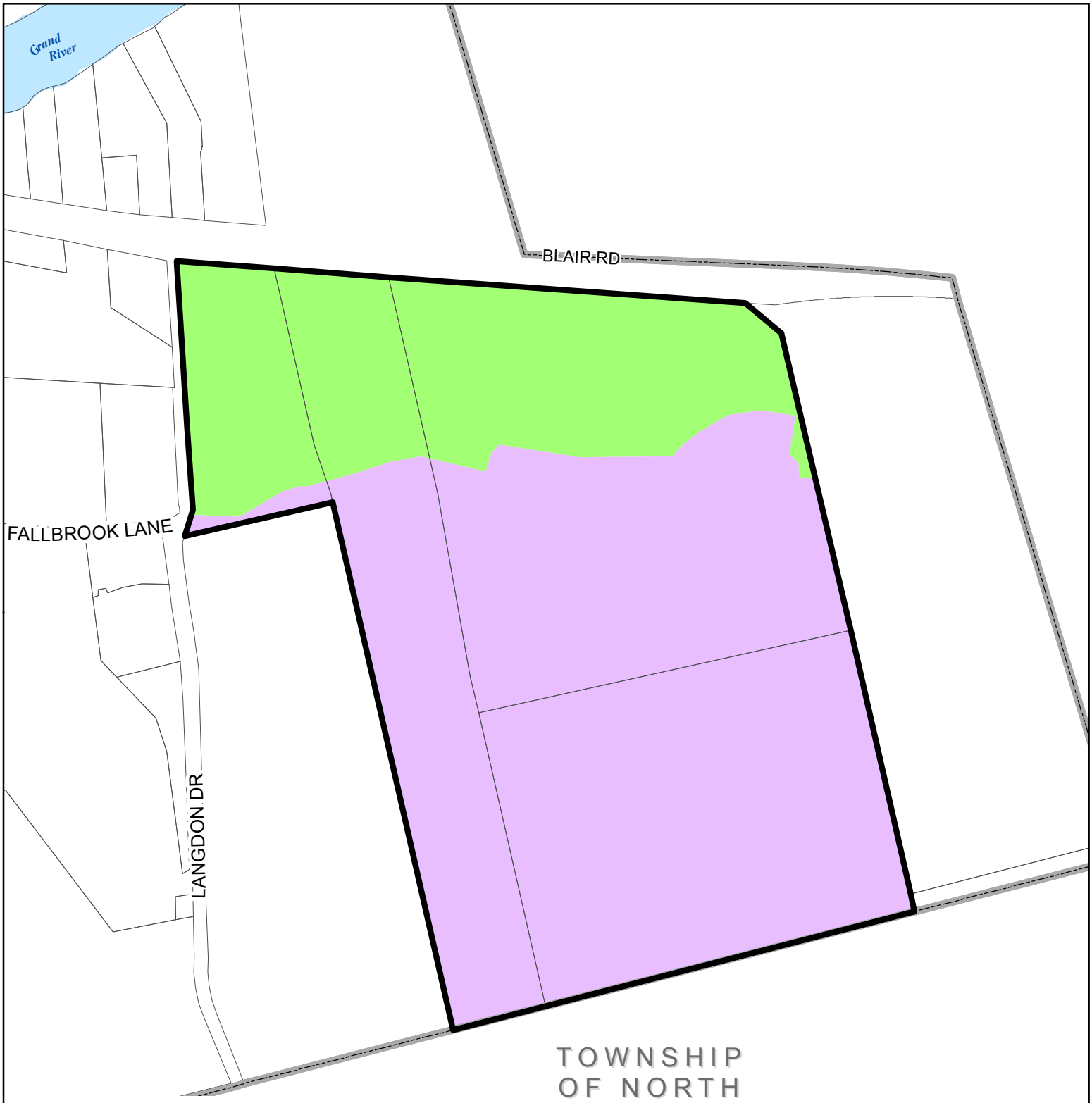

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Figure 49
Langdon Hall Area

N

1:5,000

Legend

- Rural
- Natural Open Space System
- Rivers and Lakes
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 2:22:47 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG49.mxd - danilad

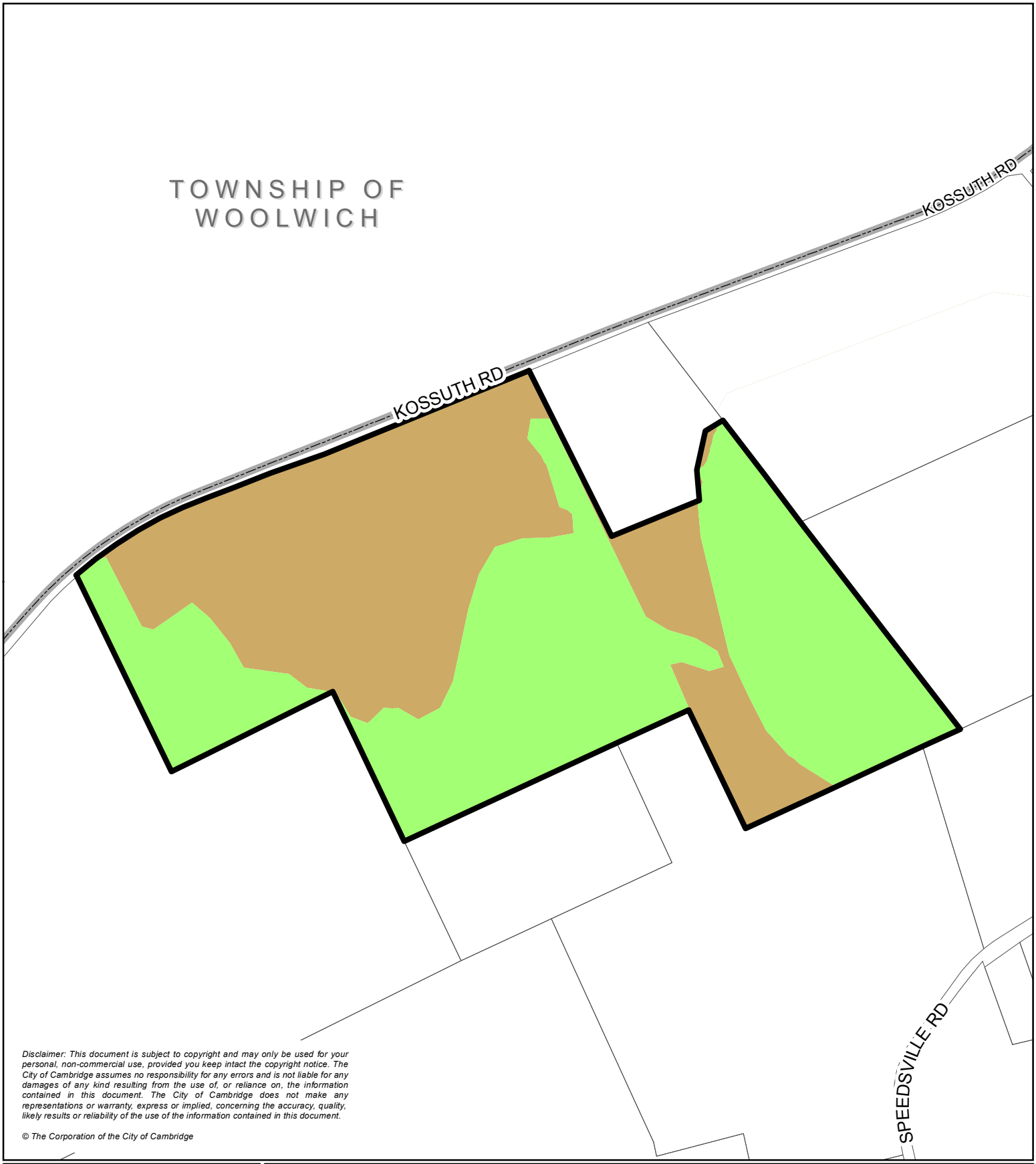

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Figure 50
2500 Kossuth Rd

N

1:7,000

Legend

- Prime Agricultural
- Natural Open Space System
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 2:24:14 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG50.mxd - danilad

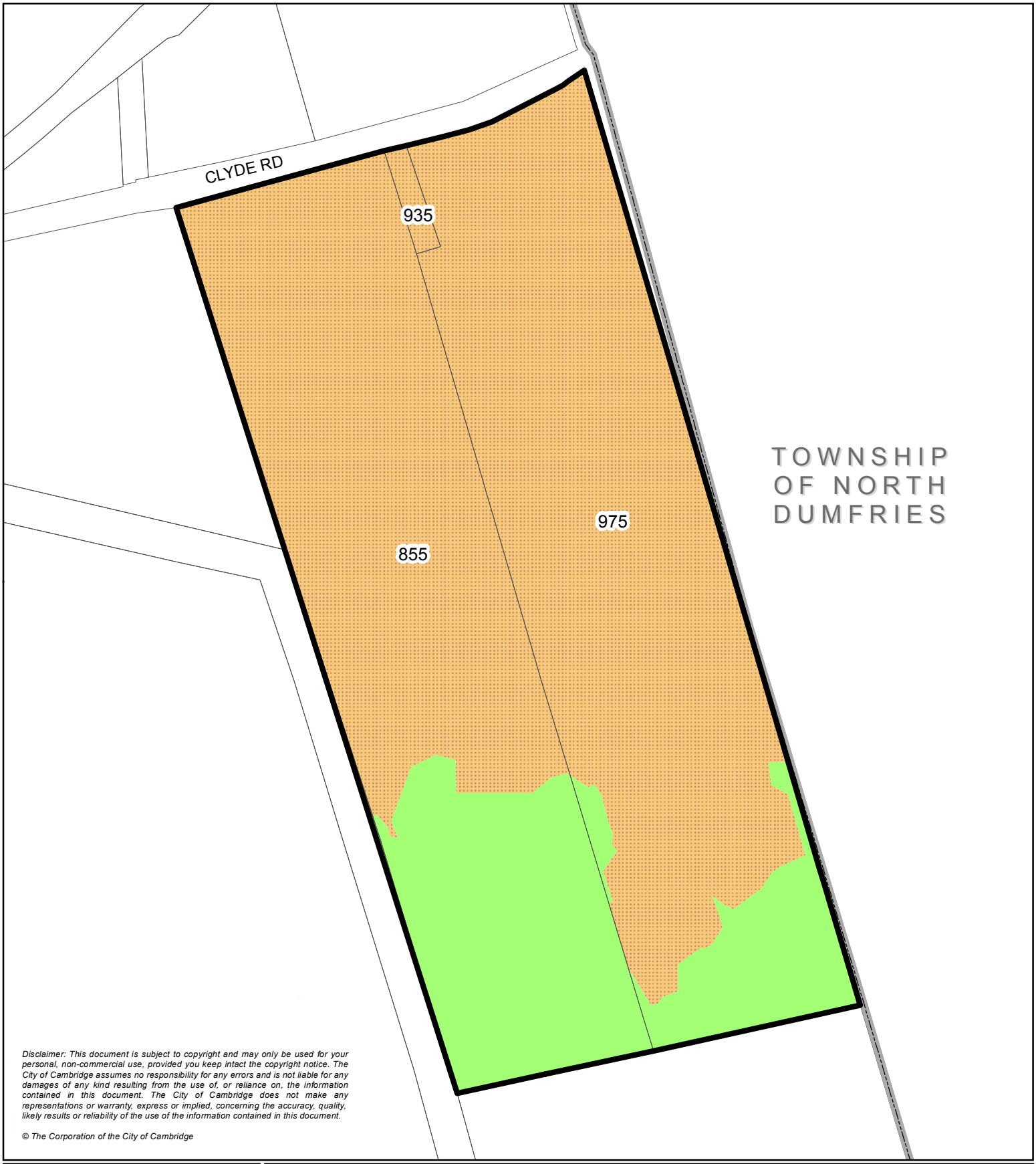

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Figure 51
855, 935 and 975
Clyde Rd

N

1:6,000

Legend

- Future Urban Reserve
- Natural Open Space System
- Municipal Boundary
- Subject Lands

Thursday, November 22, 2012 2:25:15 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG51.mxd - danilad

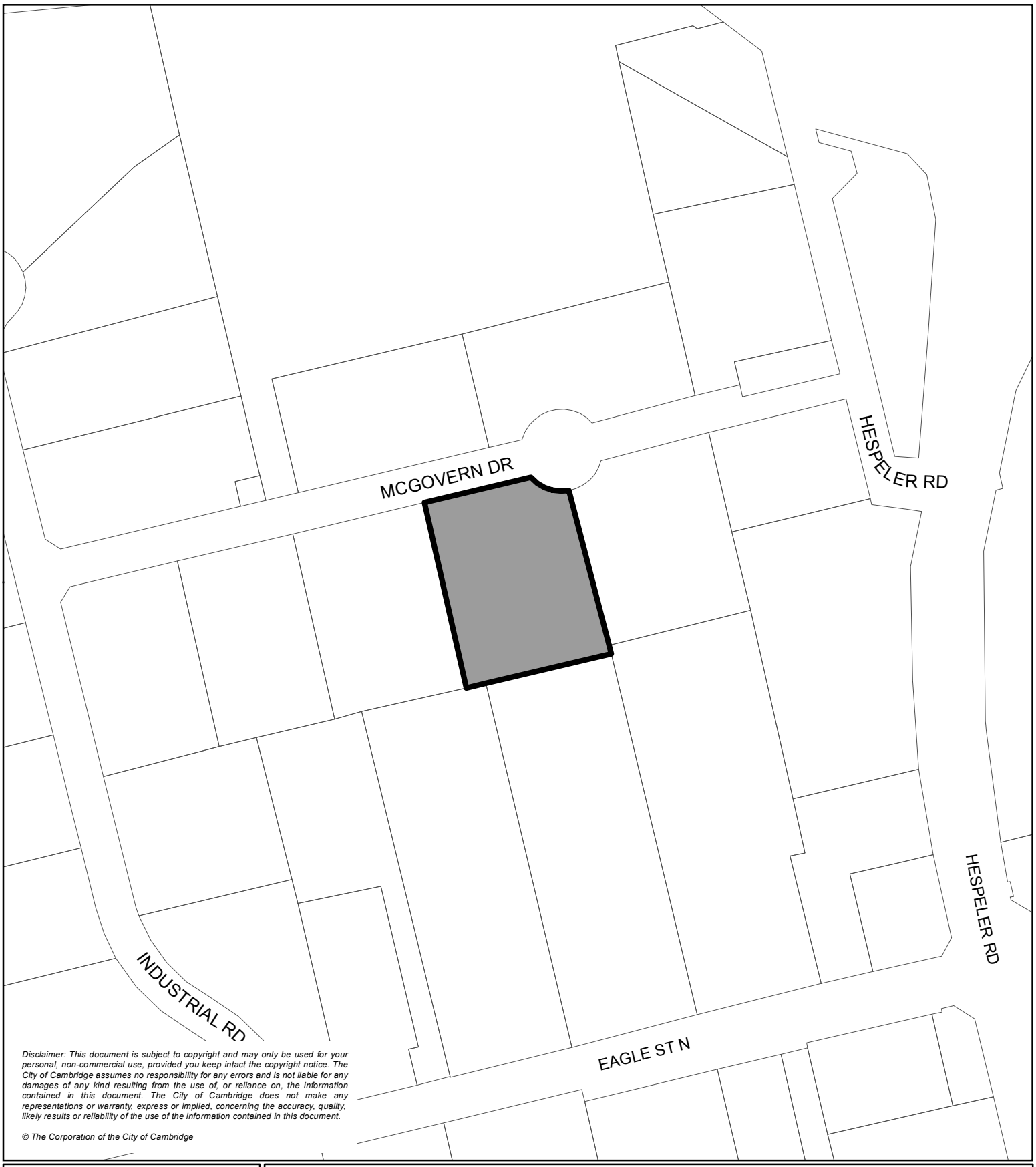

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Figure 52
120 McGovern Dr

N

1:3,000

Legend

Employment Corridor

Subject Lands

Thursday, November 22, 2012 2:26:12 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Med\Final\OP_FIG52.mxd - danilad

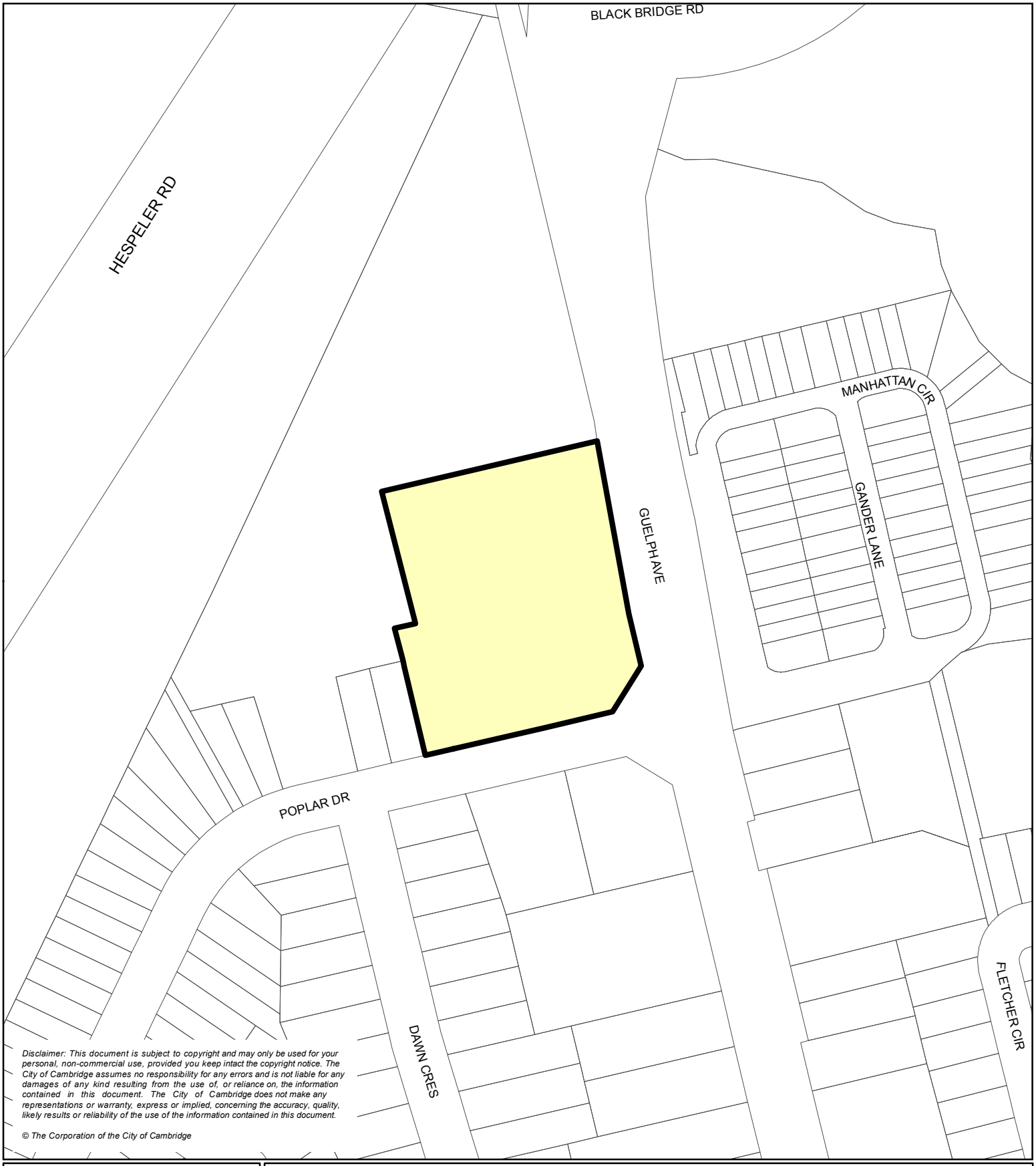

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Figure 53
6 and 12 Poplar Dr

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Wednesday, August 08, 2018 10:39:15 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mod\Final\OP_FIG53.mxd - danilad

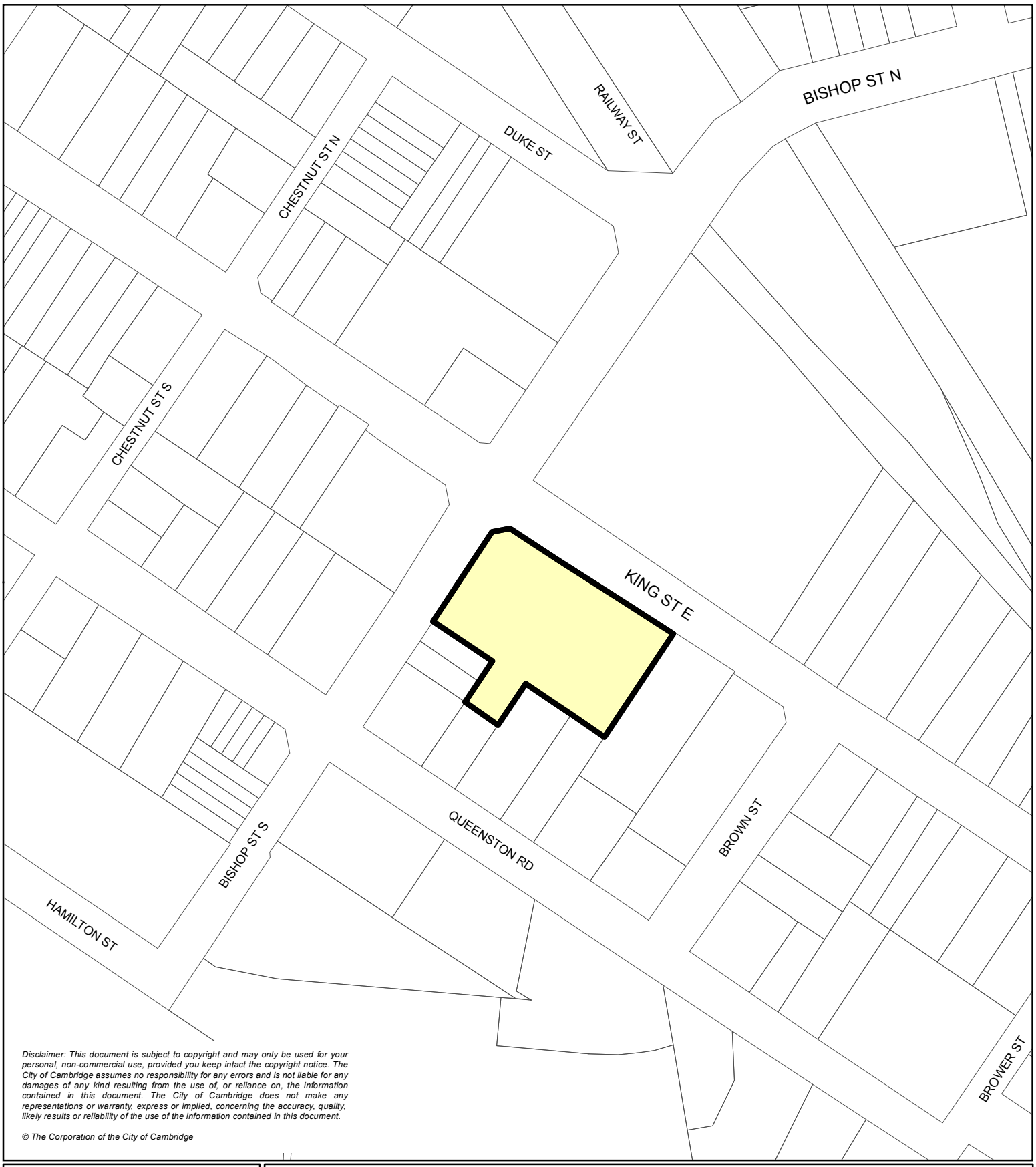

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Figure 54
1500 King St E

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, August 30, 2012 2:06:32 PM
G:\Restricted GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG54.mxd - danilad

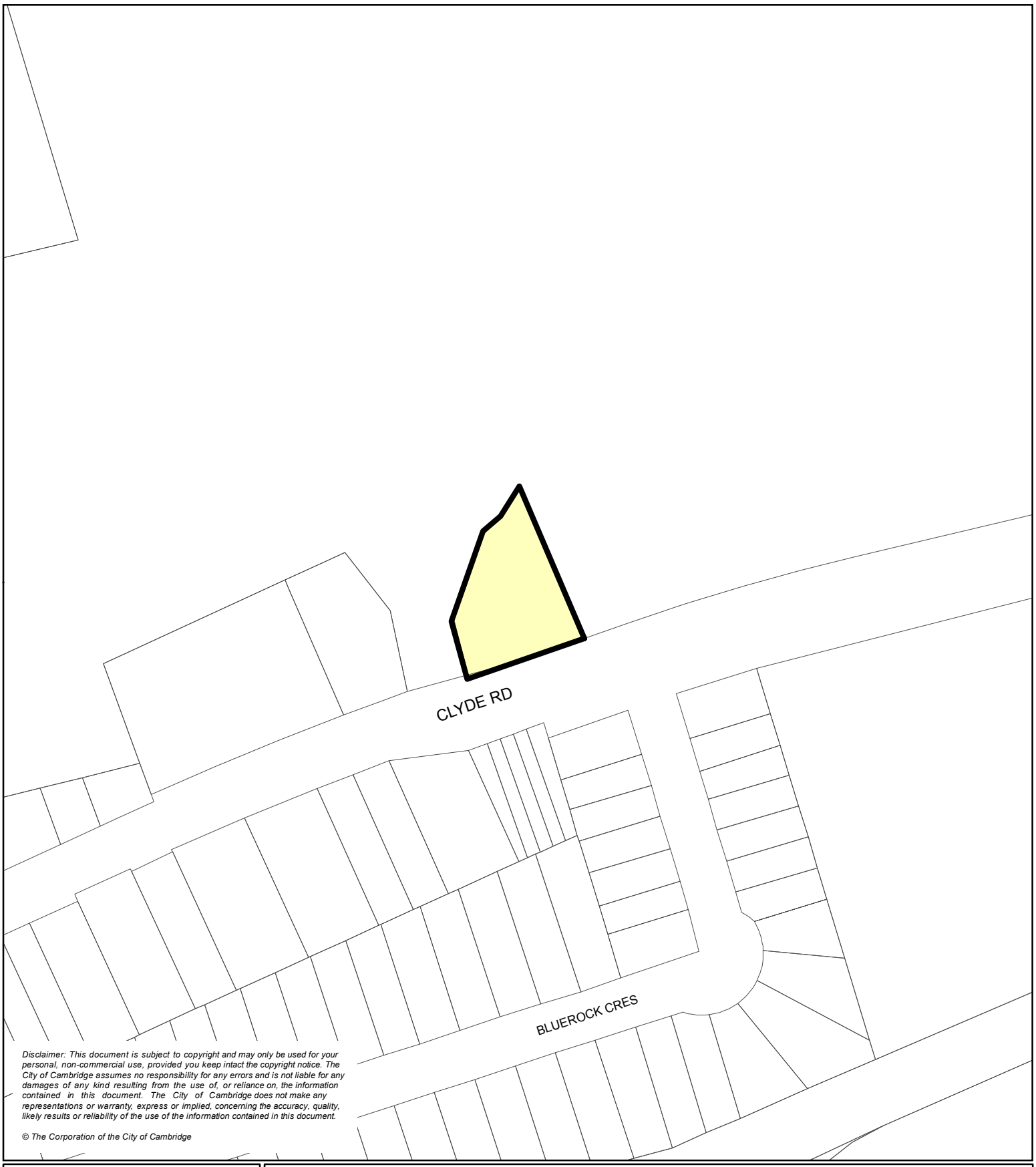

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Figure 55
360 Clyde Rd

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Tuesday, August 07, 2018 2:11:02 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG55.mxd - damlad

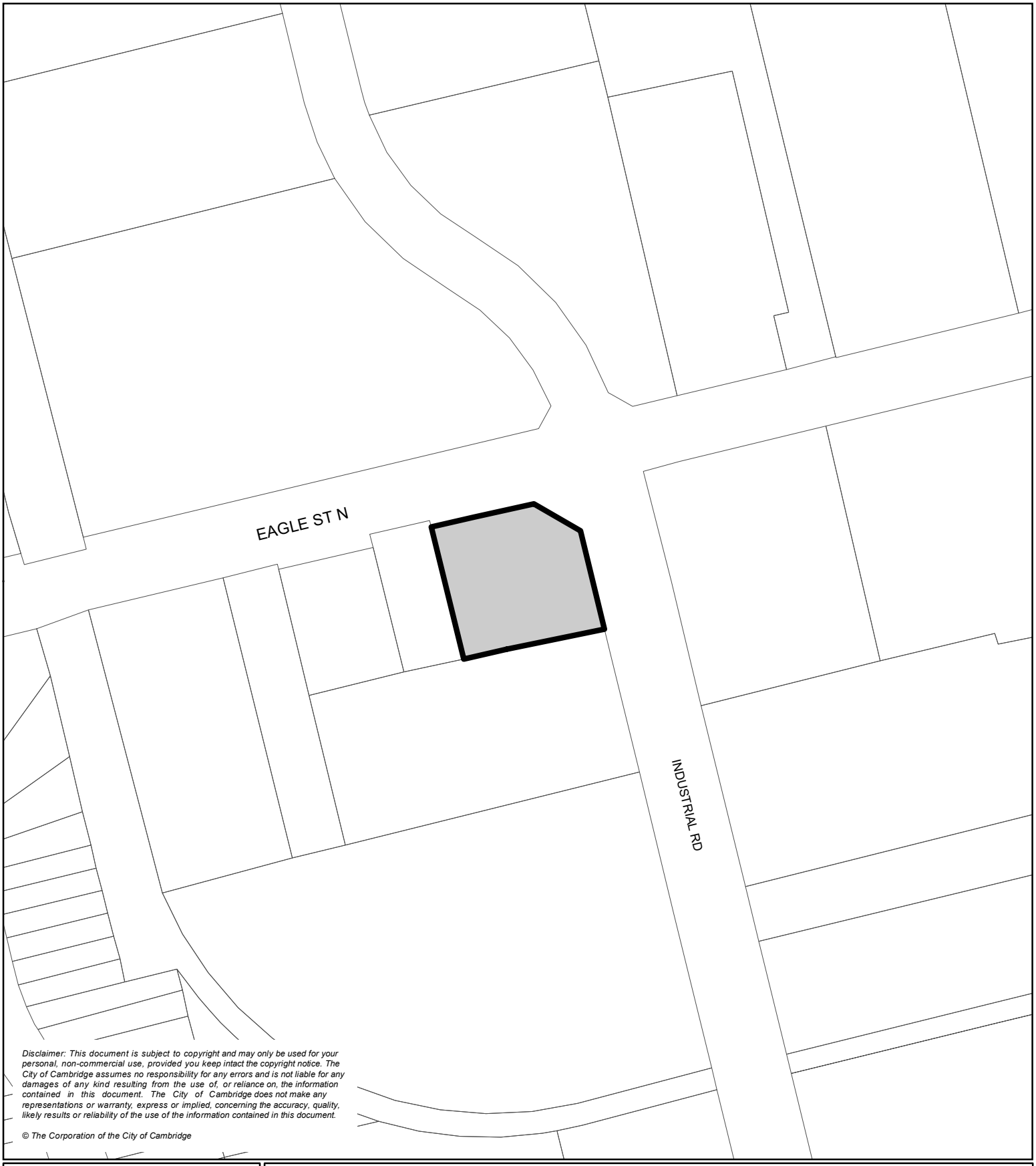

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Figure 56
2283 Eagle St N

N

1:2,000

Legend

Business Industrial

Subject Lands

Tuesday, August 07, 2018 2:14:31 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG56.mxd - danilad

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Figure 57
340 Holiday Inn Dr

N

1:4,000

Legend

Employment Corridor

Subject Lands

Tuesday, August 07, 2018 3:18:11 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\Official Plan\Mxd\Final\OP_FIG57.mxd - danilad

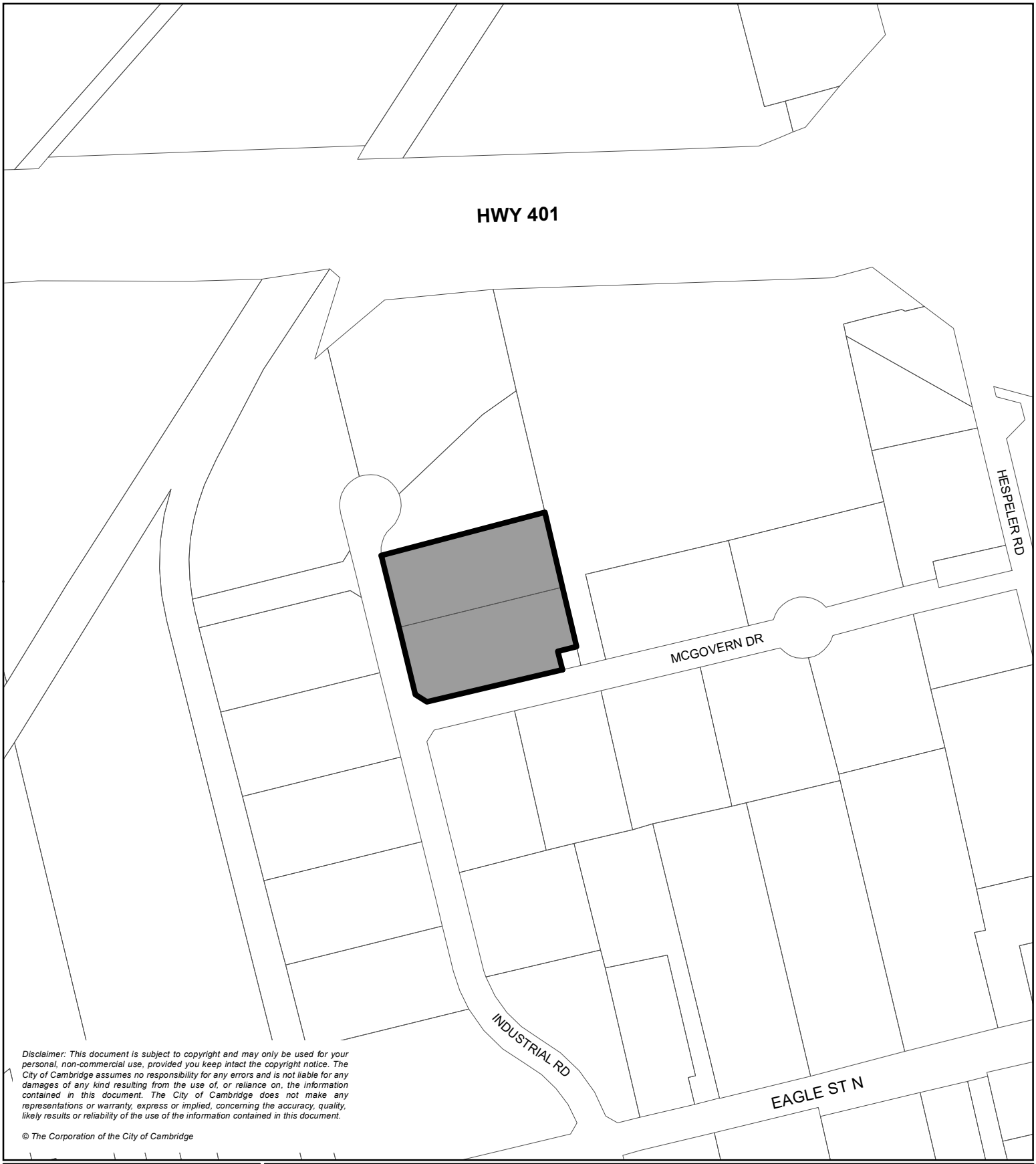

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Figure 58
305 Industrial Rd

N

1:4,000

Legend

Employment Corridor

Subject Lands

Thursday, November 28, 2013 2:50:42 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG58.mxd - danilad

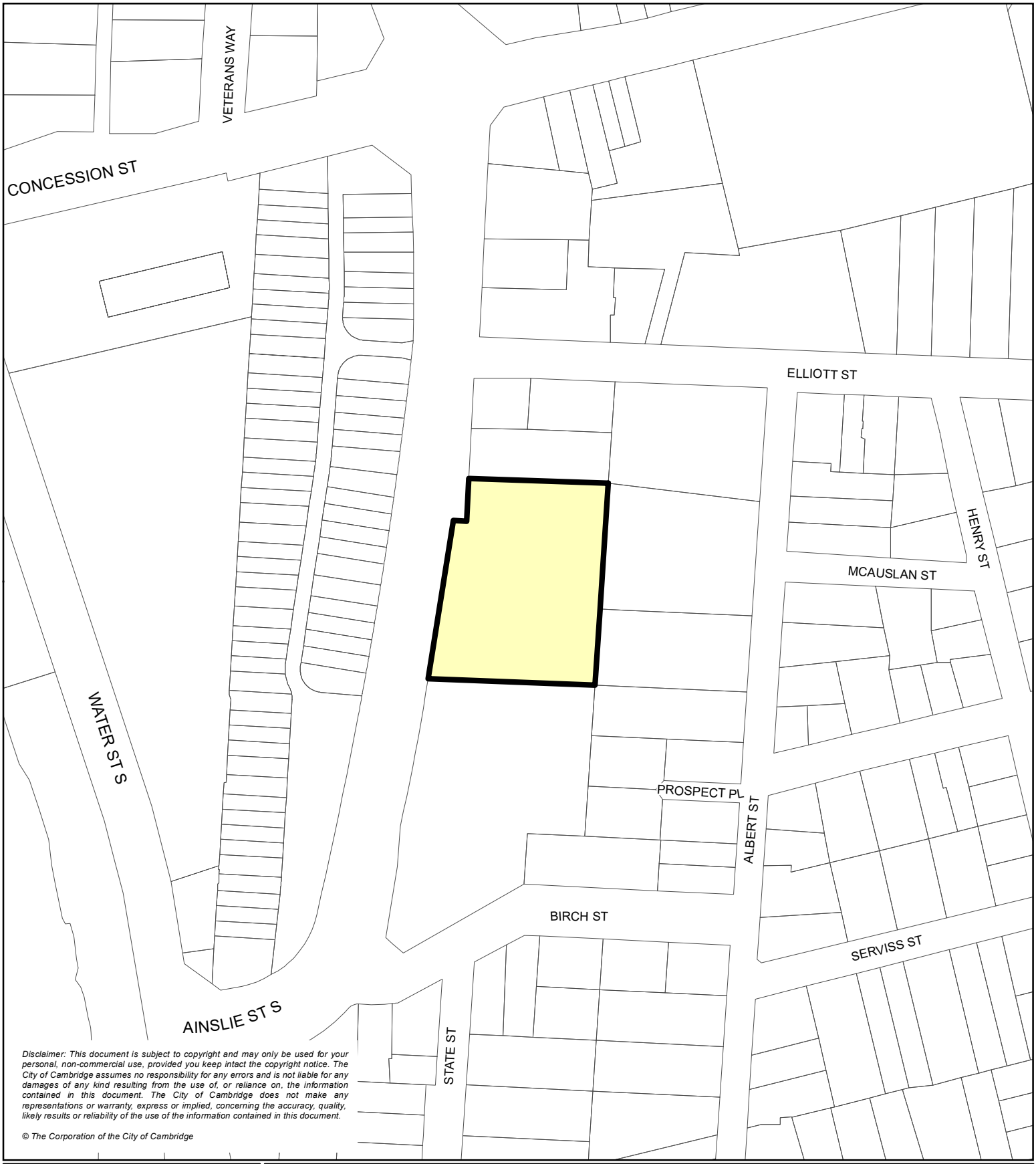

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Figure 59
275 Ainslie St S

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, December 19, 2013 10:03:17 AM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG59.mxd - danilad

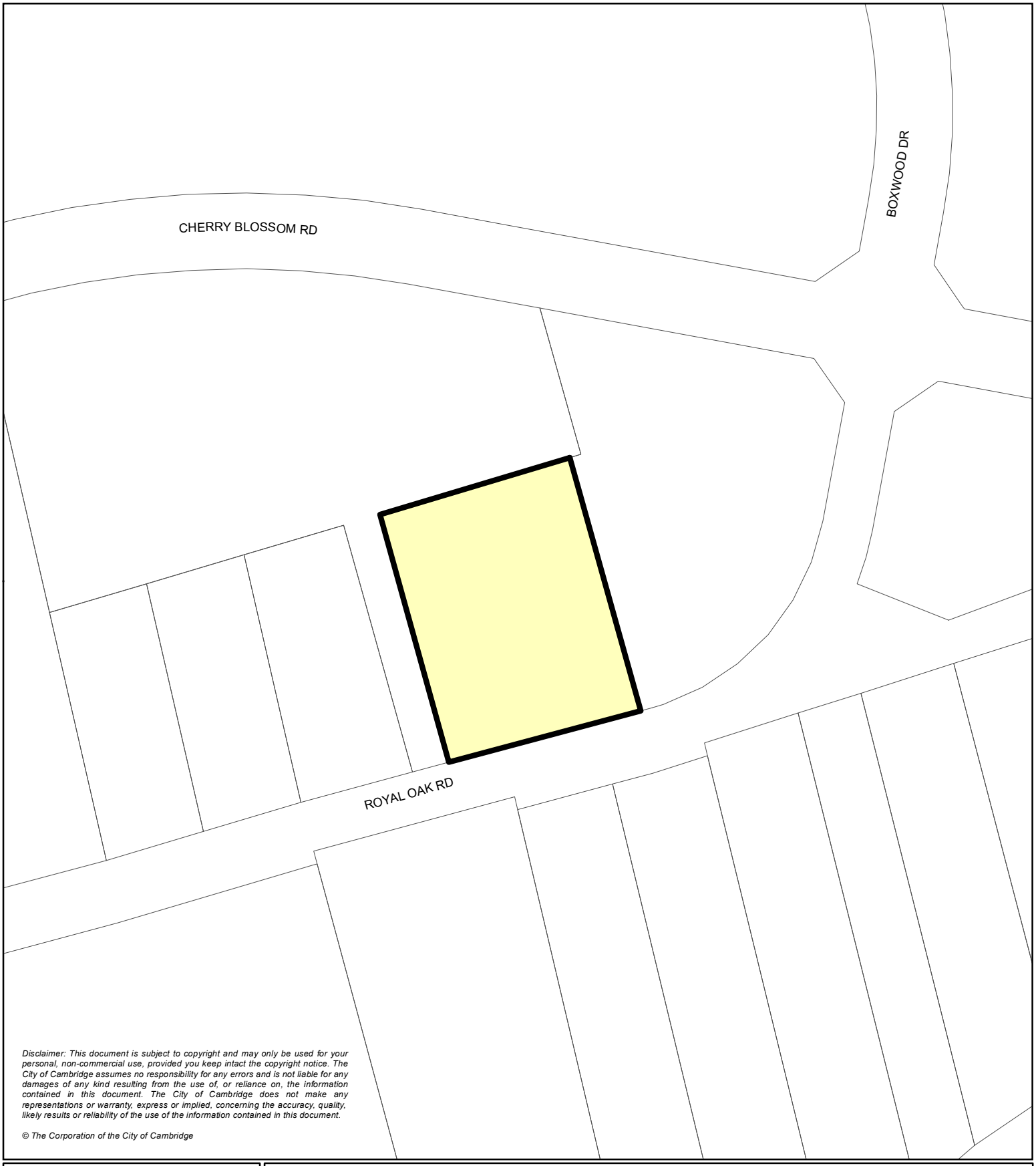

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Figure 60
156 Royal Oak Rd

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, June 04, 2015 3:54:17 PM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG60.mxd - DaniliaD

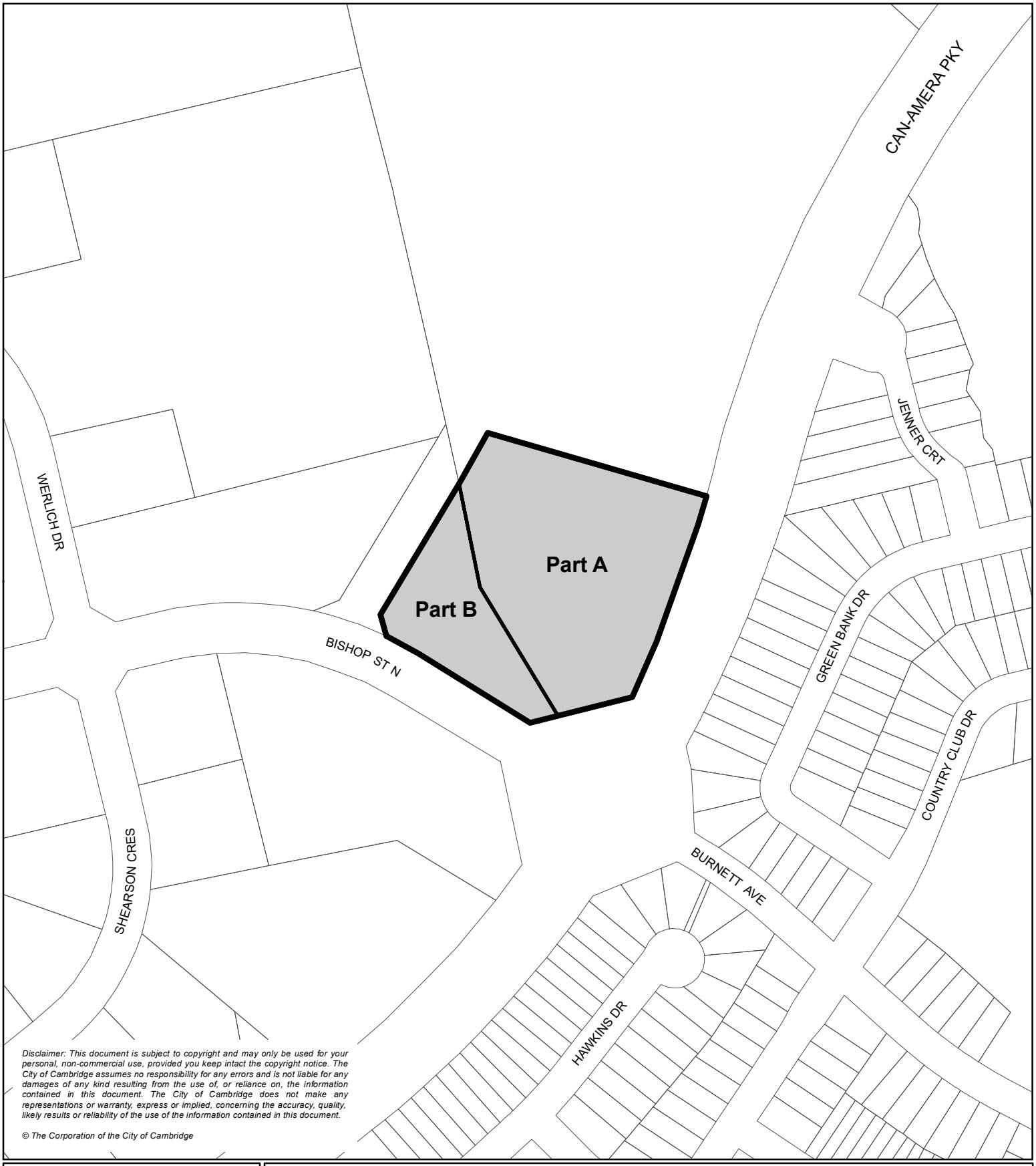

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Figure 61
1775 Bishop St N

N

1:3,000

Legend

Business Industrial

Subject Lands

Tuesday, September 09, 2014 9:40:03 AM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG61.mxd - DaniliaD

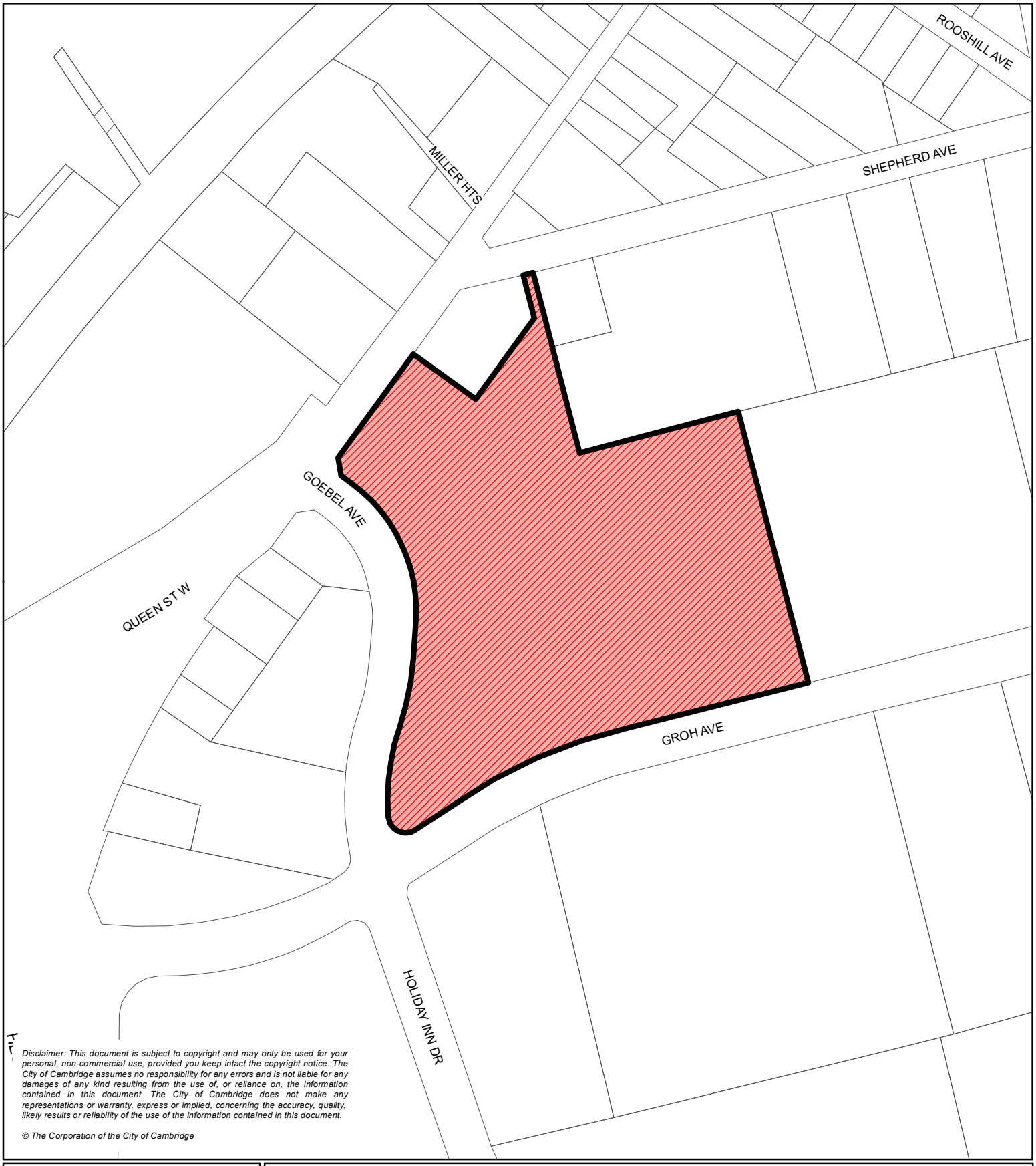

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Figure 62
410 Queen St W

N

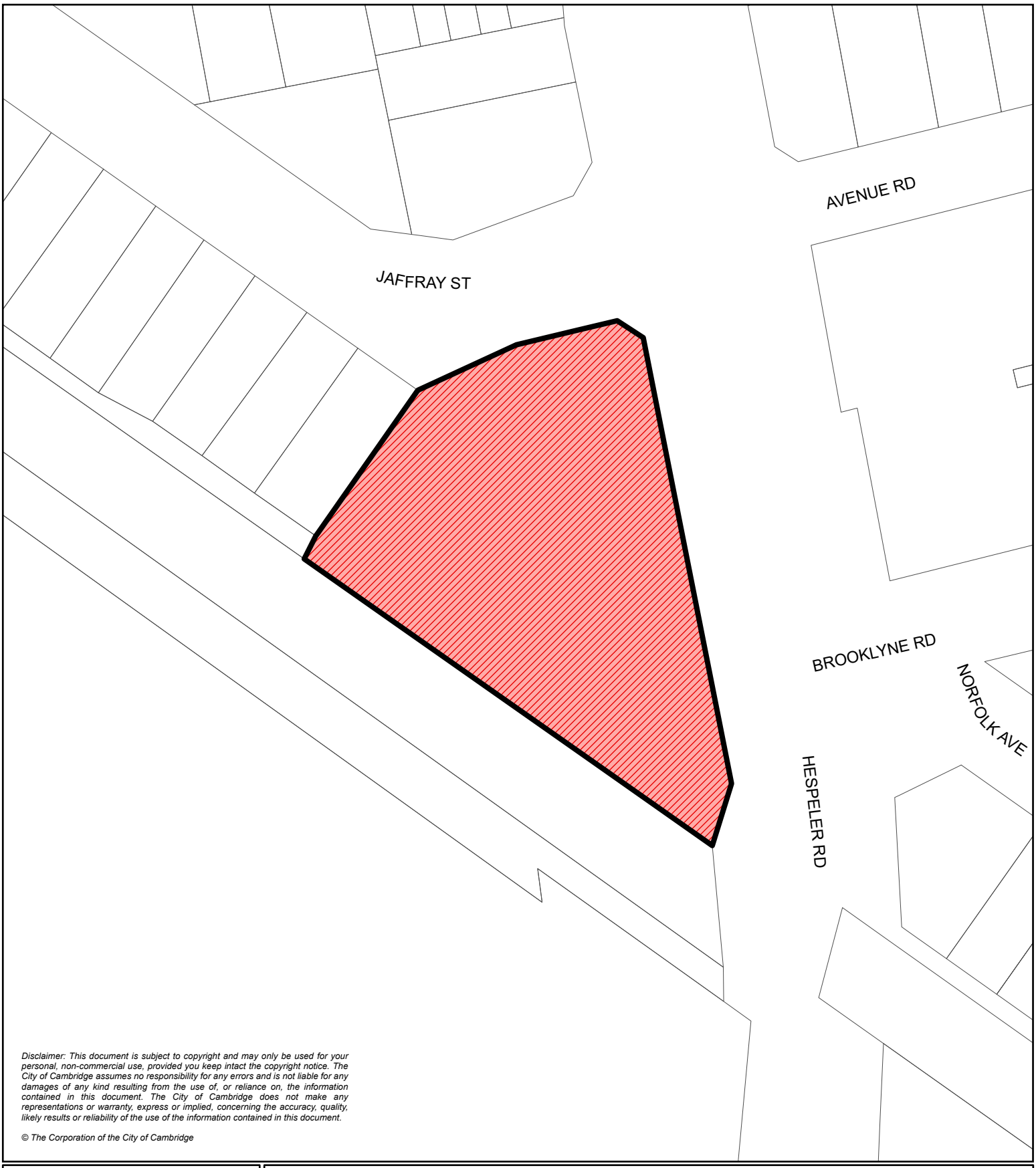
1:3,000

Legend

Neighbourhood Commercial (subject to S.8.10.55)

Subject Lands

Friday, January 24, 2025 9:29:18 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG62.mxd - walkem



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CAMBRIDGE

Figure 63

6 Jaffray St

Legend

N

1:1,000

Subject Lands

Neighbourhood Commercial

Thursday, March 19, 2026 4:24 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Pro\OP_Amendments_Map2A\OP_Amendments_Map2A.aprx - ysl

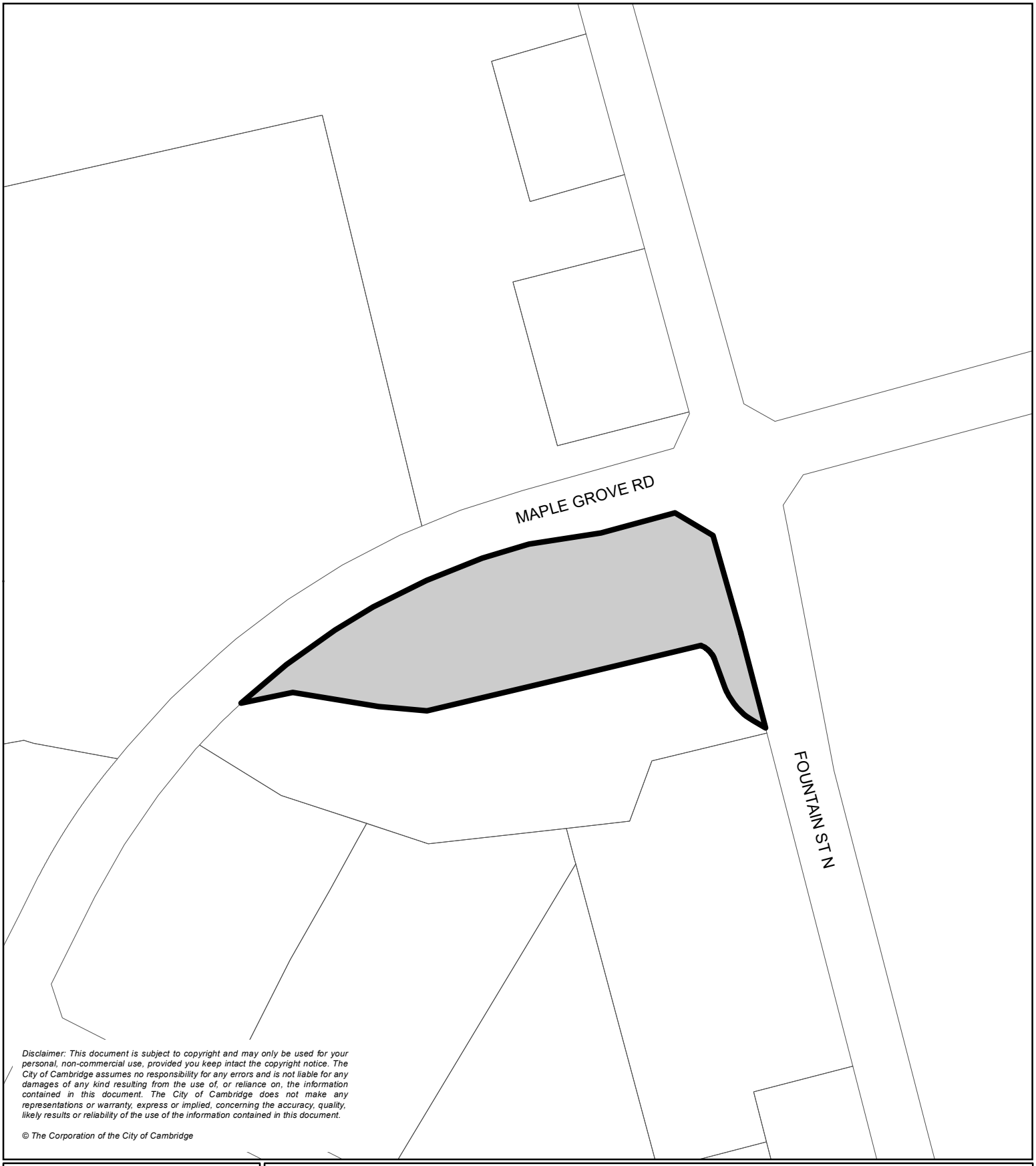

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Figure 64
1100 Fountain St N

N

1:3,000

Legend

Business Industrial

Subject Lands

Friday, January 04, 2019 9:54:00 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG64.mxd - DaniloD

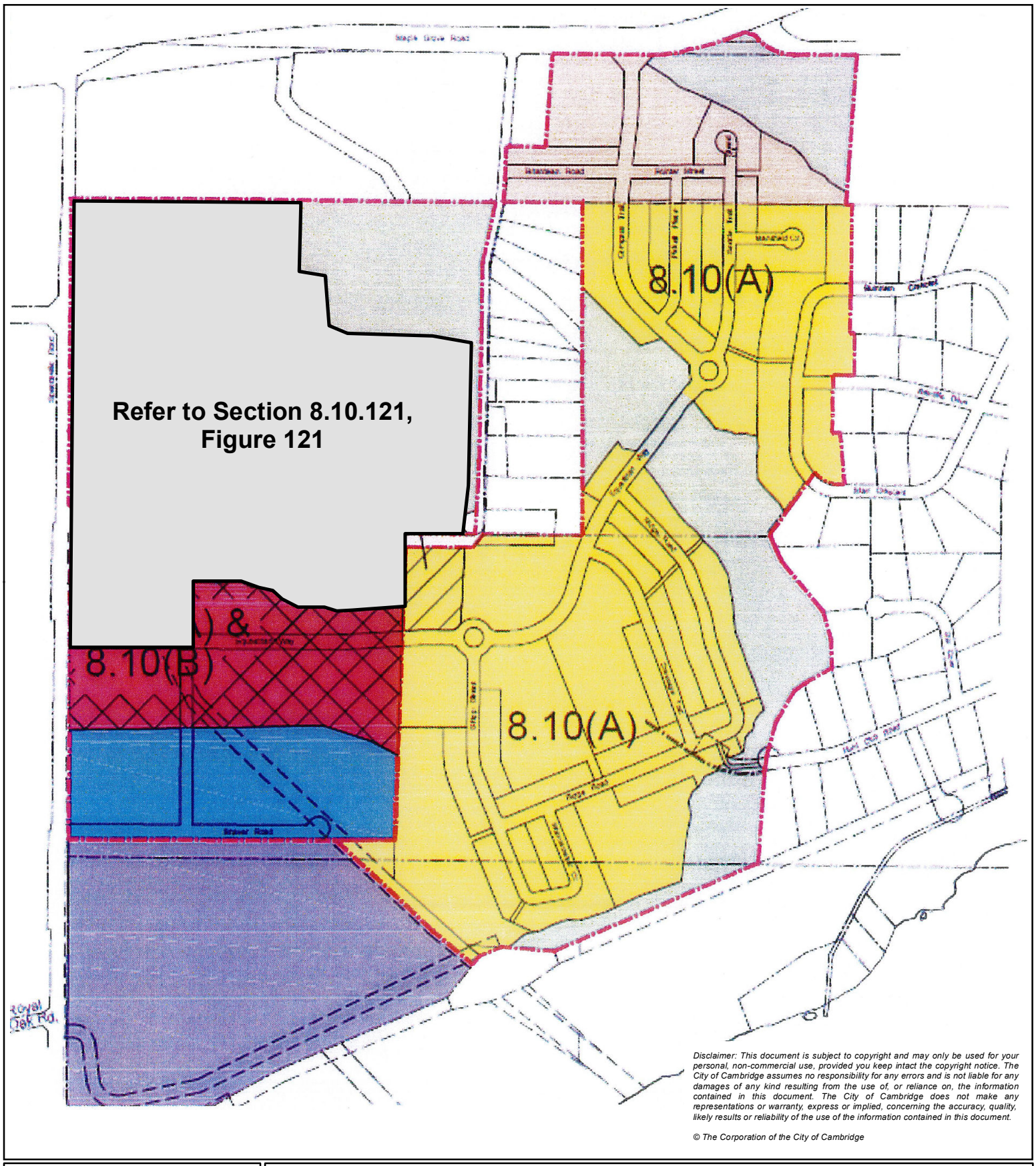

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Figure 65

875 and 1065 Speedsville Rd 1134 Hunt Club Rd

N

- Special Policy Area 8.10(A)
- Retain as "Low / Medium Density Residential"
- Change from "Future Urban Reserve" to "Low / Medium Density Residential"
- Change from "Future Urban Reserve" to "Low / Medium Density Residential" (site specific policy)
- Change from "Business Industrial" to "High Density Residential" (site specific policy)
- Change from "Business Industrial" to "Prestige Industrial"
- Retain as "Business Industrial"
- Retain (and expand as necessary for buffers) as "Natural Open Space System"
- Special Policy Area 8.10(A) & 8.10(B)
- Special Policy Area 8.10(A) & 8.10(C)
- Special Policy Area 8.10(A) & 8.10(D)

Friday, January 30, 2026 3:49:16 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG65_OMB_01302026.mxd - tothv

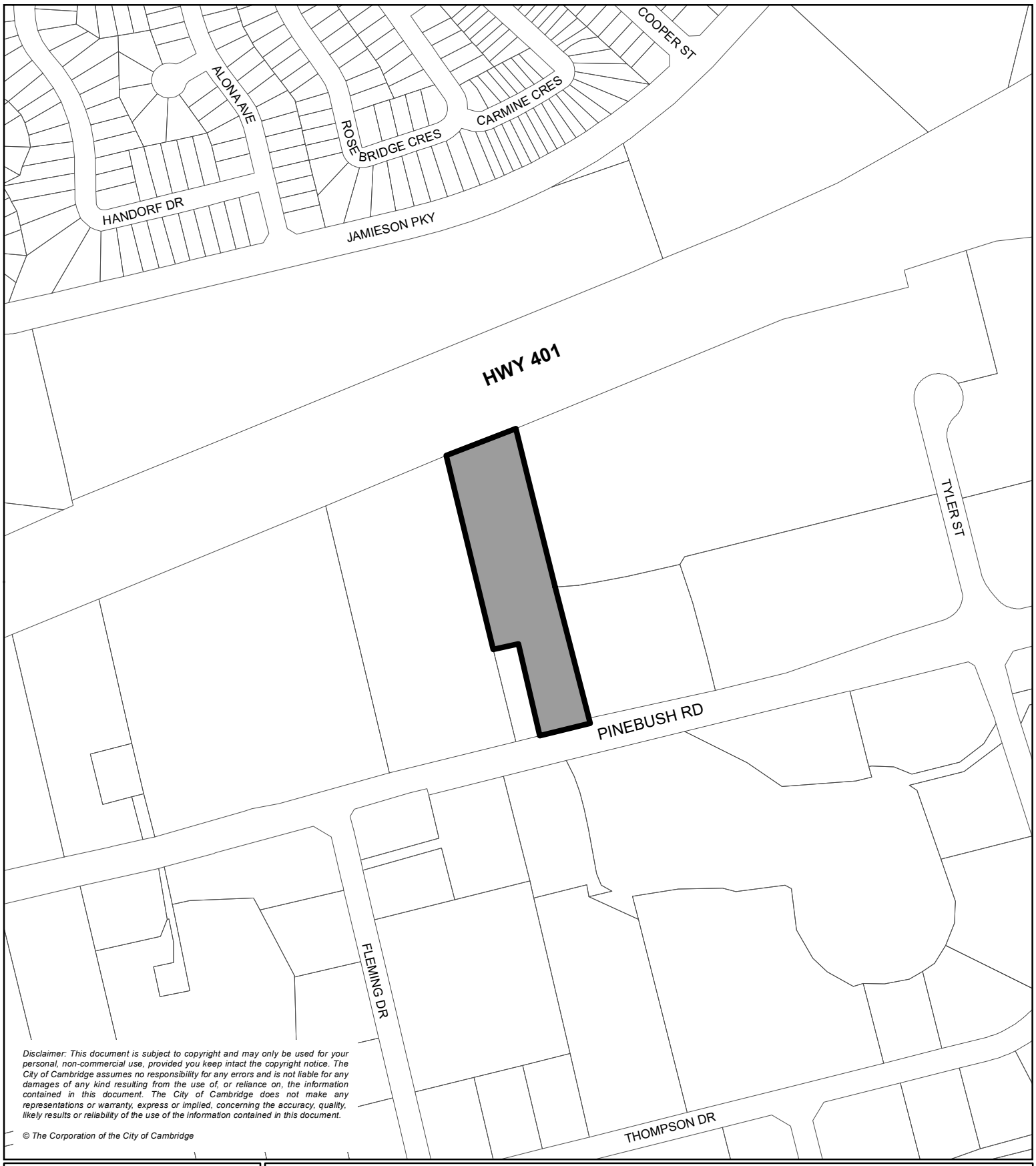

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Figure 66
400 and 410 Pinebush Rd

N

1:5,000

Legend

Employment Corridor

Subject Lands

Tuesday, February 07, 2017 9:11:42 AM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG66.mxd - danilad

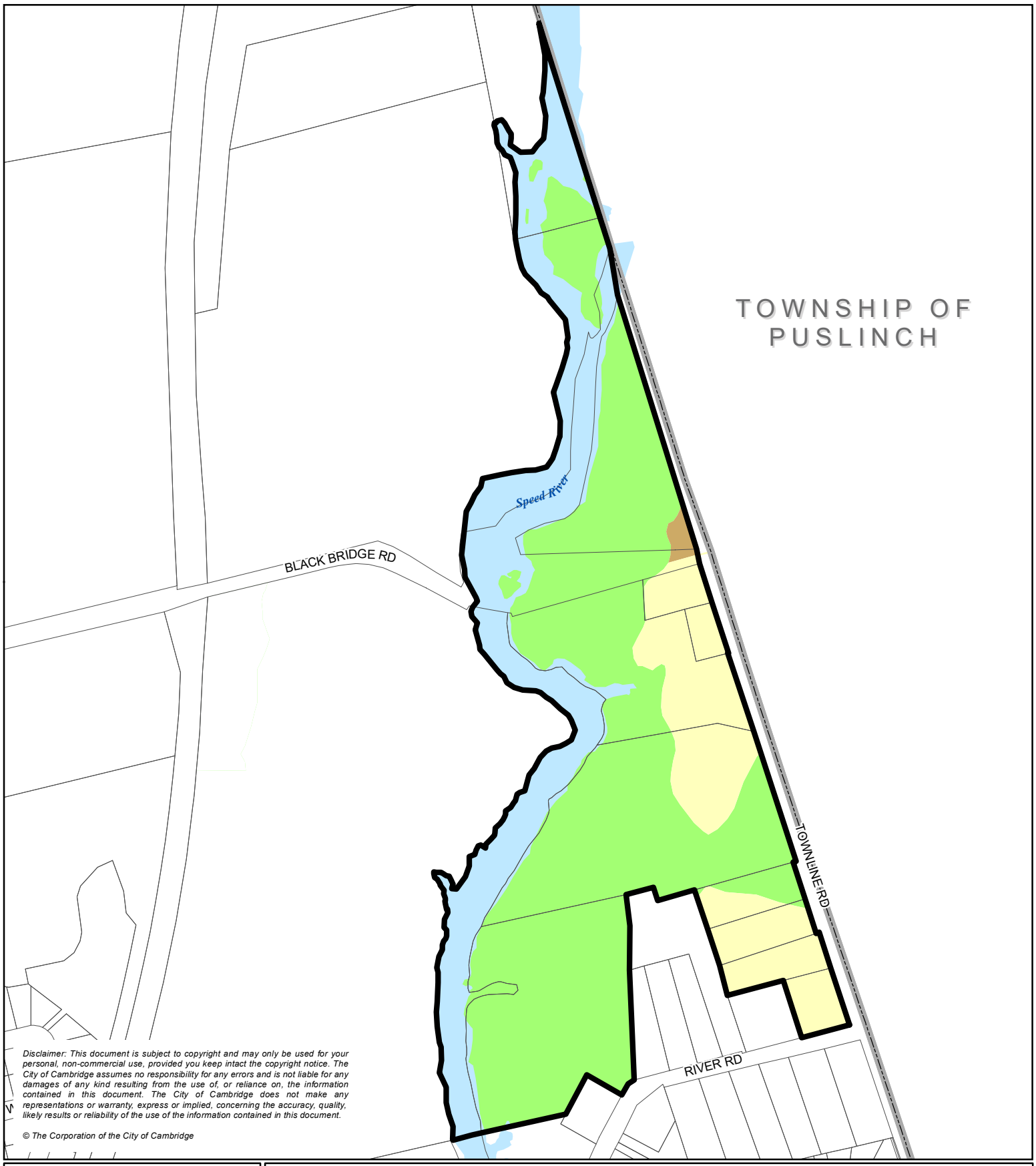

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Figure 67
Black Bridge Cultural Heritage Landscape

N

1:5,000

Legend

- Low / Medium Density Residential
- Prime Agricultural
- Natural Open Space System
- Rivers and Lakes
- Municipal Boundary
- Subject Lands

Wednesday, May 11, 2016 10:41:38 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG67.mxd - danilad

Wednesday, May 11, 2016 10:41:38 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG67.mxd - danilad

68 – Policy 8.10.79 – 404-410 Dundas Street South

Deleted (By-law 24-084, OPA 65)

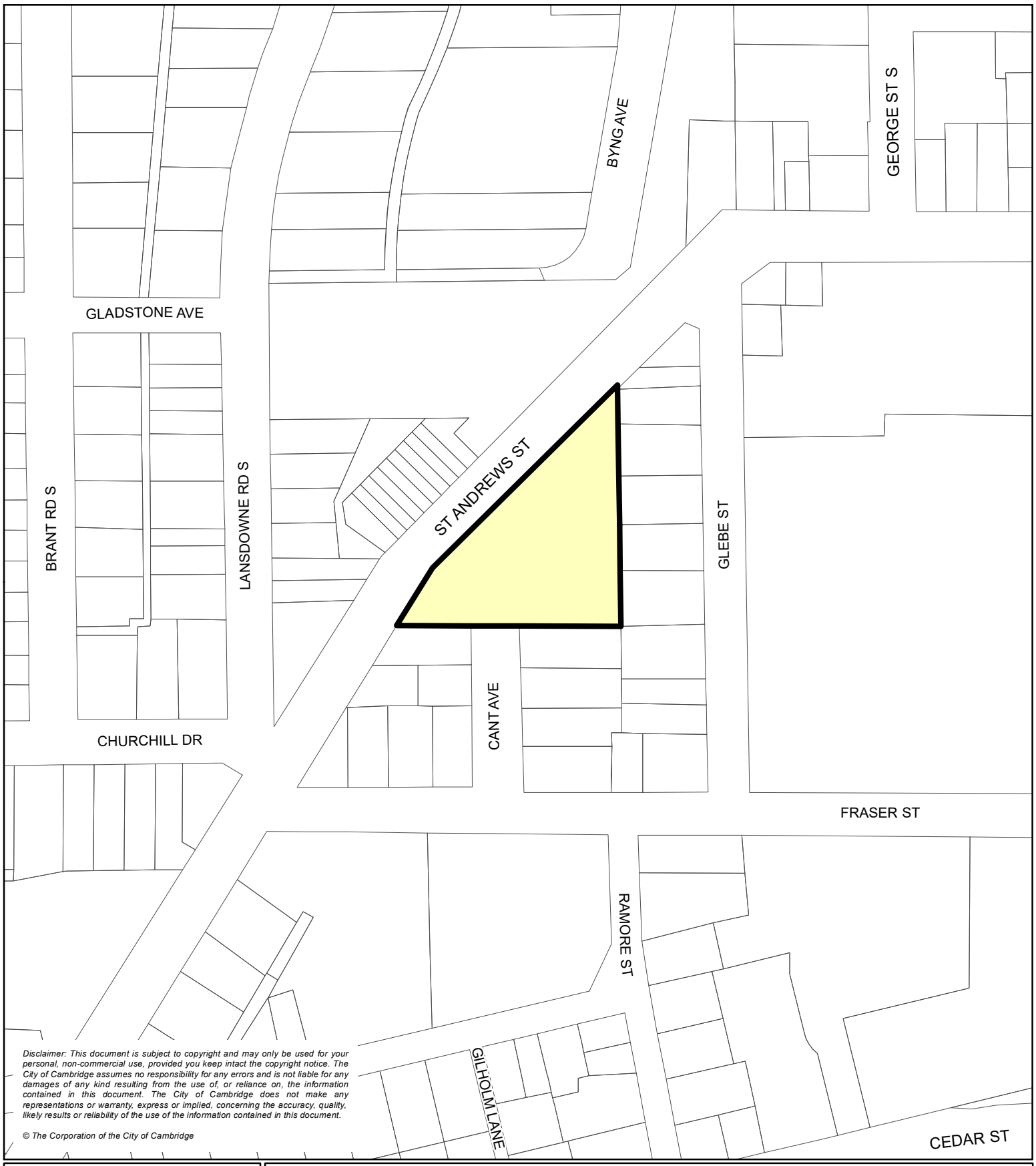

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Figure 69
65 St Andrews St

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Wednesday, August 17, 2016 1:36:22 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG69.mxd - danilad

Wednesday, August 17, 2016 1:36:22 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG69.mxd - danilad

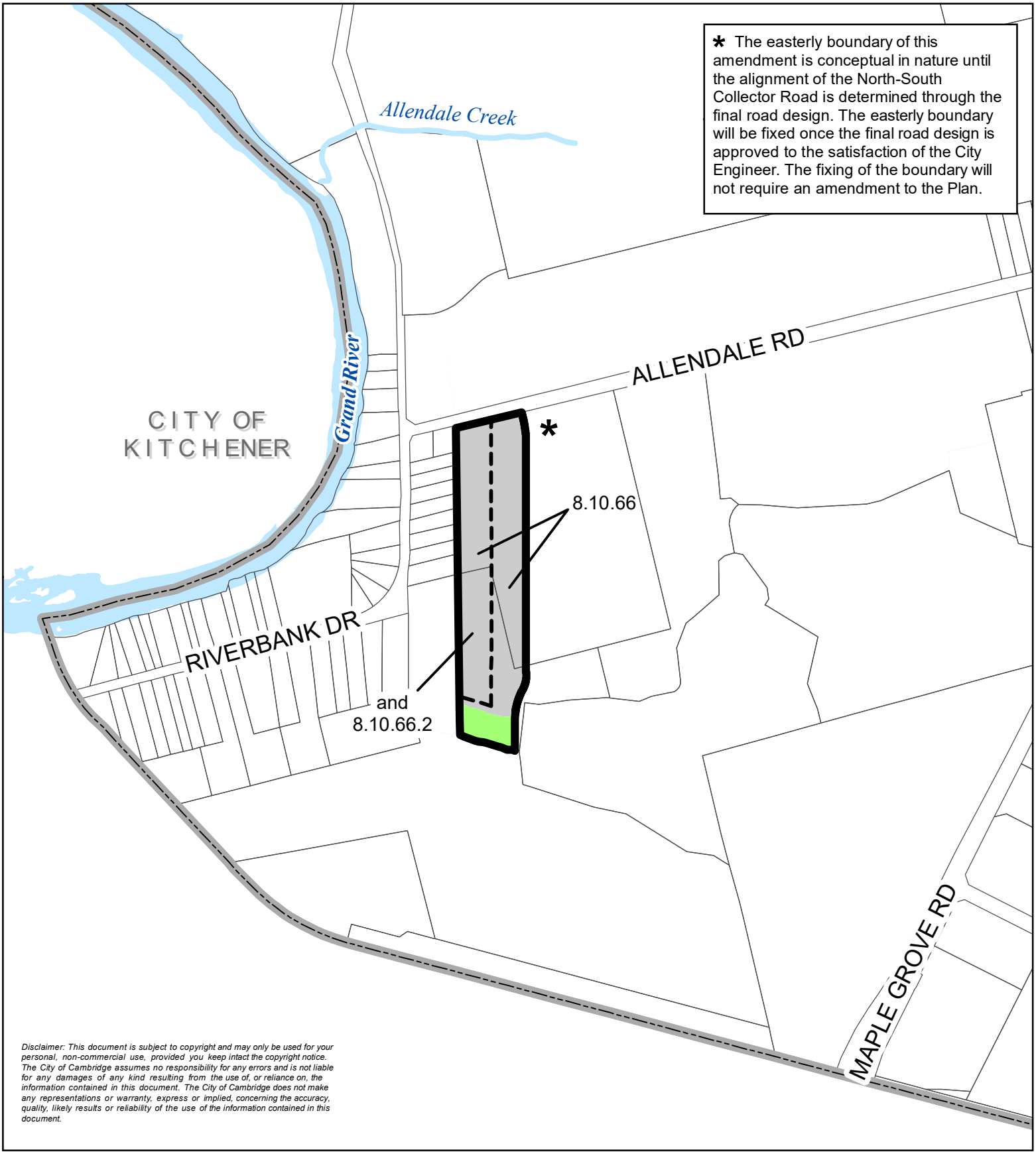

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Figure 70A
North Cambridge Business Park

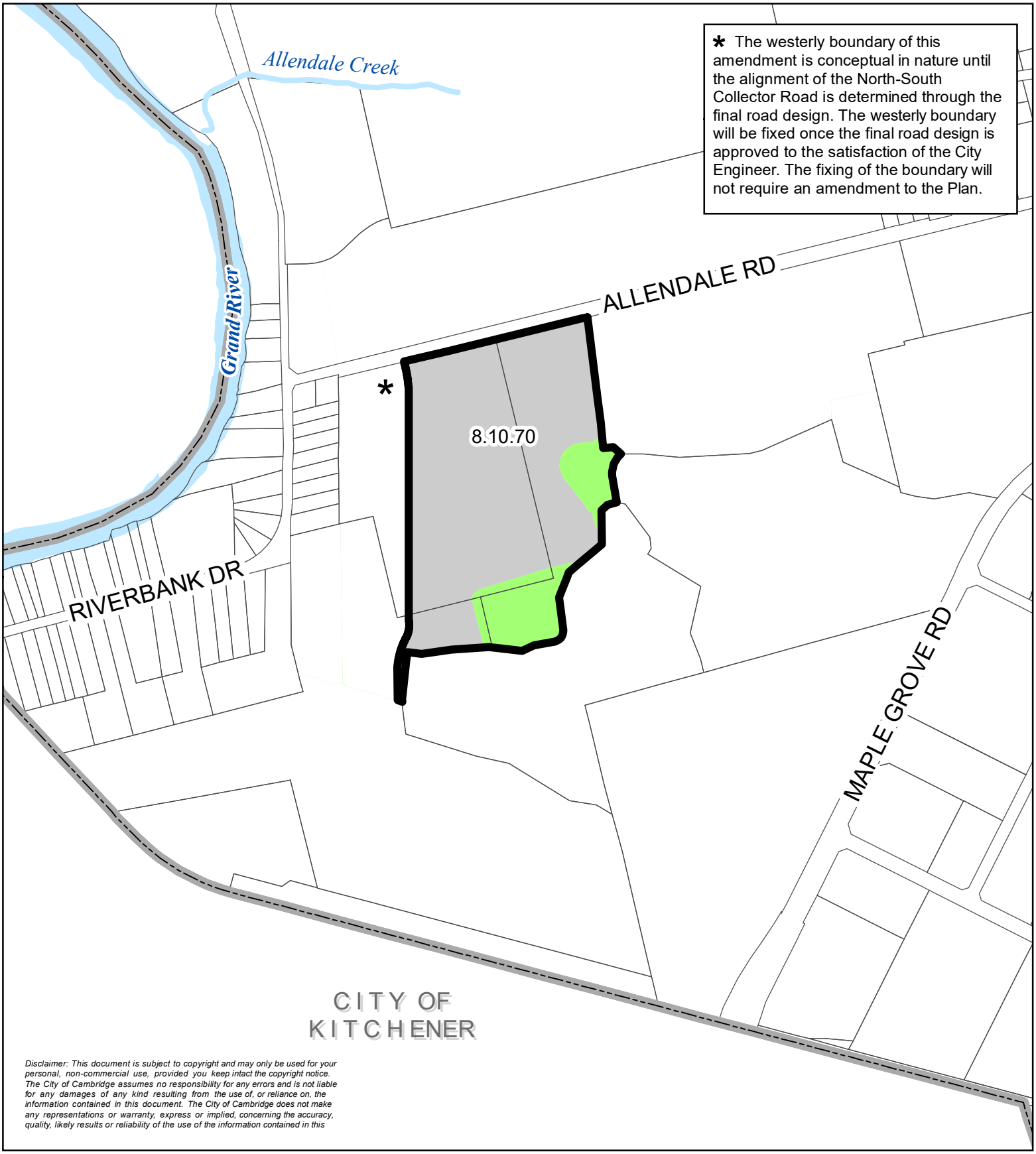
N

1:10,000

Legend

- Transition Area (70 m)
- Business Industrial
- Natural Open Space System
- Subject Area
- Rivers and Lakes
- Municipal Boundary

Thursday, March 8, 2018 4:45:02 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\MedFinal\OP_FIG70A.mxd - DanitaD



* The westerly boundary of this amendment is conceptual in nature until the alignment of the North-South Collector Road is determined through the final road design. The westerly boundary will be fixed once the final road design is approved to the satisfaction of the City Engineer. The fixing of the boundary will not require an amendment to the Plan.

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Figure 70B
North Cambridge Business Park

N

1:10,000

Legend

- Business Industrial
- Natural Open Space System
- Subject Area
- Rivers and Lakes
- Municipal Boundary

Thursday, March 8, 2018 4:45:42 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG70B.mxd - DanitaD

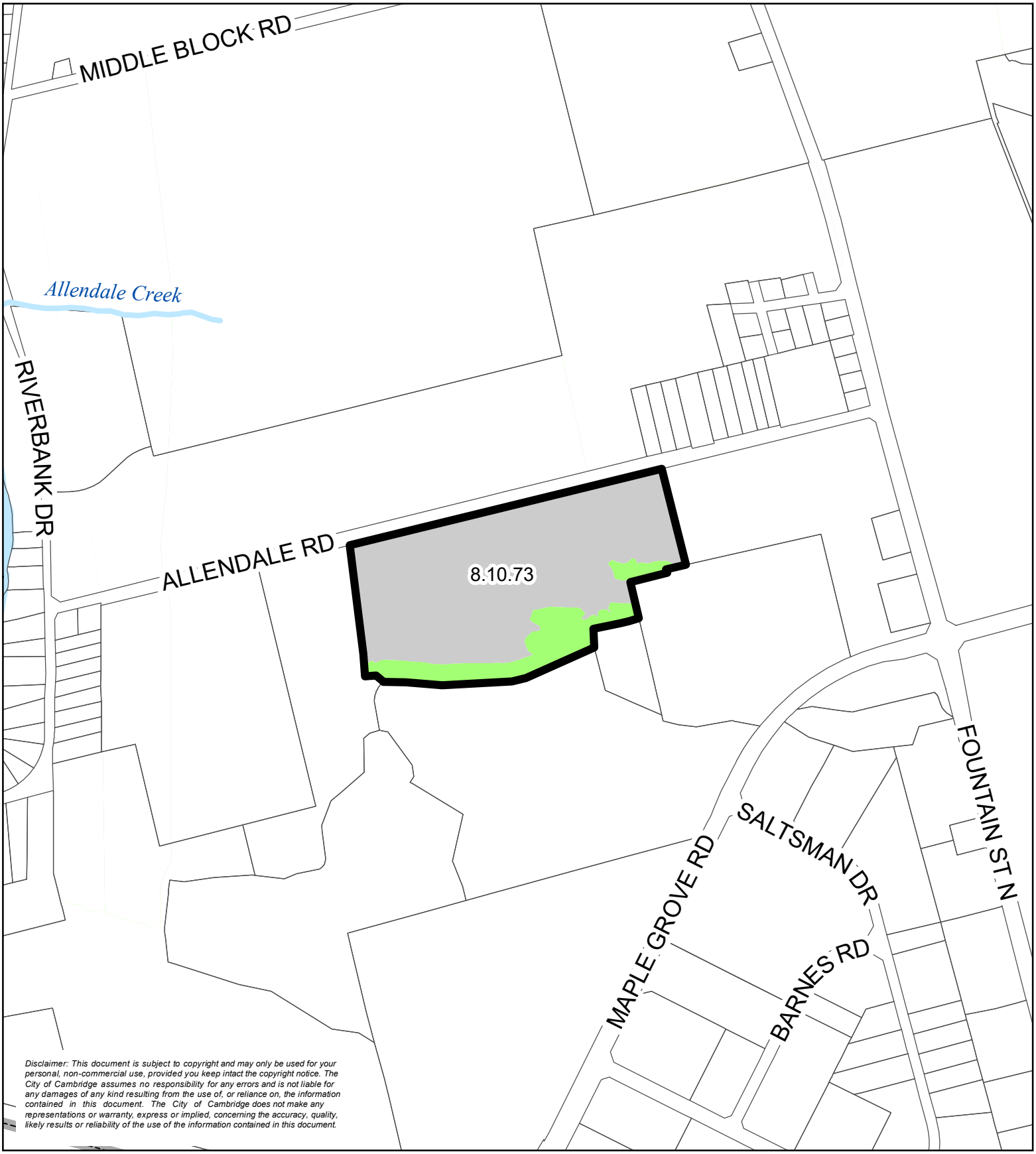

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Figure 70C
North Cambridge Business Park

N

1:10,000

Legend

- Business Industrial
- Natural Open Space System
- Subject Area
- Rivers and Lakes
- Municipal Boundary

Thursday, May 03, 2018 2:54:22 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mod\Final\OP_FIG70C.mxd - danilad

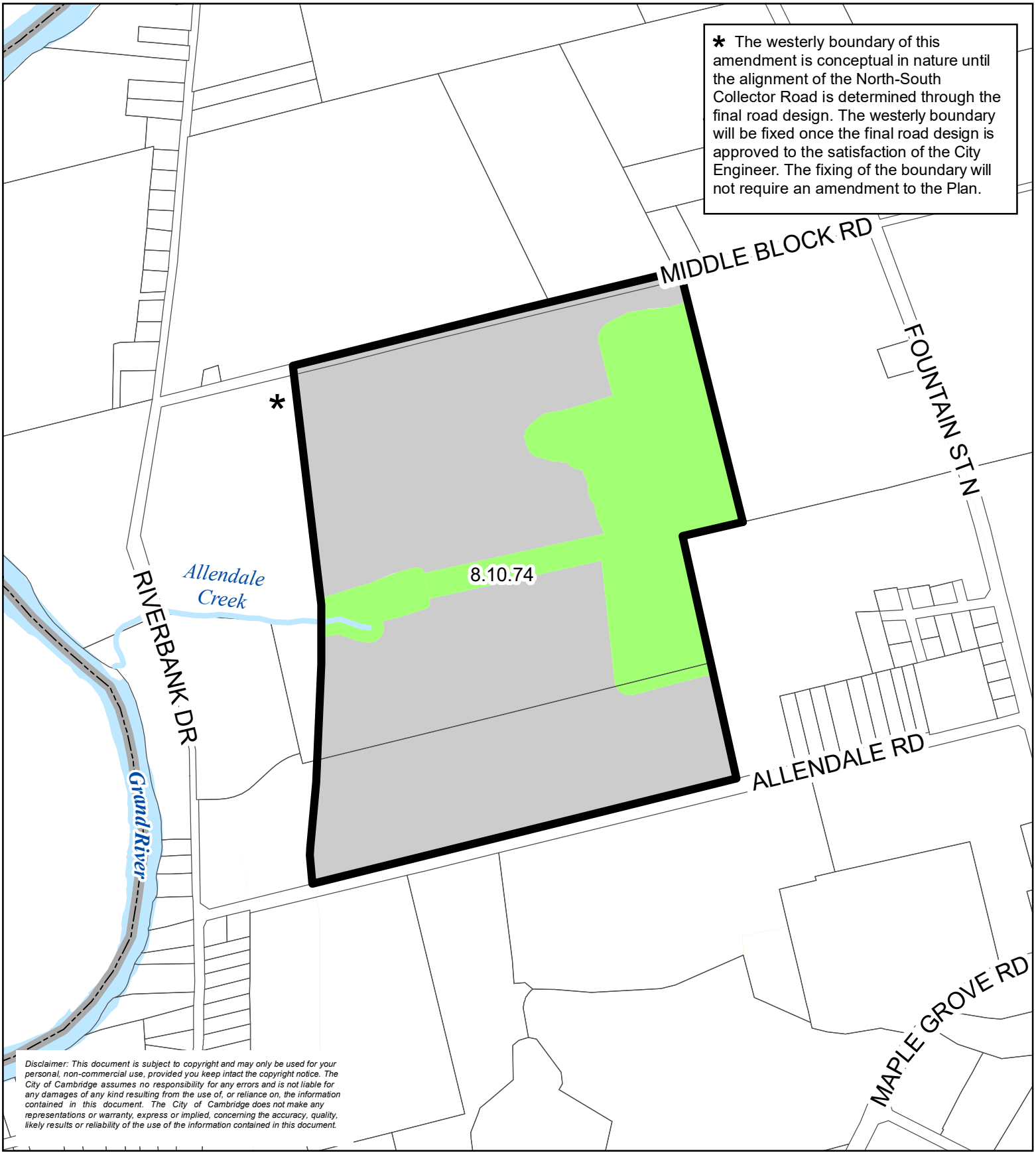

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Figure 70D
North Cambridge Business Park

N

1:10,000

Legend

- Business Industrial
- Natural Open Space System
- Subject Area
- Rivers and Lakes
- Municipal Boundary

Thursday, May 03, 2018 3:00:41 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mcd\Final\OP_FIG70D.mxd - danilad

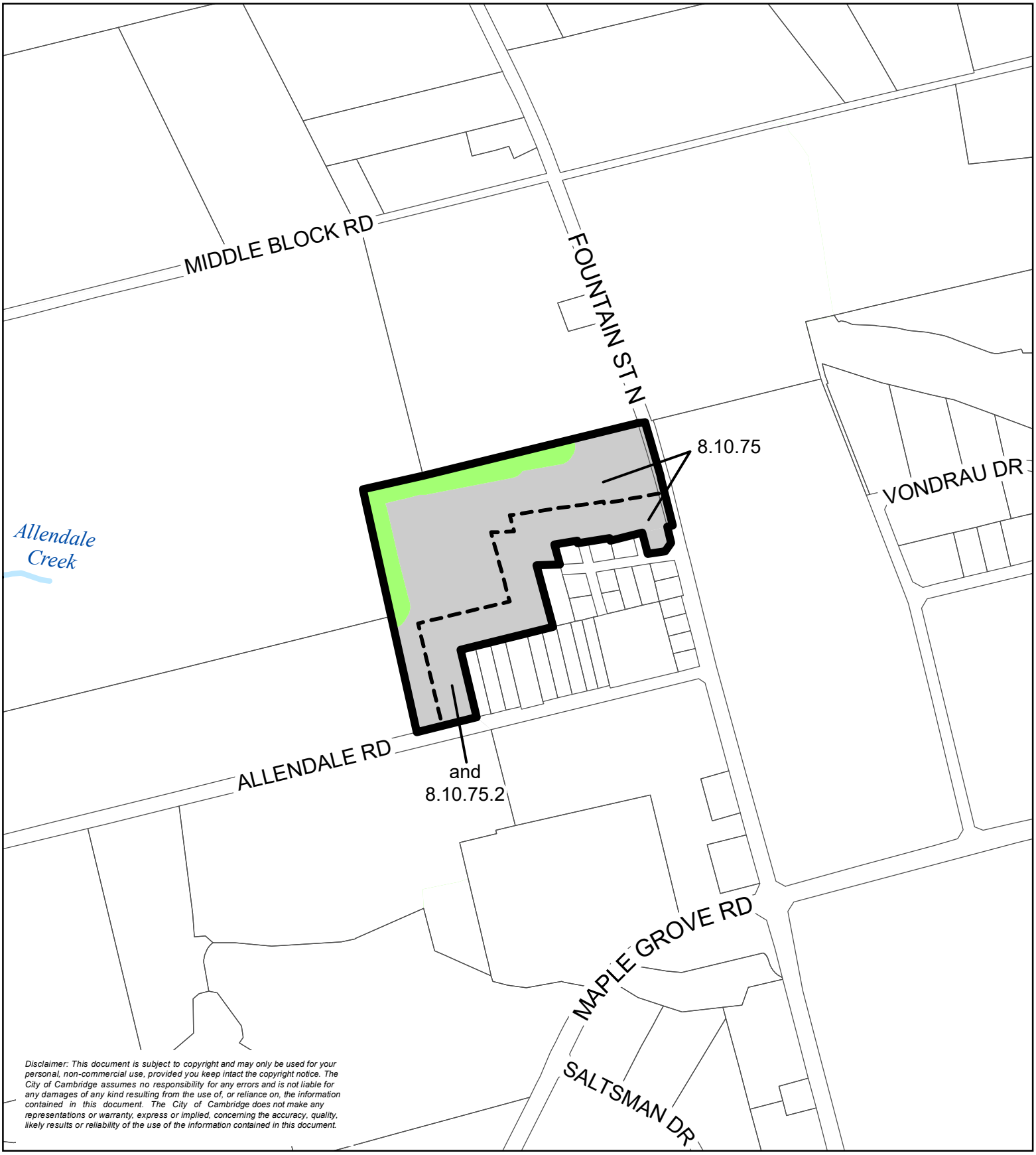

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Figure 70E
North Cambridge Business Park

N

1:10,000

Legend

- Transition Area (70 m)
- Business Industrial
- Natural Open Space System
- Subject Area

Thursday, May 03, 2018 3:15:42 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\MedFinal\OP_FIG70E.mxd - danilad

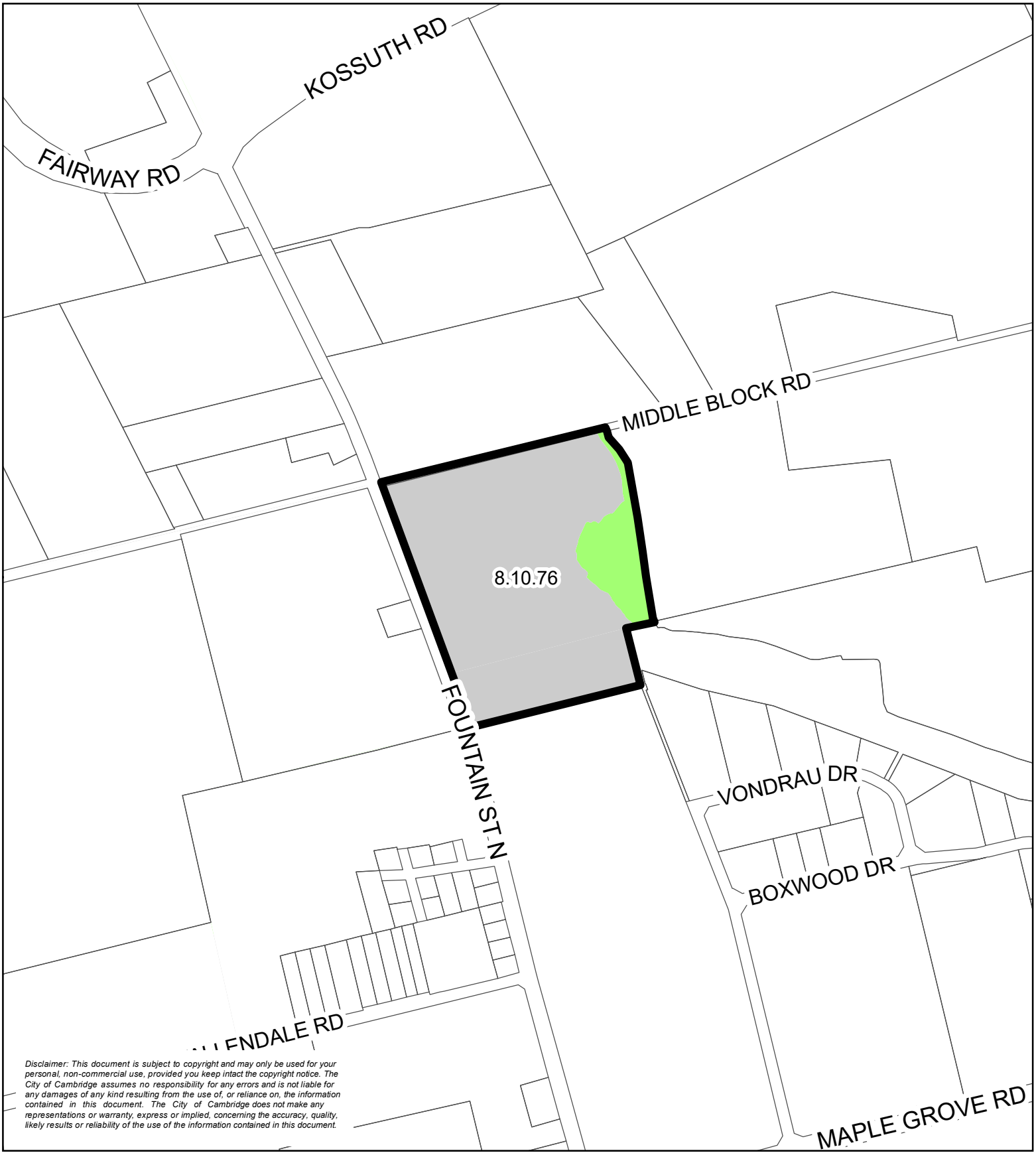

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Figure 70F
North Cambridge Business Park

N

1:10,000

Legend

- Business Industrial
- Natural Open Space System
- Subject Area

Thursday, May 03, 2018 3:15:57 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\MedFinal\OP_FIG70F.mxd - danilad

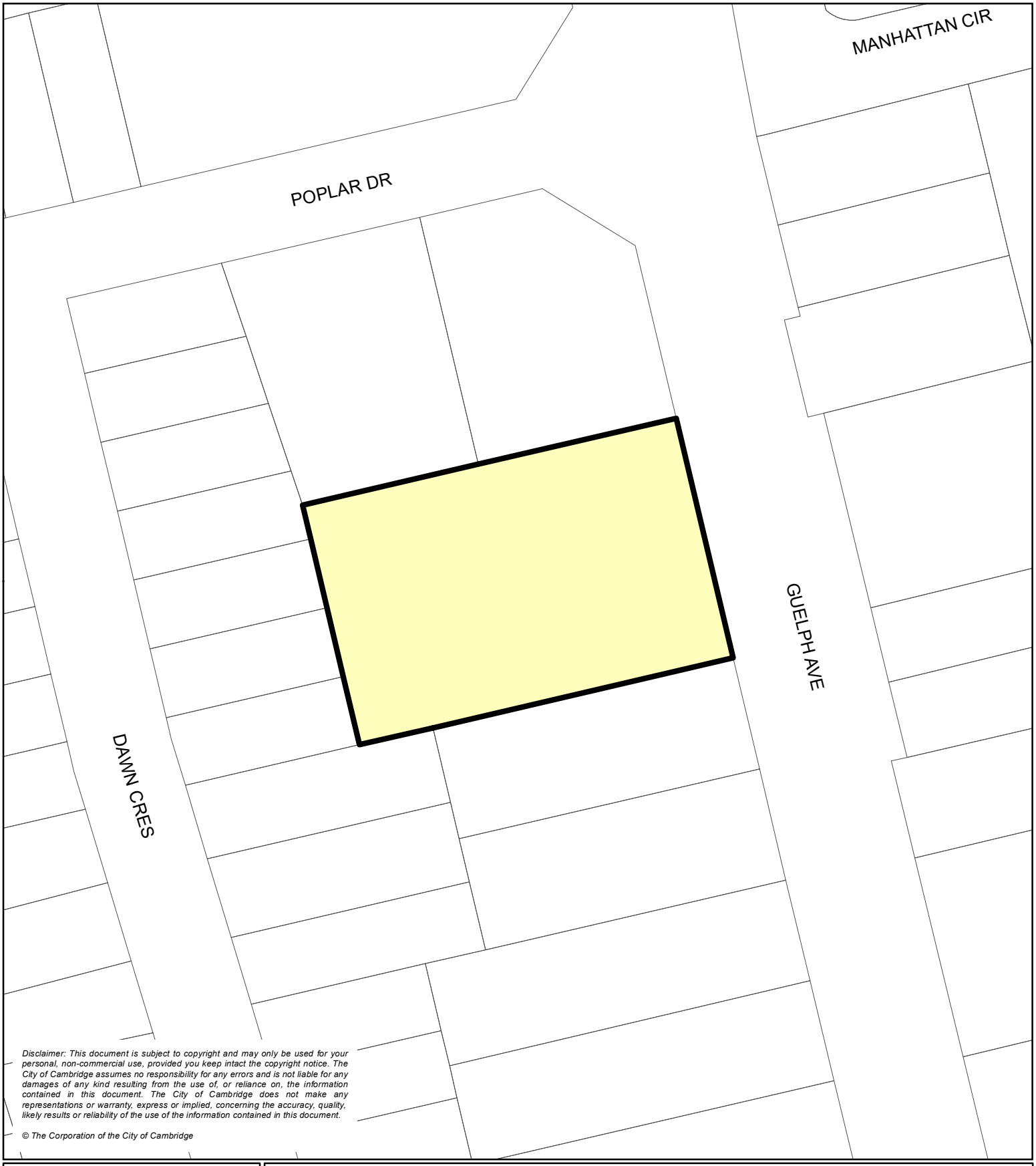

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Figure 72
408 Guelph Ave

N

1:1,000

Legend

Low / Medium Density Residential

Subject Lands

Tuesday, October 11, 2016 11:15:00 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG72.mxd - danilad

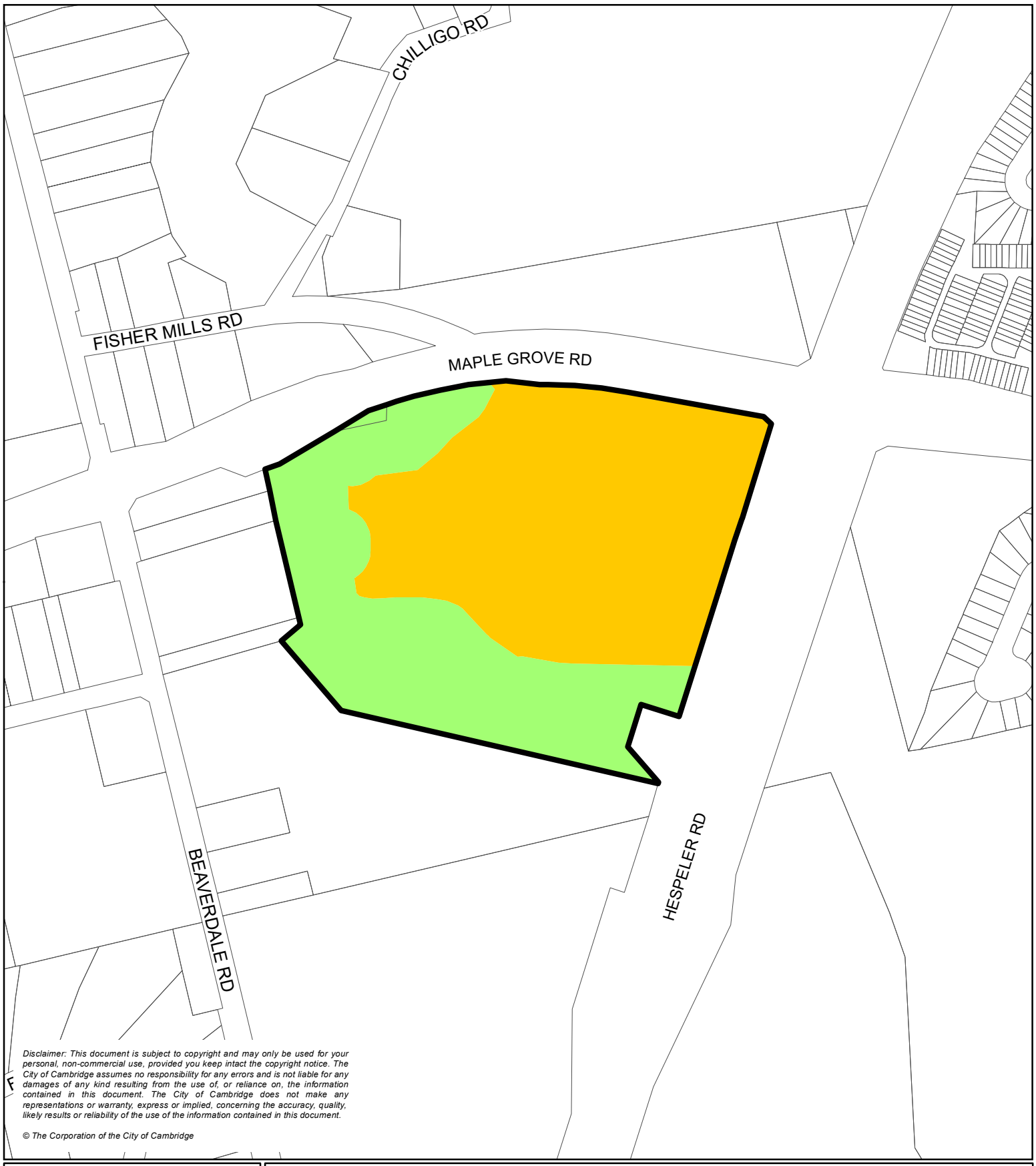

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Figure 73
4045 Maple Grove Rd

N

1:5,000

Legend

- High Density Residential
- Natural Open Space System
- Subject Lands

Friday, June 16, 2017 9:50:06 AM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG73.mxd - danilad

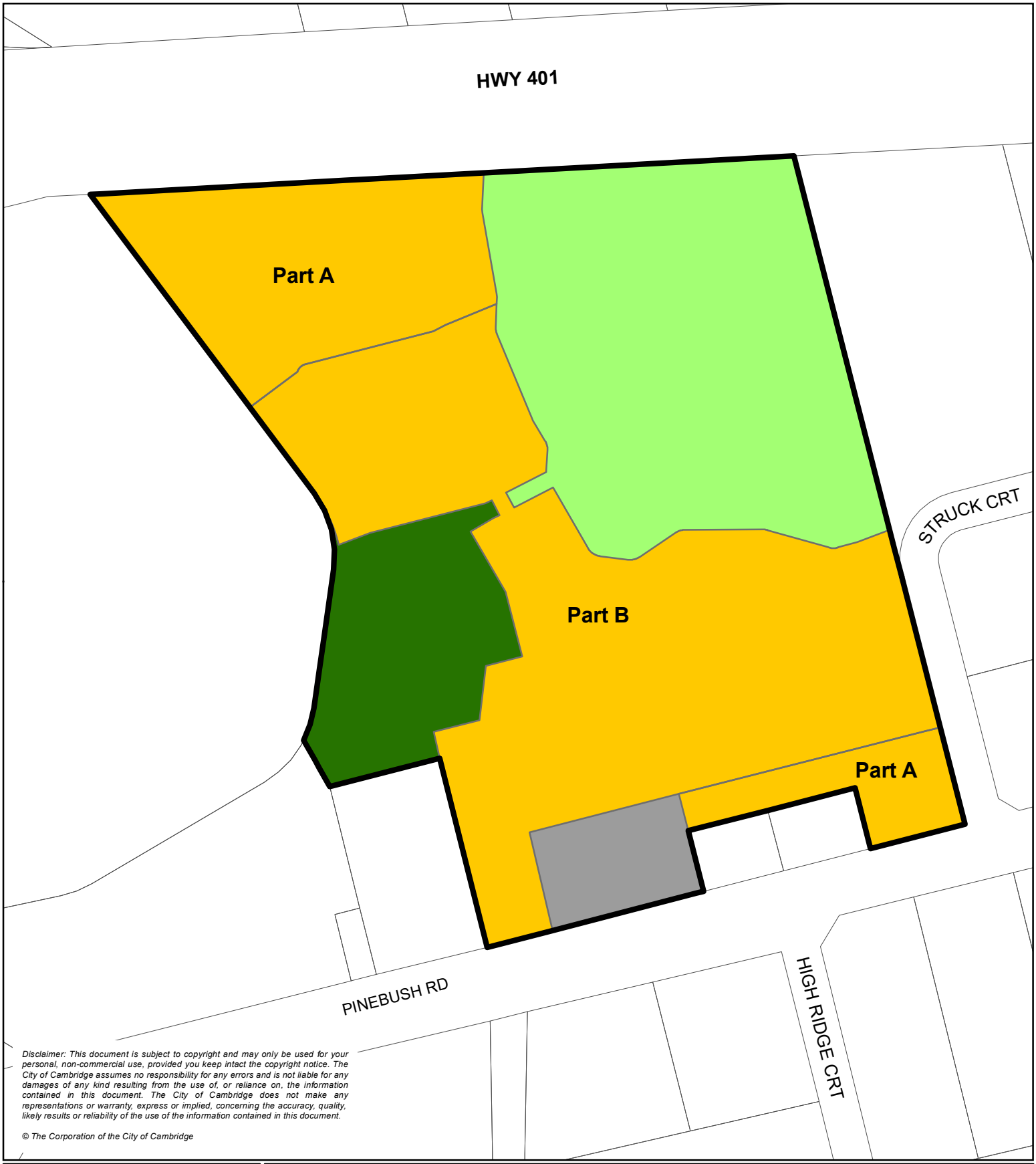

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Figure 74
112 and 128 Pinebush Rd

N

1:3,000

Legend

- High Density Residential
- Employment Corridor
- Recreation, Cemetery and Open Space
- Natural Open Space System
- Subject Lands

Thursday, May 23, 2019 11:21:48 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG74.mxd - DaniloD

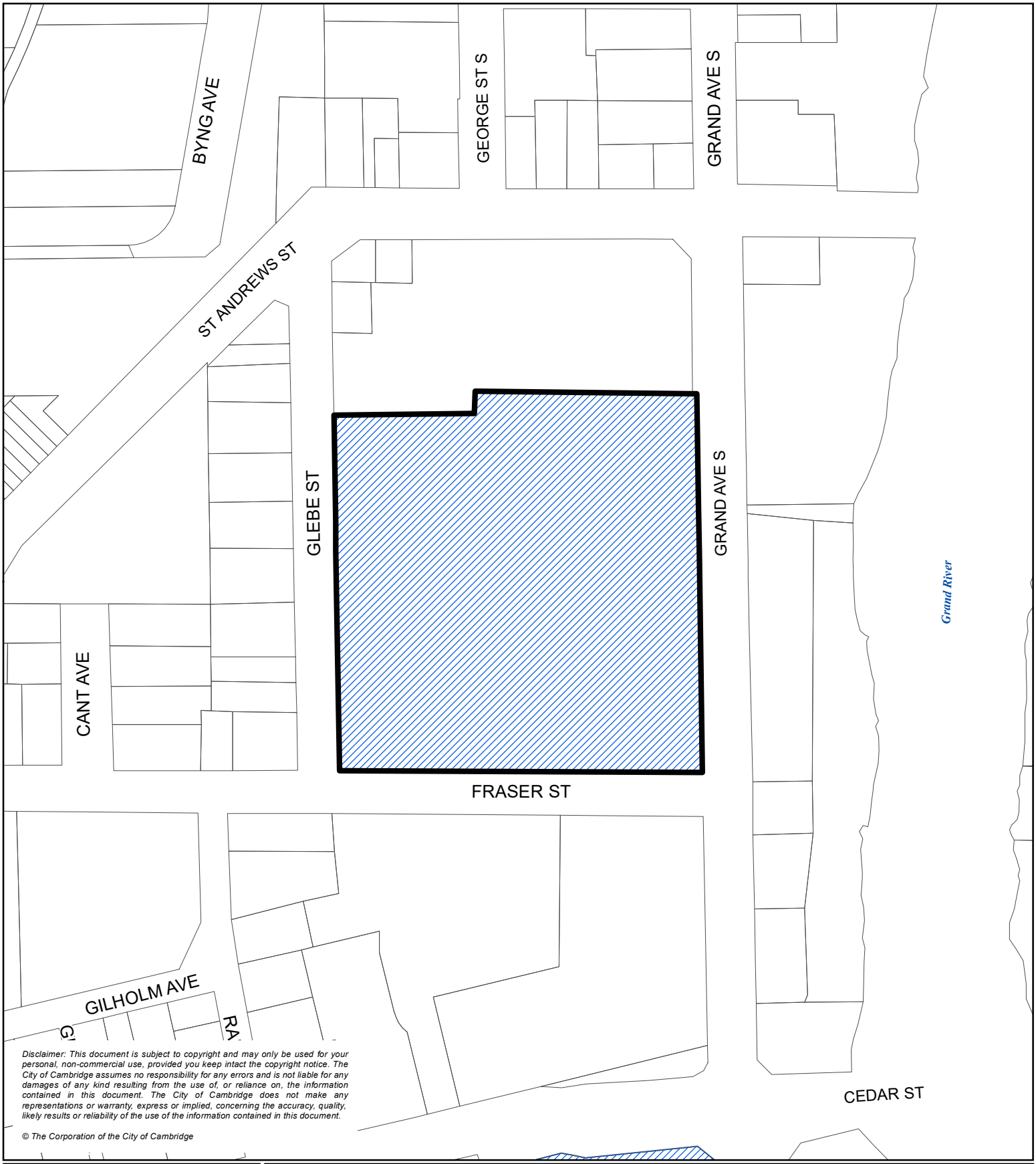

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Figure 75
64 Grand Ave S

N

1:2,000

Legend

Subject Lands

Galt City Centre

Thursday, May 25, 2017 3:04:32 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG75.mxd - danilad

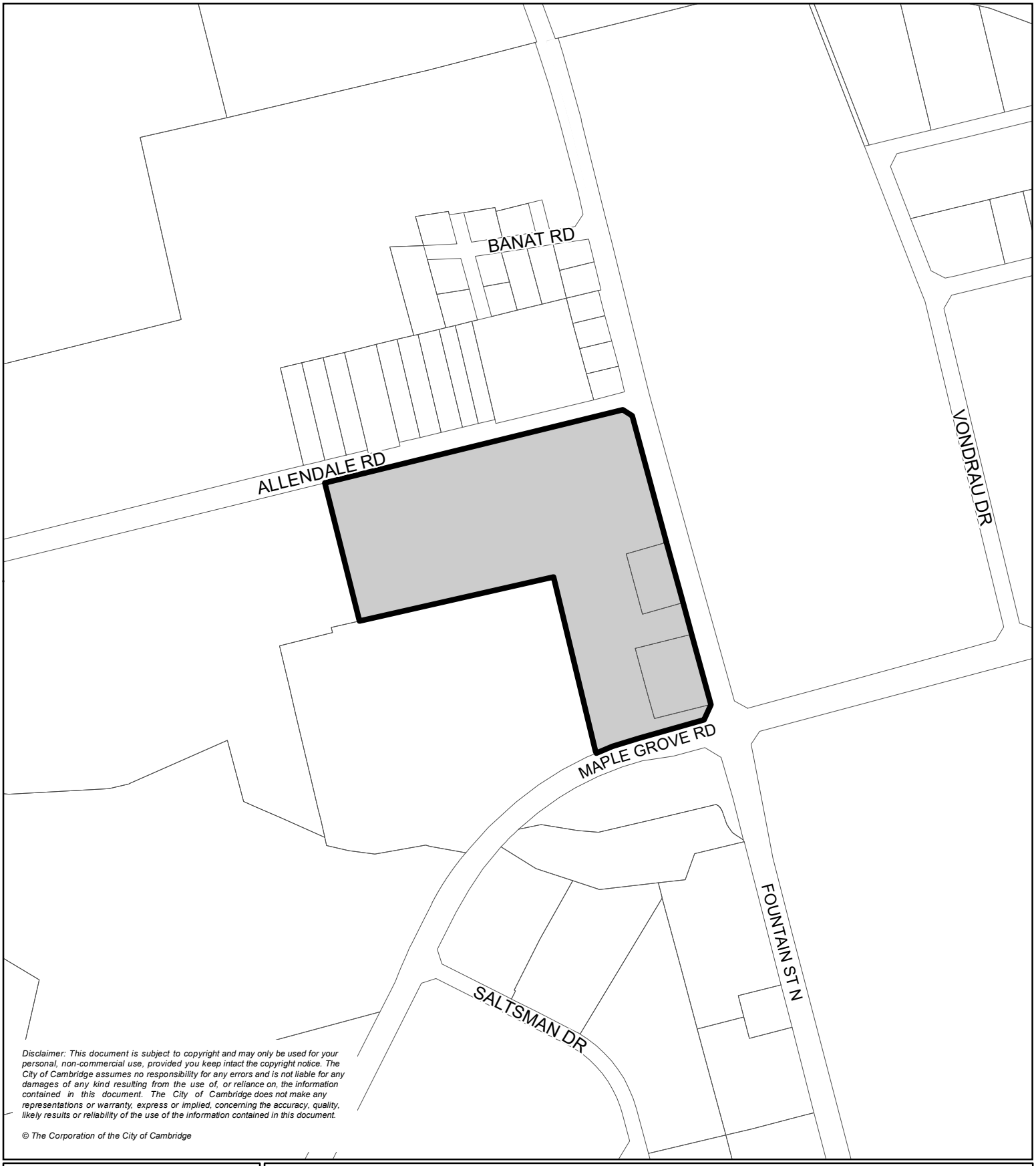

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Figure 76
0, 2200 and 2150 Fountain St N

N

1:7,000

Legend

Business Industrial

Subject Lands

Friday, August 04, 2017 12:13:52 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Med\Final\OP_FIG76.mxd - DaniliaD

77 – Policy 8.10.69 – 0 Sparrow Avenue & 825-875 Main Street

Deleted (By-law 24-084, OPA 65)

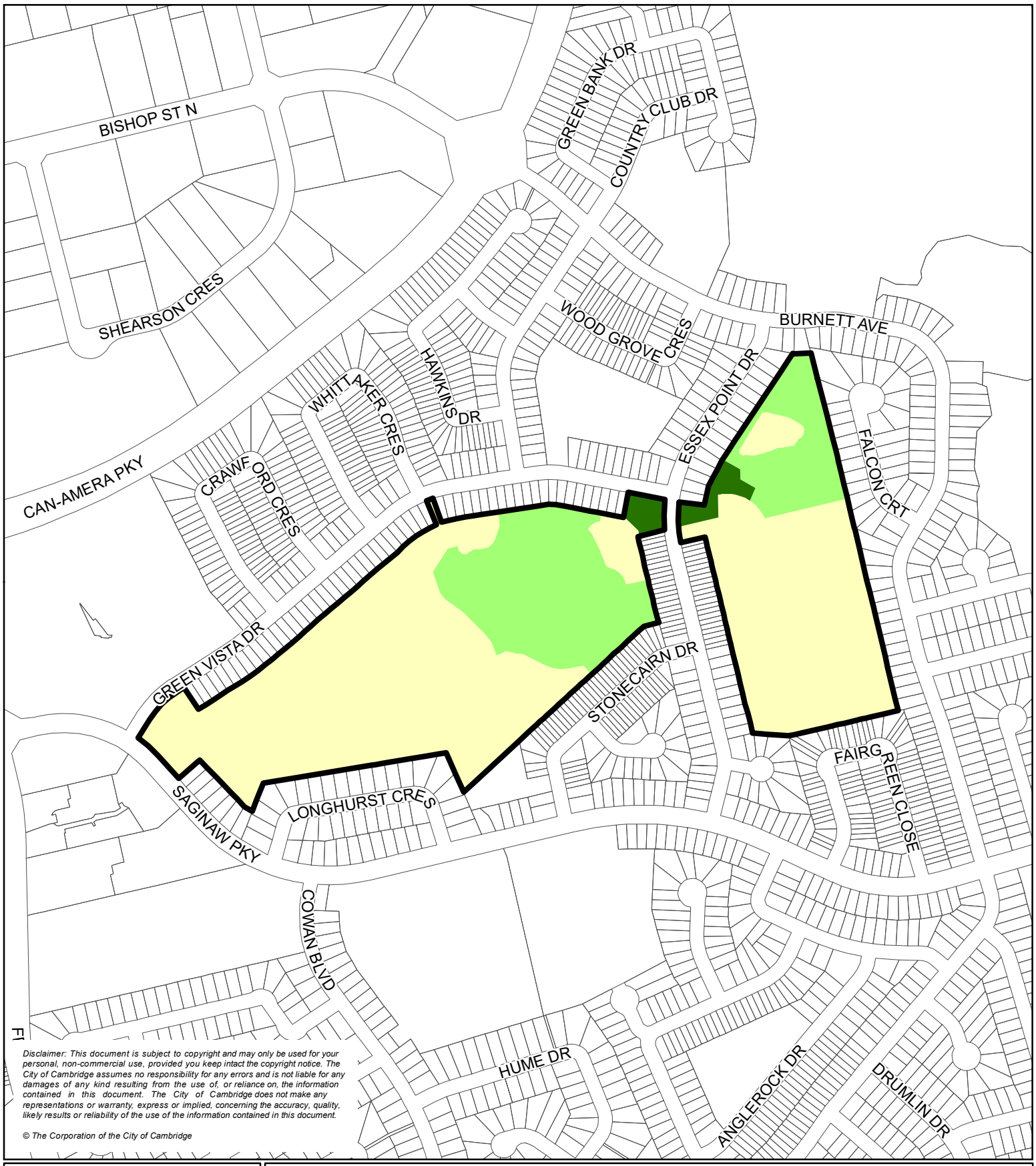

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Figure 78
Former Saginaw Golf Course

N

1:7,000

Legend

- Low / Medium Density Residential
- Recreation, Cemetery and Open Space
- Natural Open Space System
- Subject Lands

Wednesday, March 21, 2018 4:29:47 PM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\MxdFinal\OP_FIG78.mxd - danilad

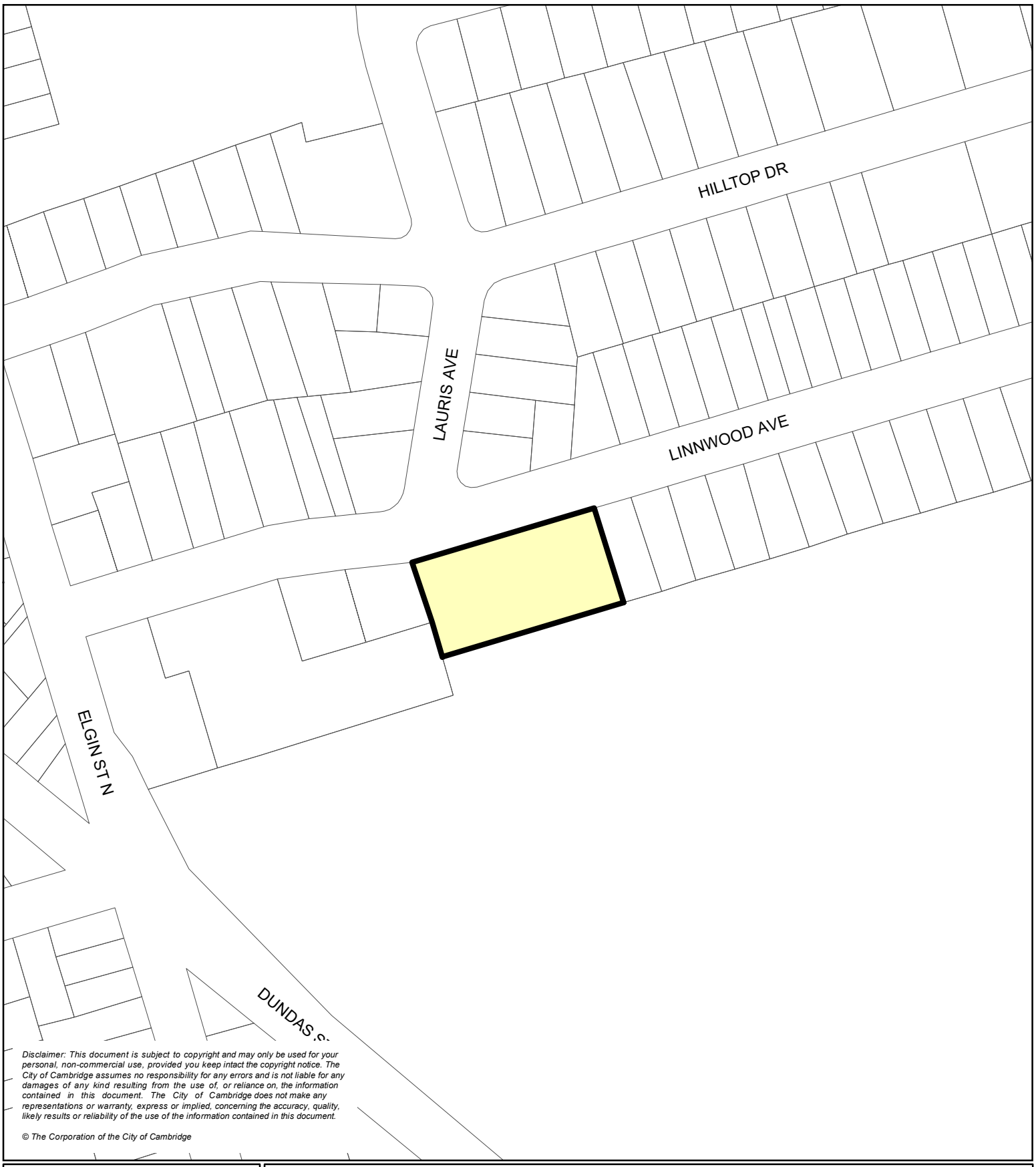

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Figure 79
25 Linnwood Ave

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, April 12, 2018 9:09:13 AM
G:\CORP\TS\TSP\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG79.mxd - danilad

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Figure 80
256-258 Hespeler Rd

N

1:3,000

Legend

- Hespeler Road Mixed-Use Corridor
- Natural Open Space System
- Subject Lands

Friday, December 14, 2018 11:39:41 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG80.mxd - DaniiaD

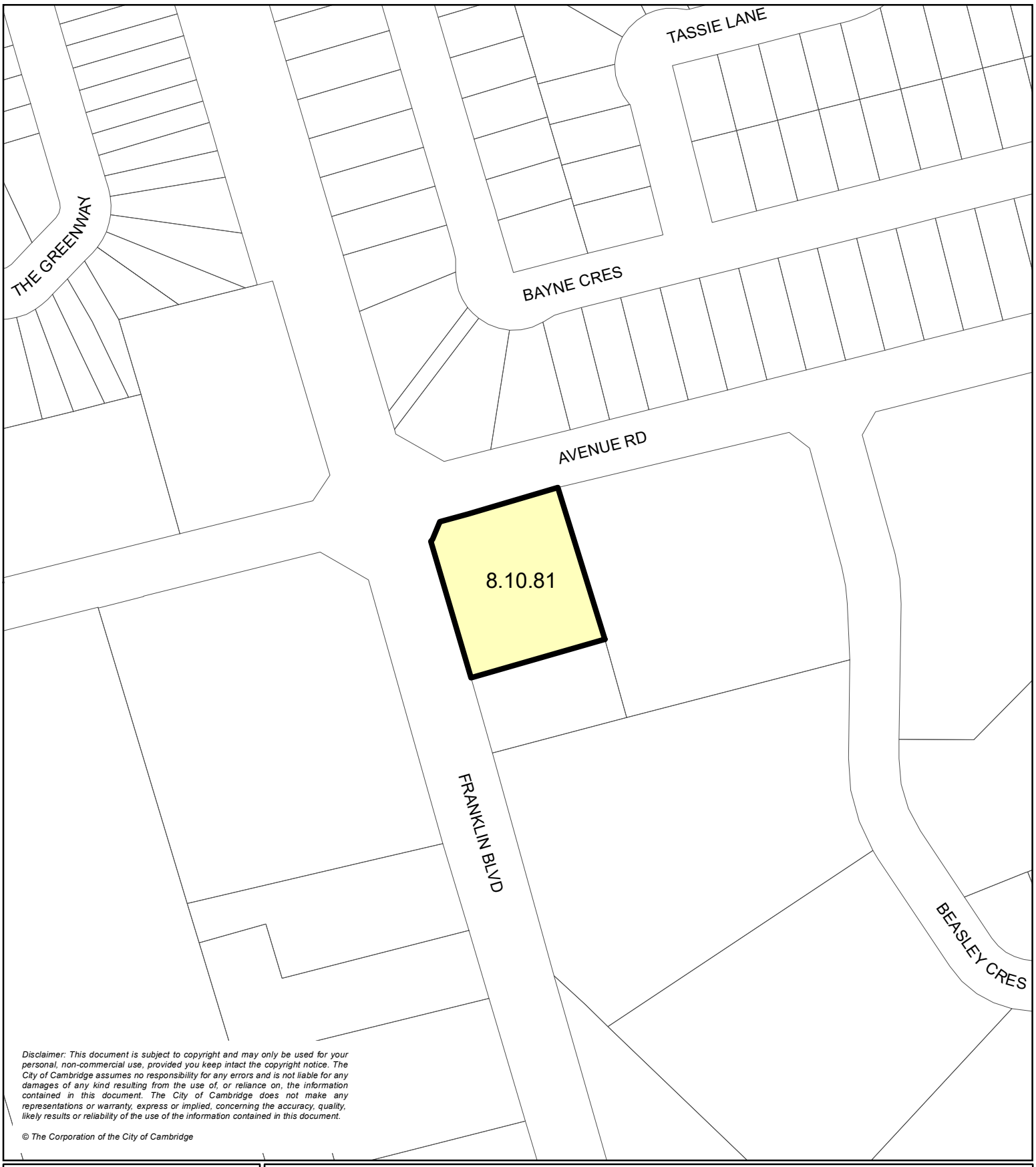

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Figure 81
721 Franklin Blvd

N

1:2,000

Legend

Low / Medium Density Residential

Subject Lands

Thursday, June 27, 2019 10:54:31 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG81.mxd - DaniaD

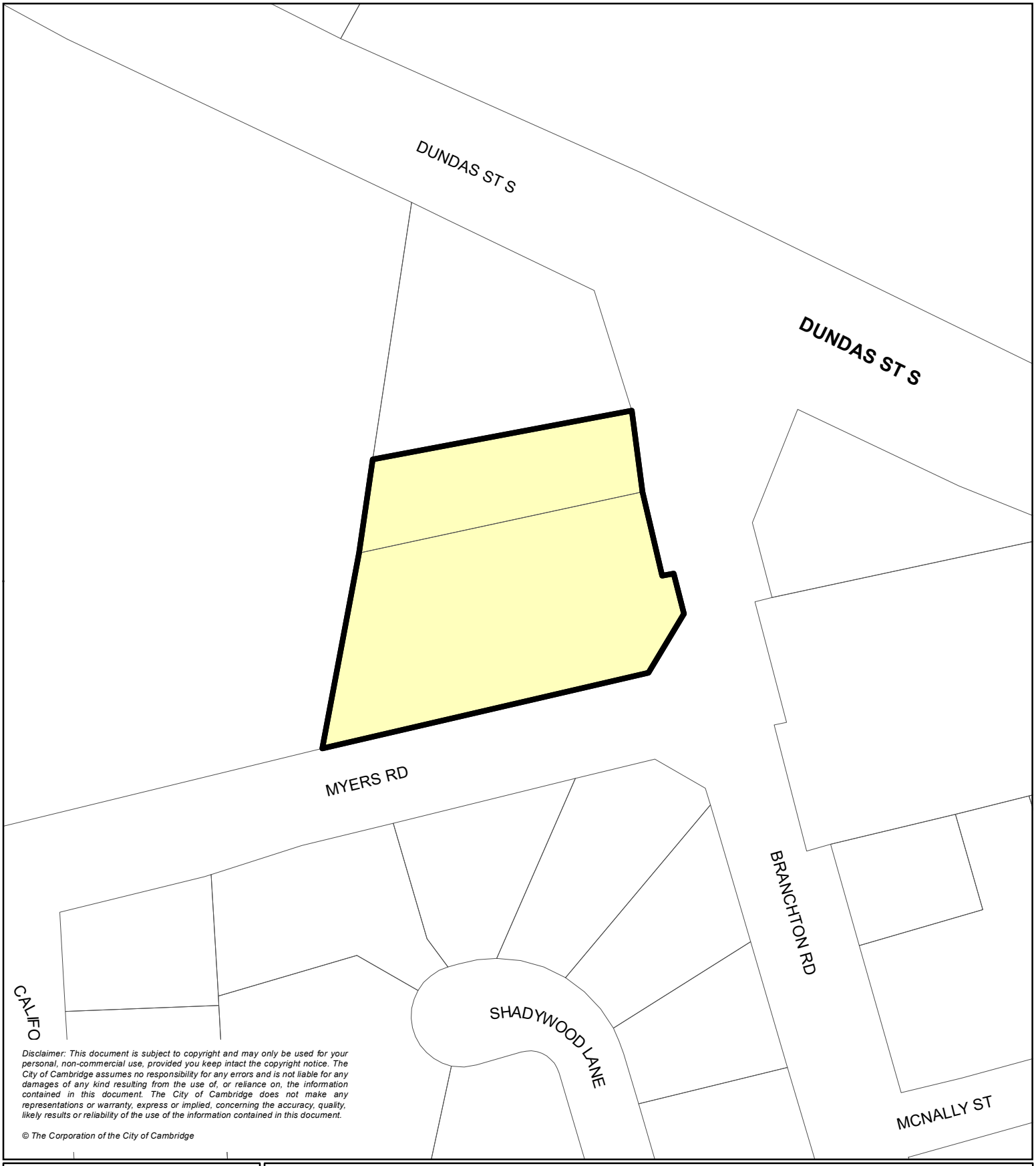

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Figure 83

4, 10 & 16 Branchton Rd

N

1:1,500

Legend

- Low / Medium Density Residential
- Natural Open Space System
- Subject Lands

Wednesday, June 17, 2020 10:36:48 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG83.mxd - danilad

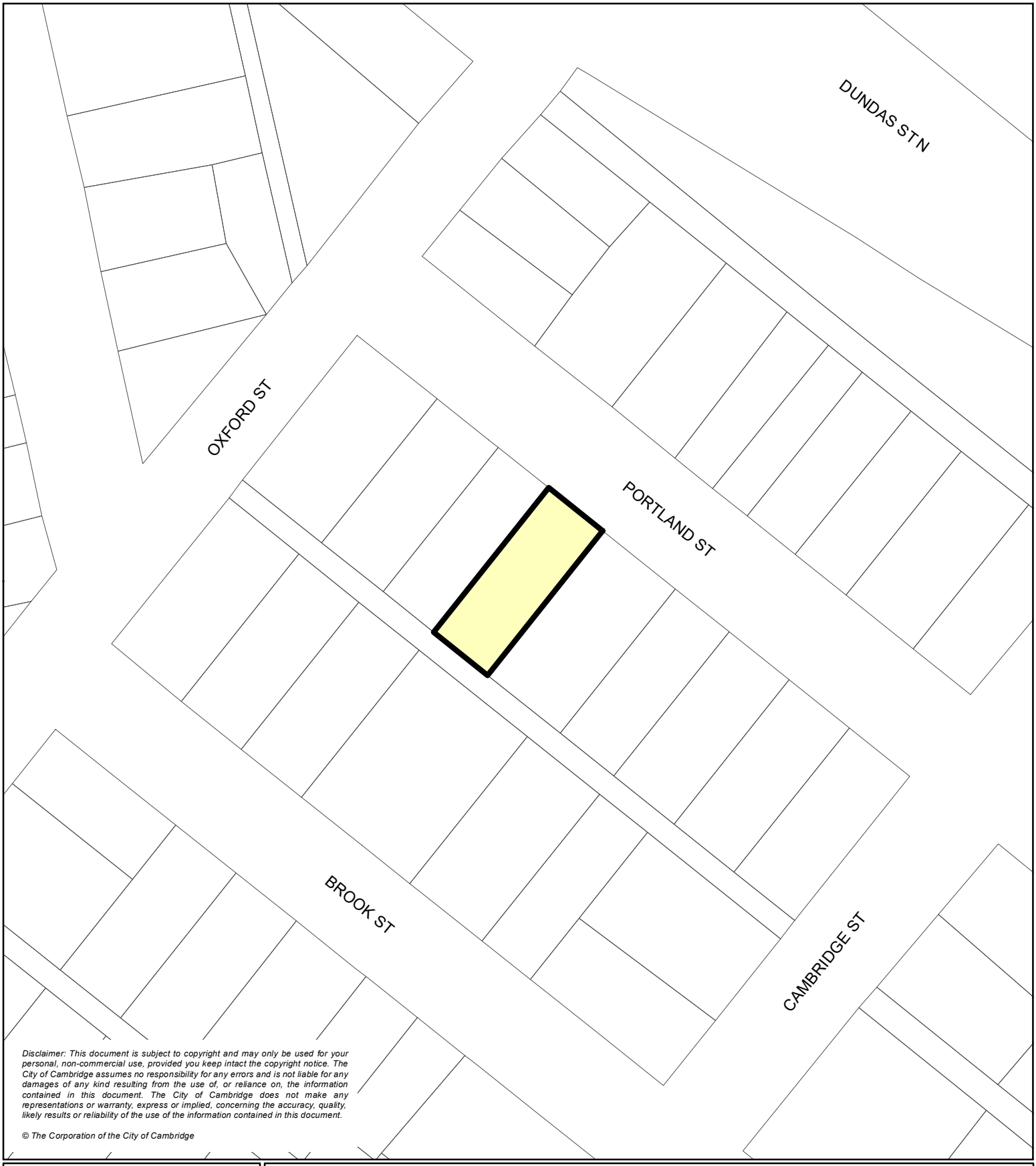

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Figure 84

42 Portland St

N

1:1,000

Legend

Low / Medium Density Residential

Subject Lands

Monday, June 28, 2021 9:03:10 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG84.mxd - danilad

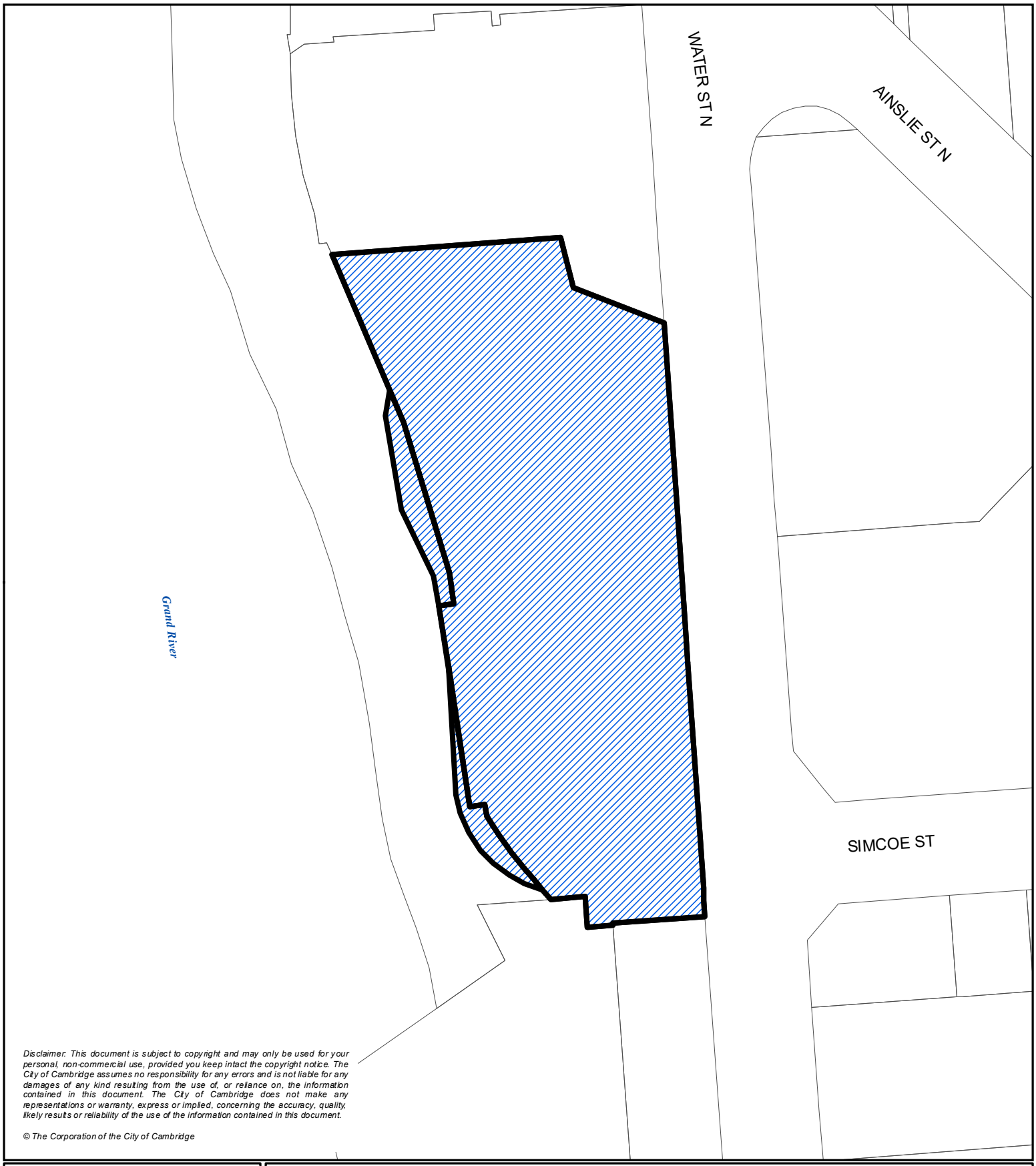

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Figure 85

130 Water St N & 0 Park Hill Rd E

N

1:1,000

Legend

- Galt City Centre; Preston Towne Centre; Hespeler Village
- Subject Lands

Friday, September 24, 2021 4:17:45 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG85.mxd - walkem

86 – Policy 8.10.86 – 55 Kerr Street (Placeholder)

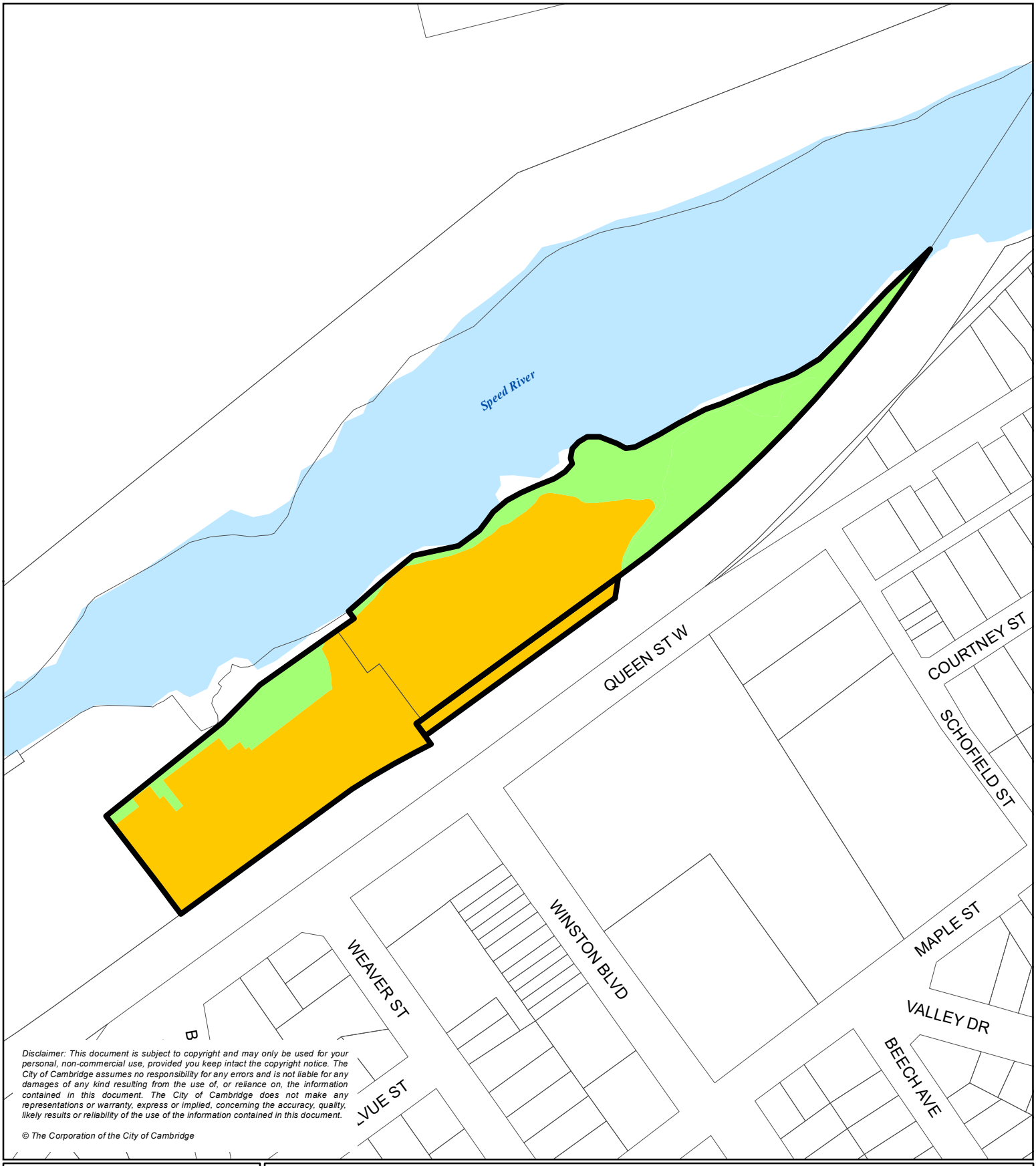

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Figure 87

211 and 215 Queen St W

N

1:2,500

Legend

- High Density Residential
- Natural Open Space System
- Subject Lands

Tuesday, July 5, 2022 8:37:25 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG87.mxd - danilad

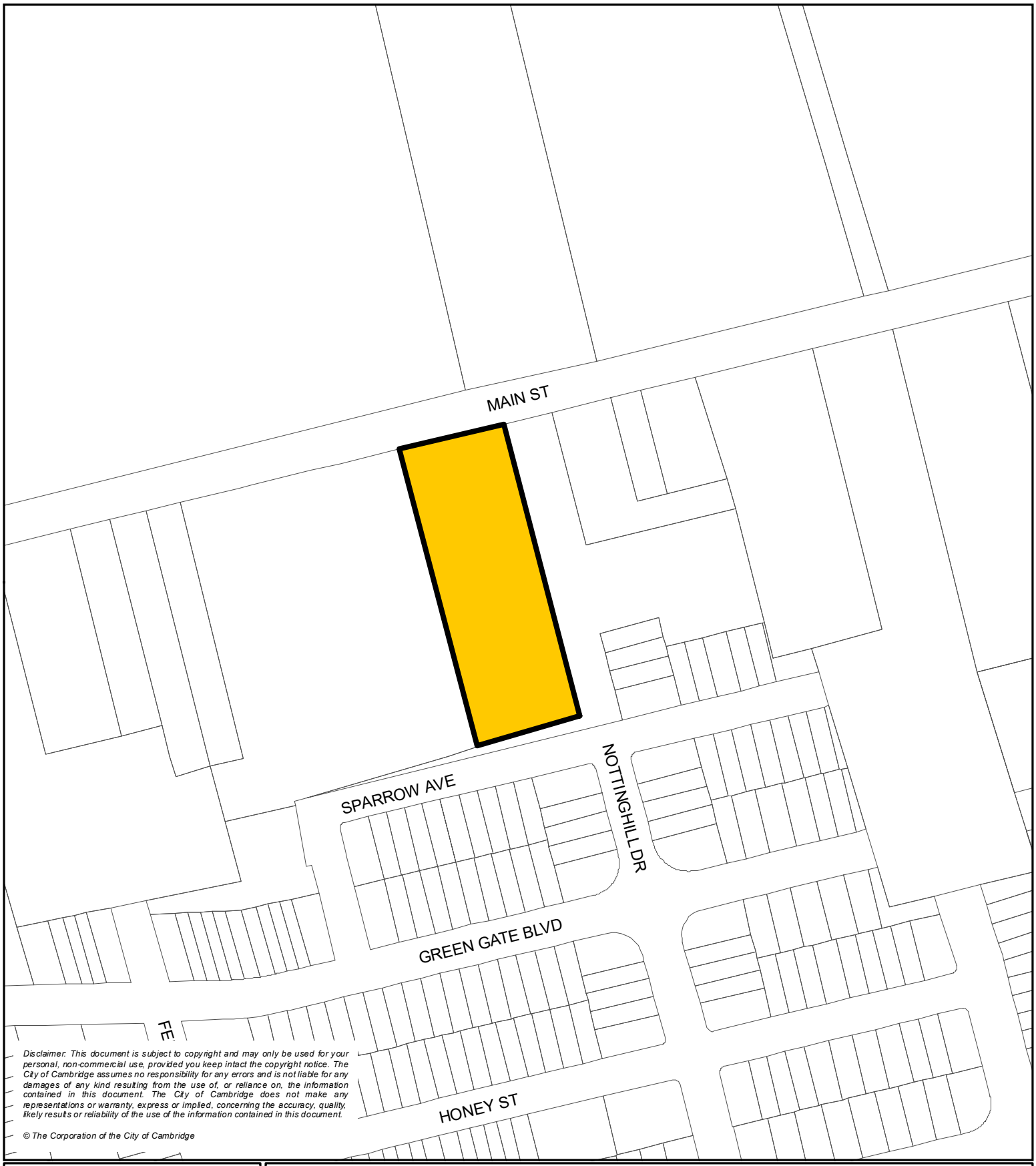

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Figure 88

61-65 Nottinghill Dr

N

1:2,500

Legend

- High Density Residential
- Subject Lands

Friday, June 24, 2022 2:43:47 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG88.mxd - walkern

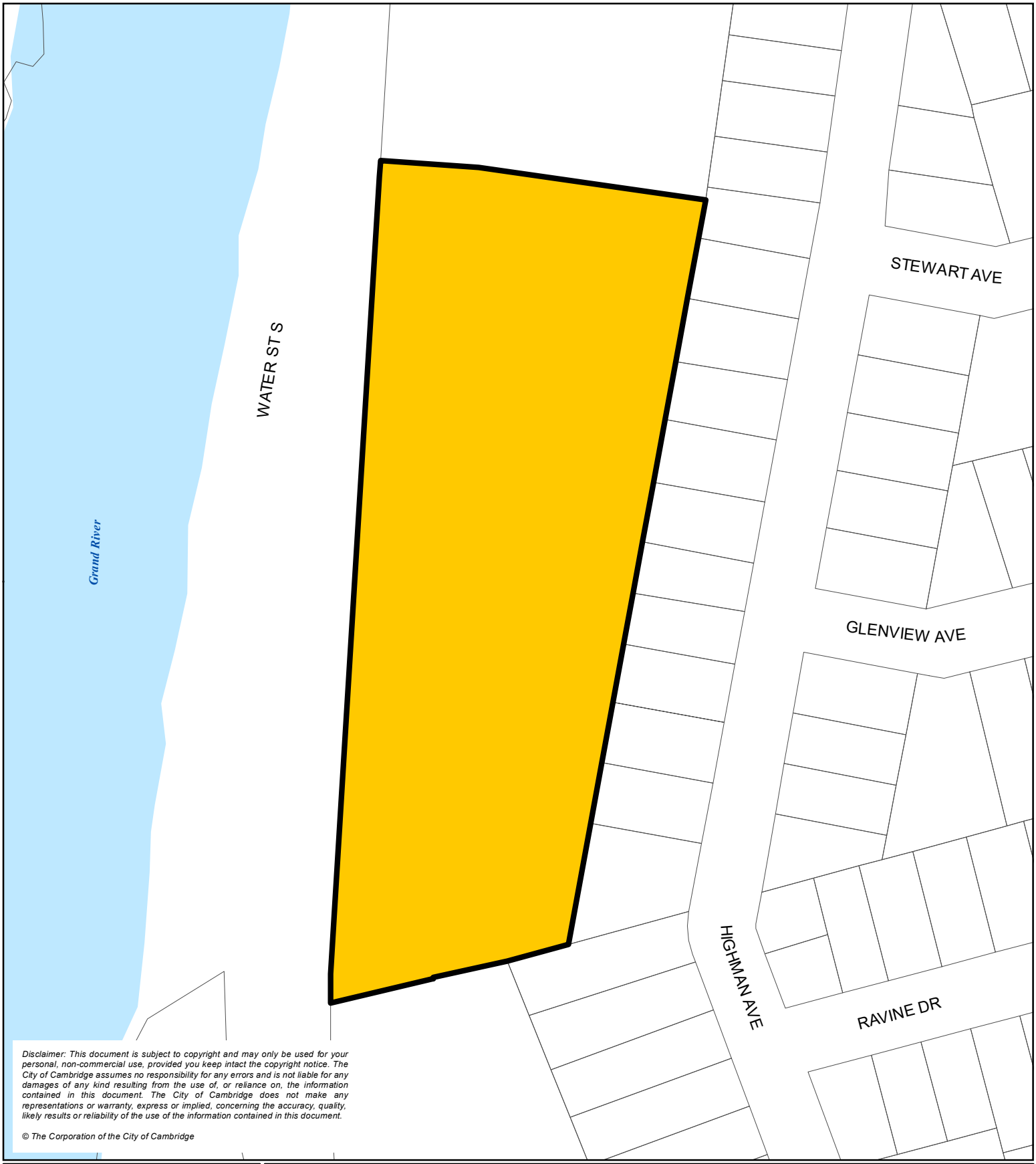

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Figure 89

193 Water St S

N

1:1,500

Legend

Subject Lands

High Density Residential (Subject to Section 8.10.89)

Sunday, July 28, 2024 10:34:08 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG89.mxd - walkem

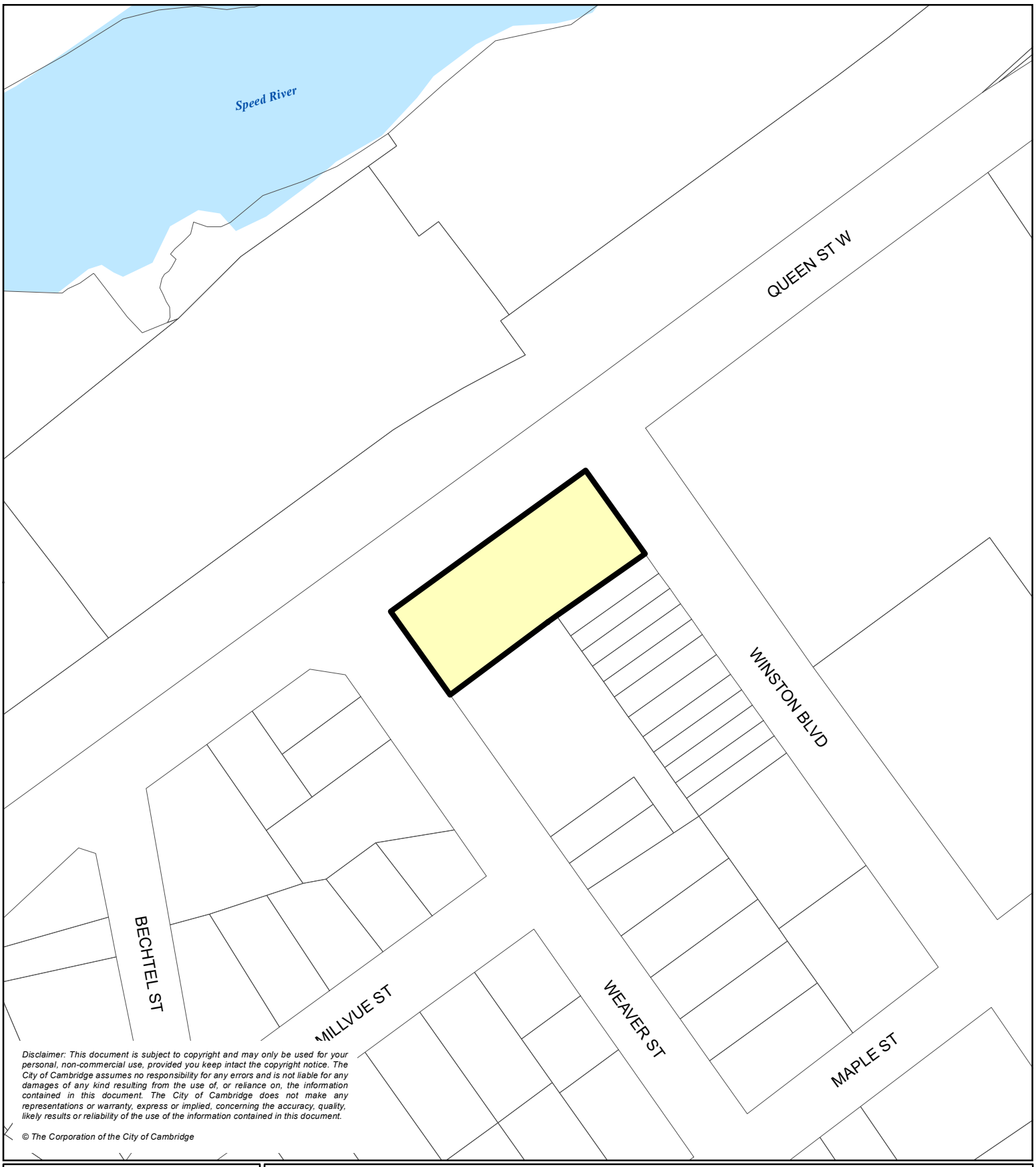

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Figure 90

212 Queen St W

N

1:1,500

Legend

Low / Medium Density Residential

Subject Lands

Wednesday, August 31, 2022 1:46:14 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\FinalOP_FIG90.mxd - danilad

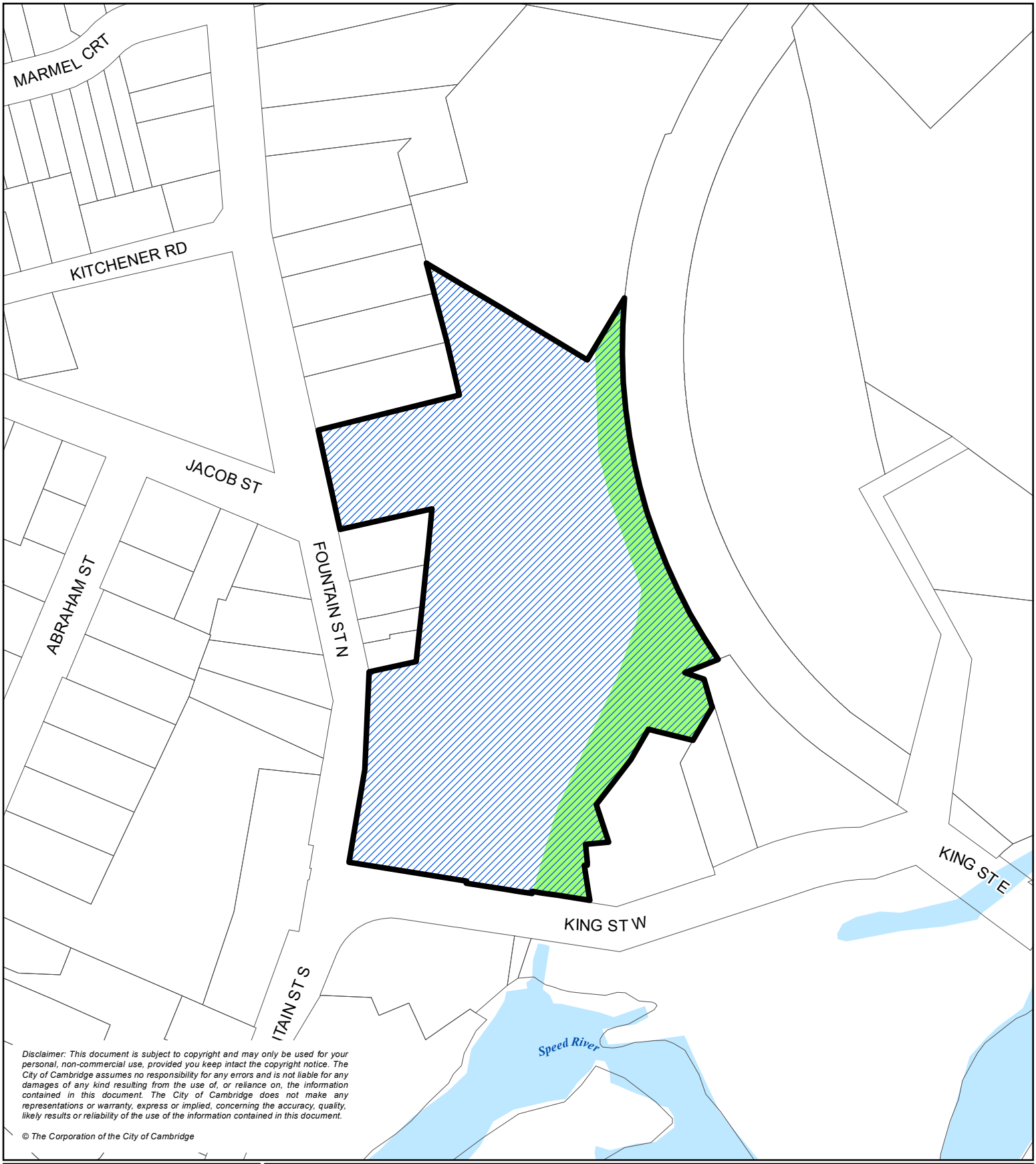

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Figure 91

255 King St W

N

1:2,106

Legend

- Galt City Centre; Preston Towne Centre; Hespeler Village
- Natural Open Space System
- Subject Lands

Wednesday, August 31, 2022 1:27:49 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG91.mxd - danilad

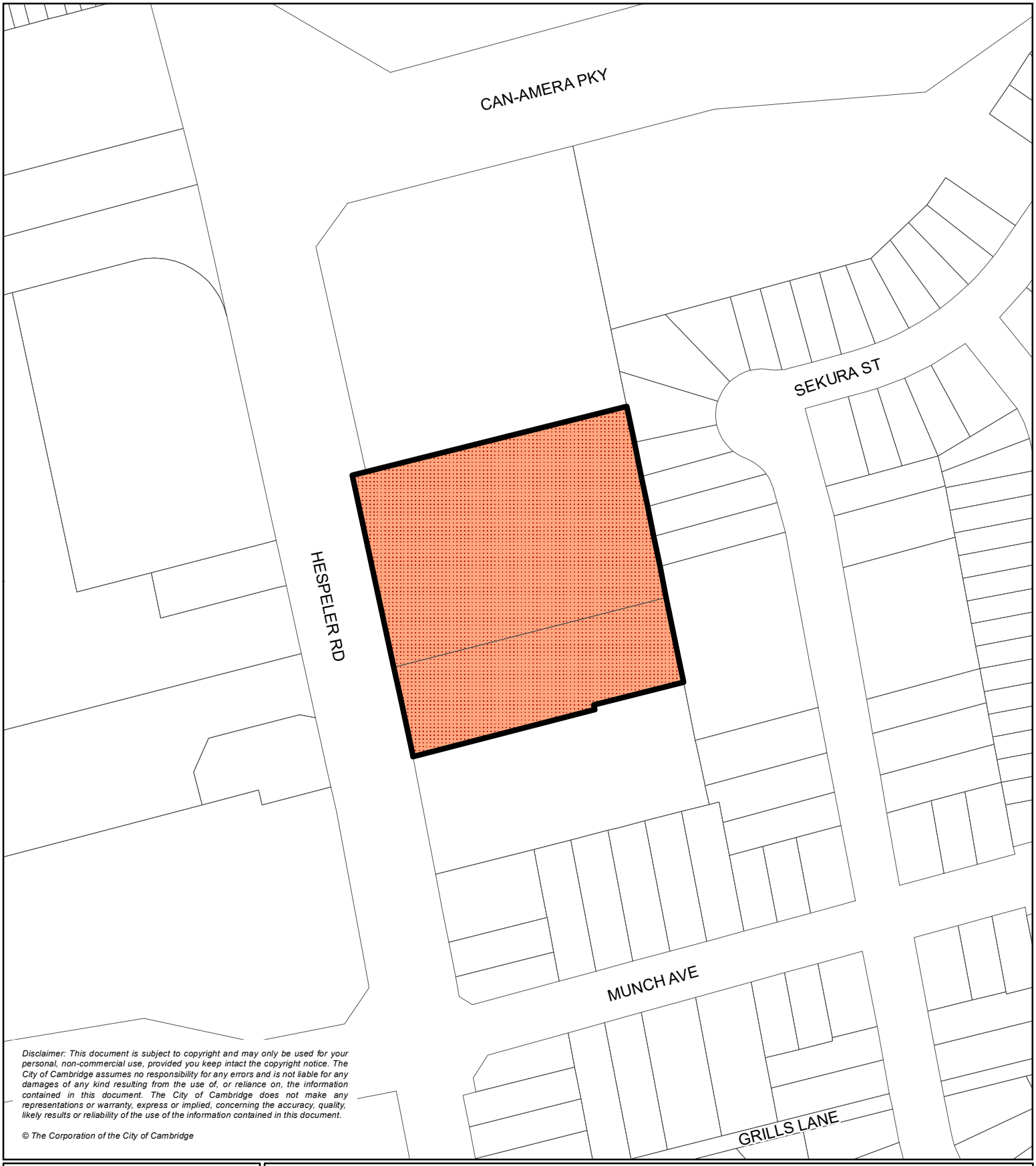

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Figure 92

201 and 217 Hespeler Rd

N

1:2,000

Legend

- Hespeler Road Mixed-Use Corridor
- Subject Lands

Monday, November 7, 2022 10:39:46 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG92.mxd - danilad

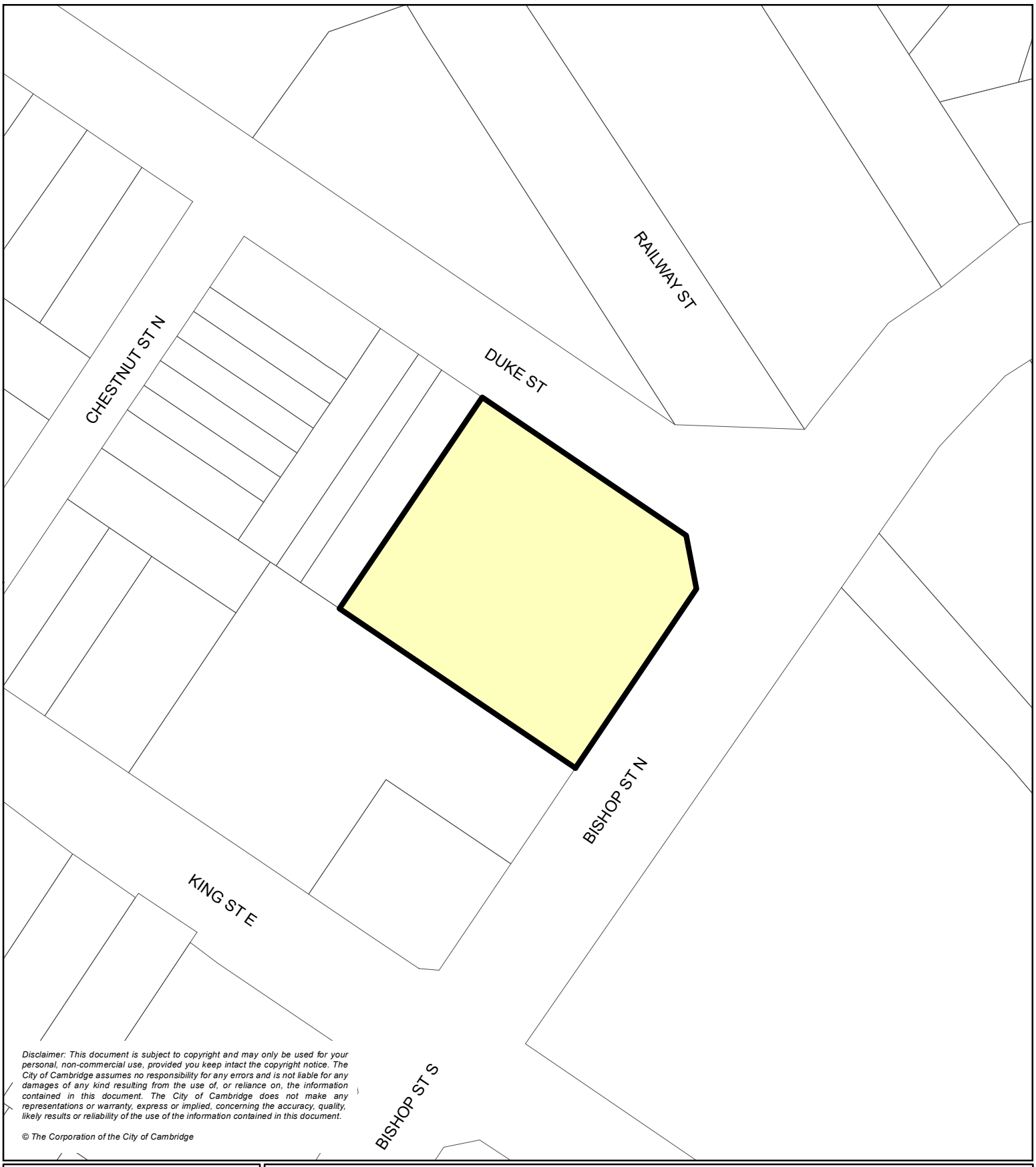

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Figure 93

1418 Duke St

N

1:1,000

Legend

Low / Medium Density Residential

Subject Lands

Monday, November 7, 2022 1:51:53 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG93.mxd - danilad

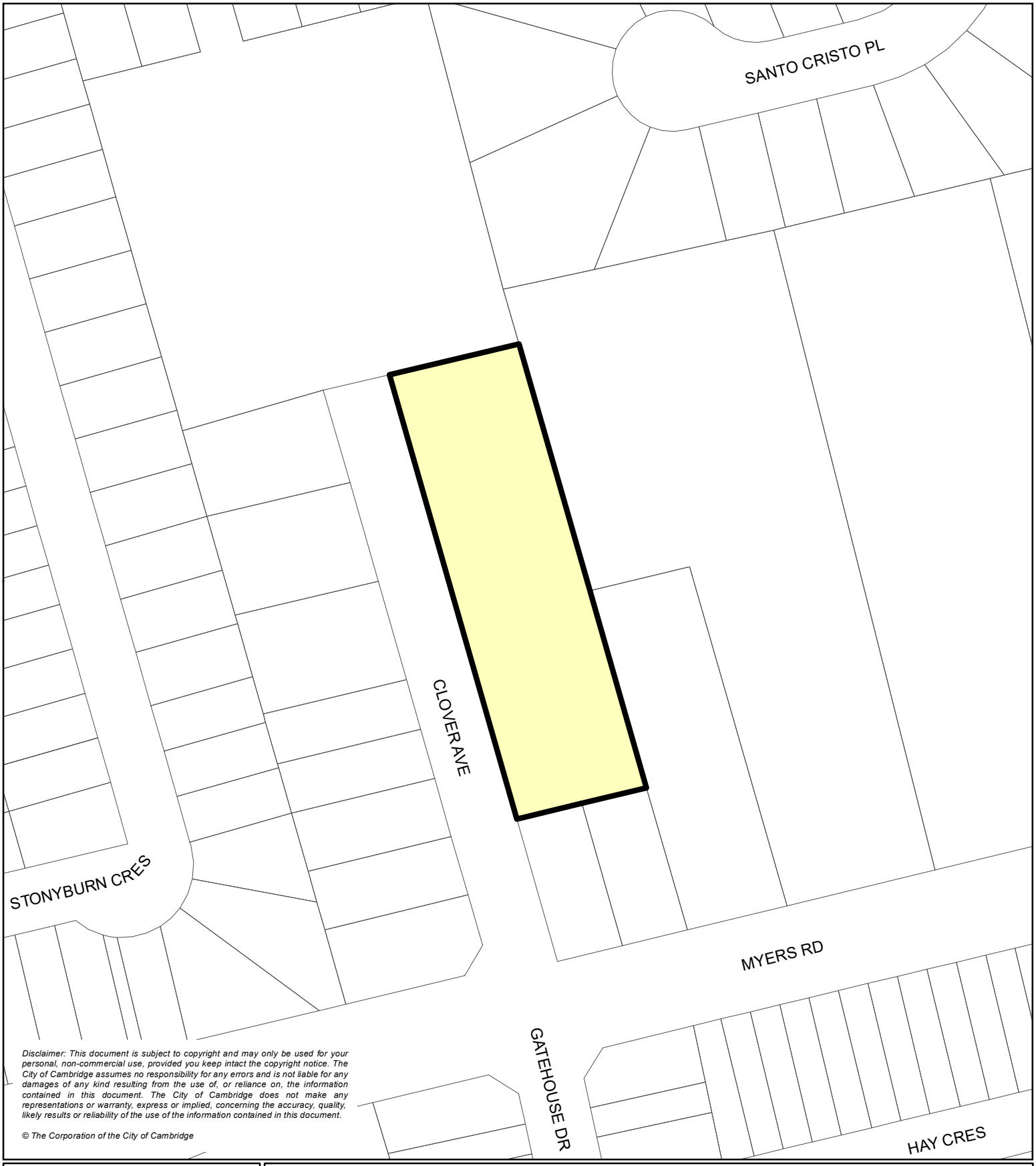

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Figure 94

15 Clover Ave

N

1:1,500

Legend

Low / Medium Density Residential

Subject Lands

Monday, November 7, 2022 1:57:47 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG94.mxd - danilad

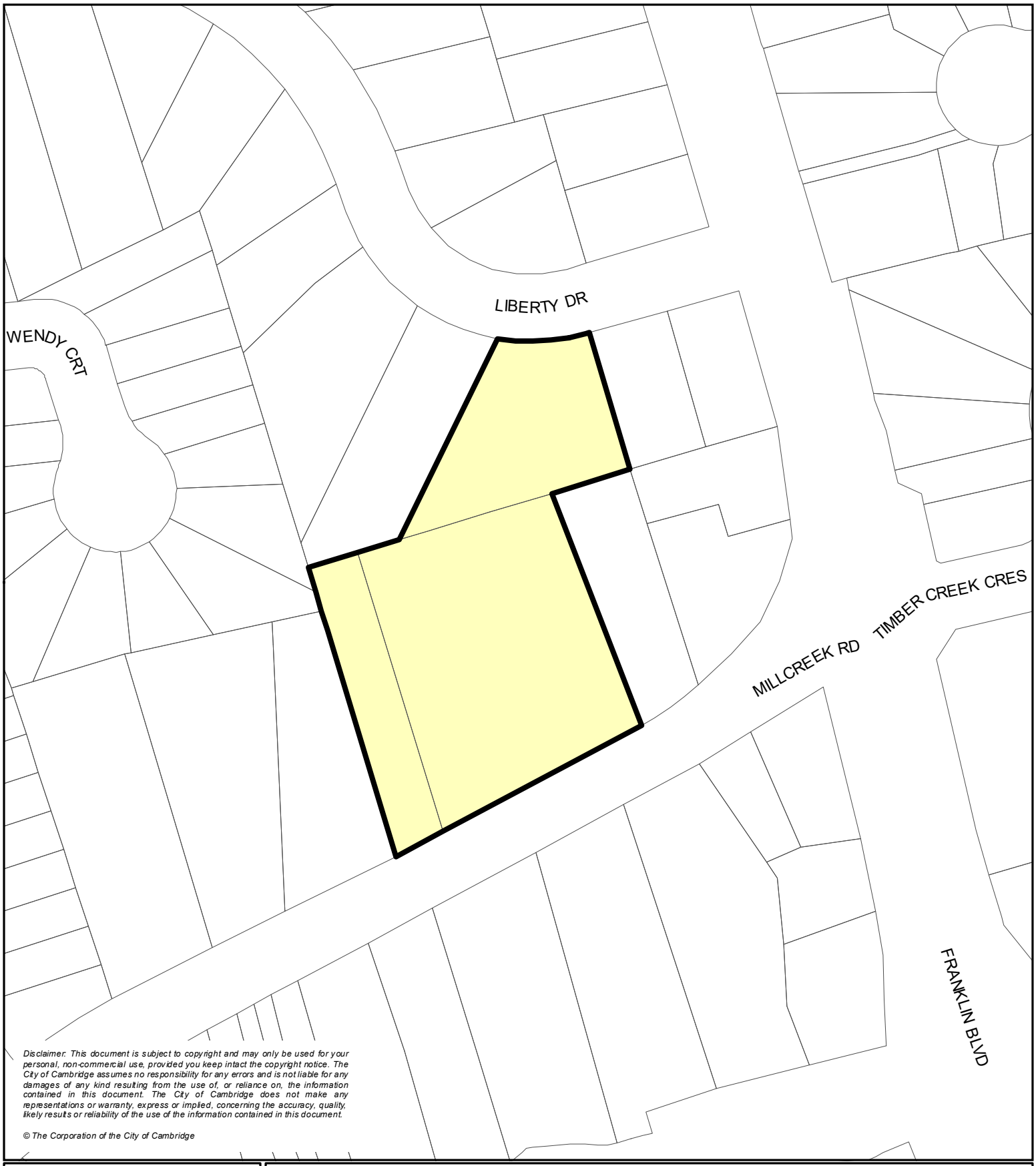

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Figure 96

5 Liberty Dr

N

1:1,500

Legend

Low / Medium Density Residential

Subject Lands

Wednesday, March 22, 2023 8:18:23 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG96.mxd - walkern

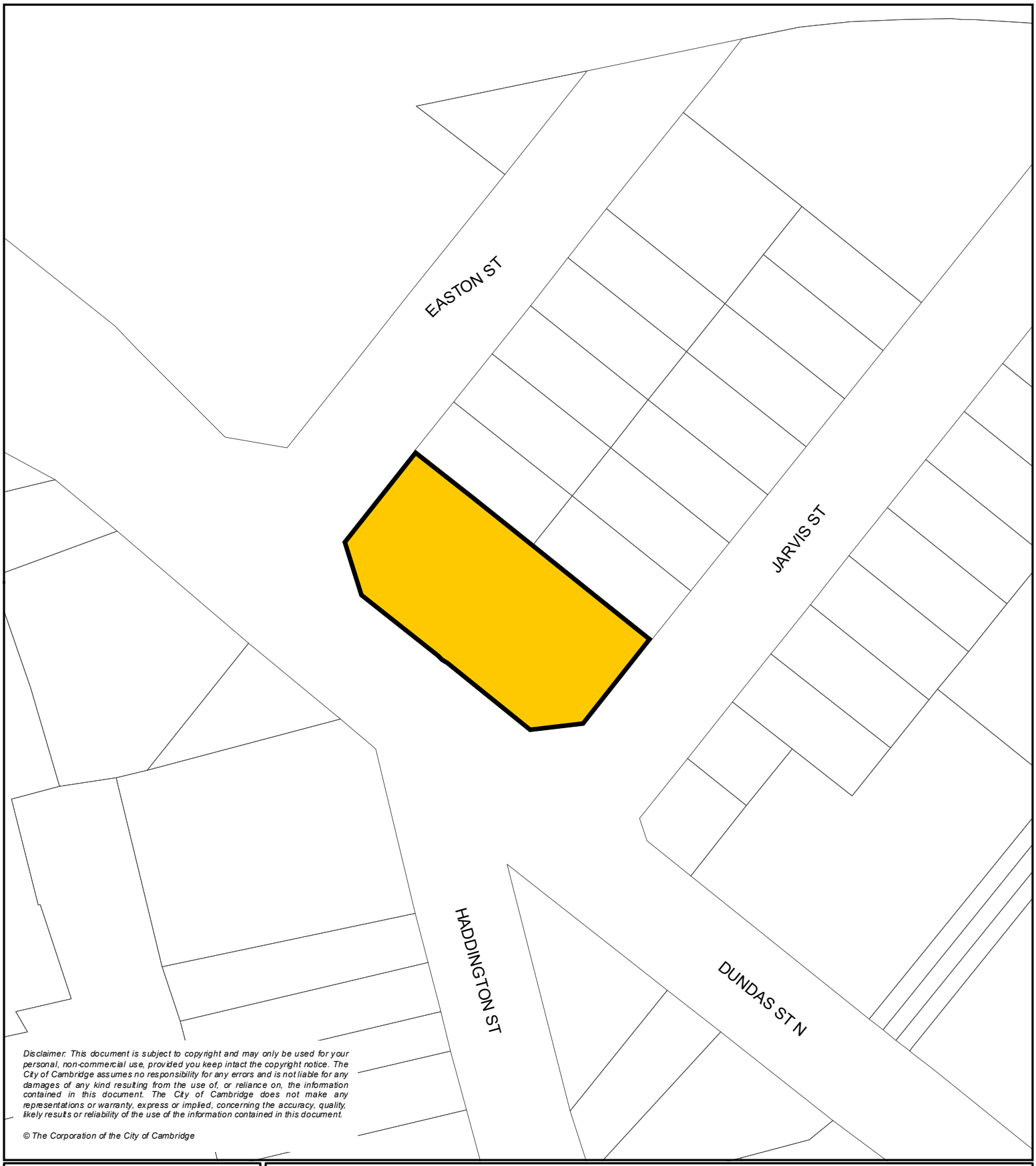

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Figure 97

499 Dundas St N

N

1:1,000

Legend

High Density Residential (subject to S.8.10.97)

Subject Lands

Friday, August 18, 2023 2:04:22 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG97.mxd - walkern

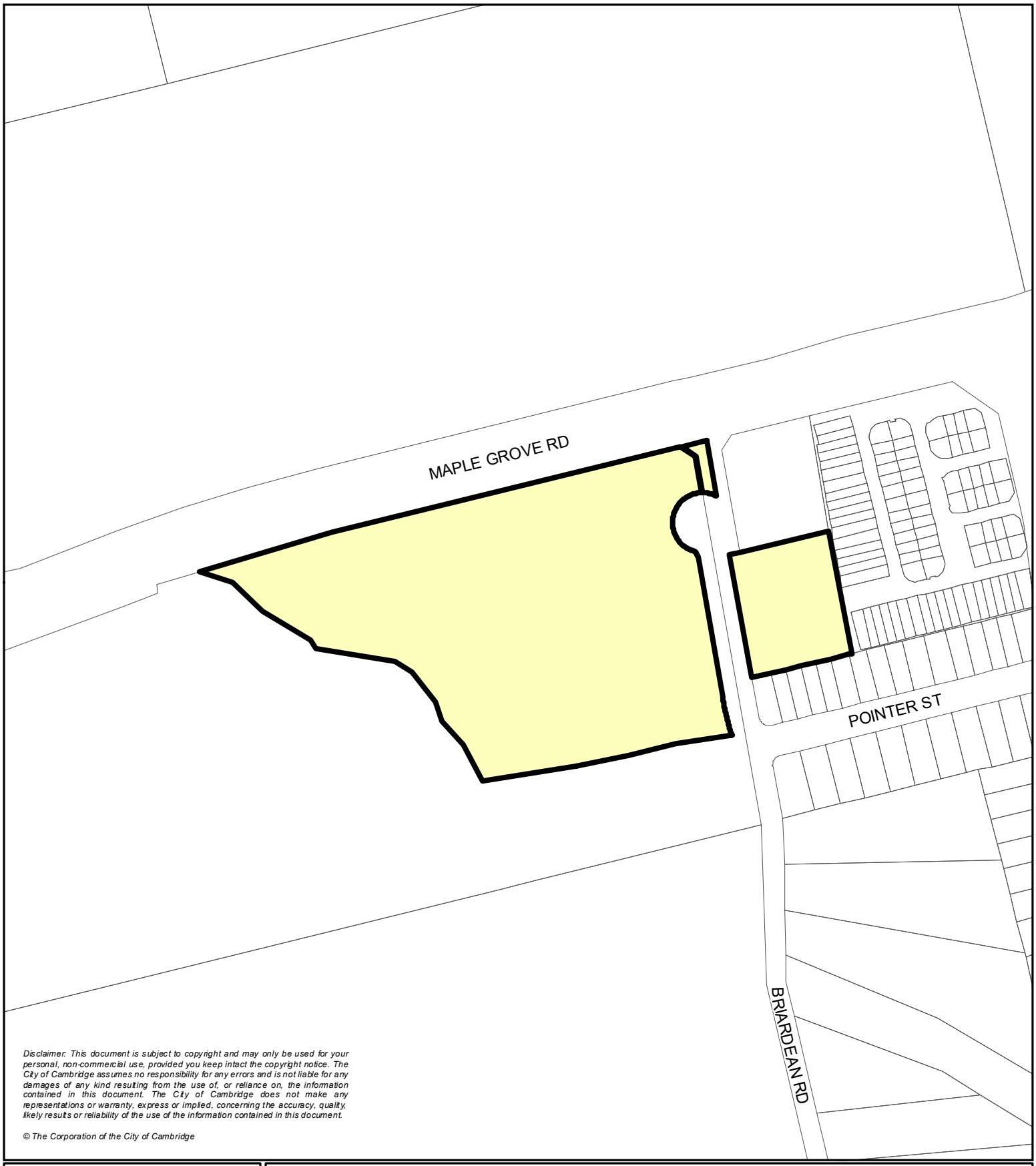

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Figure 98

Rivermill Phase 5

N

1:3,000

Legend

Low / Medium Density Residential

Subject Lands

Tuesday, April 25, 2023 11:40:31 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG98.mxd - walkern

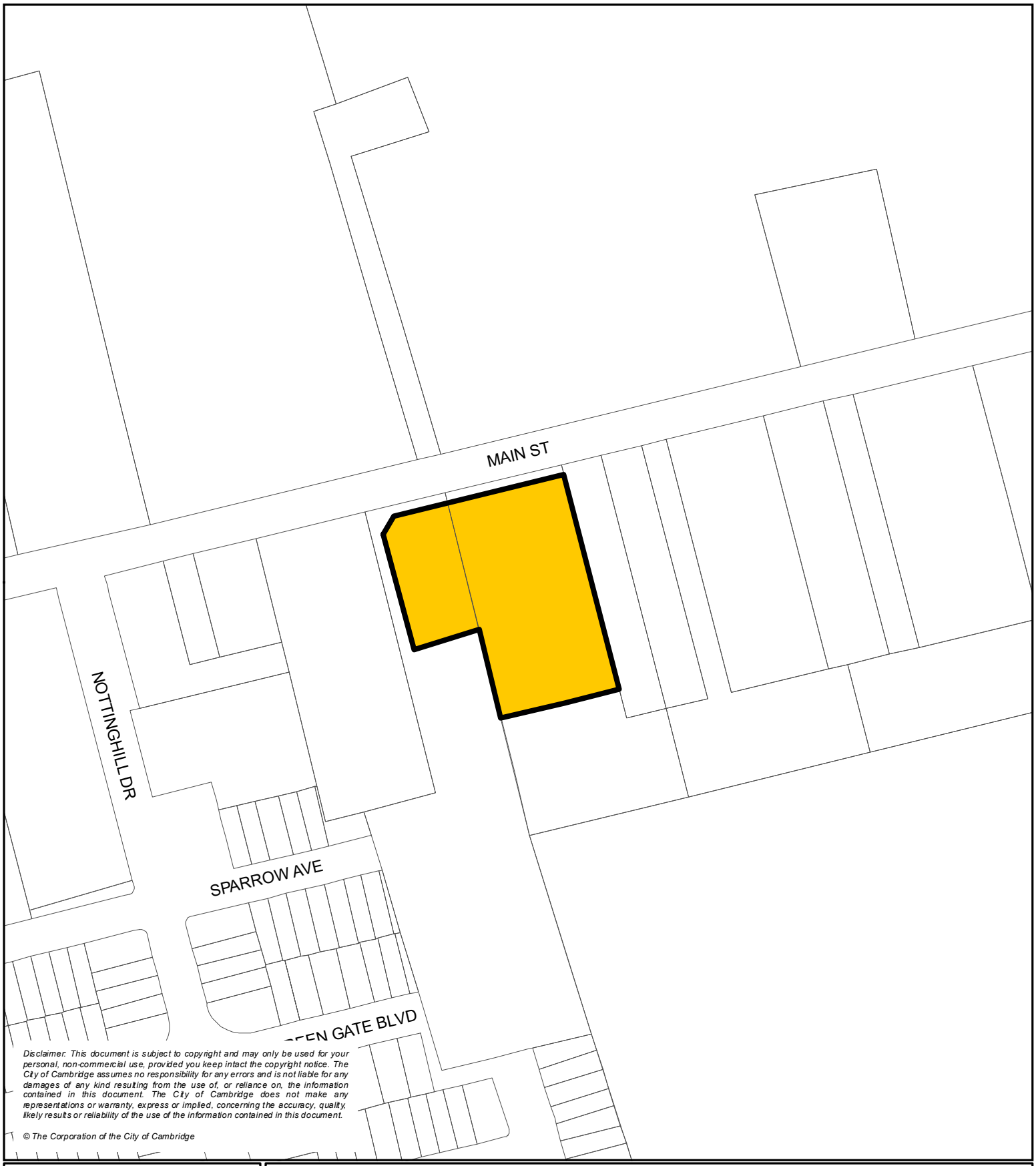

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Figure 99

Upper Greengate

N

1:2,500

Legend

High Density Residential

Subject Lands (Block 8 subject to S.8.10.99 to increase the Floor Space Index to 2.2)

Monday, May 1, 2023 11:59:12 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG99.mxd - walkern

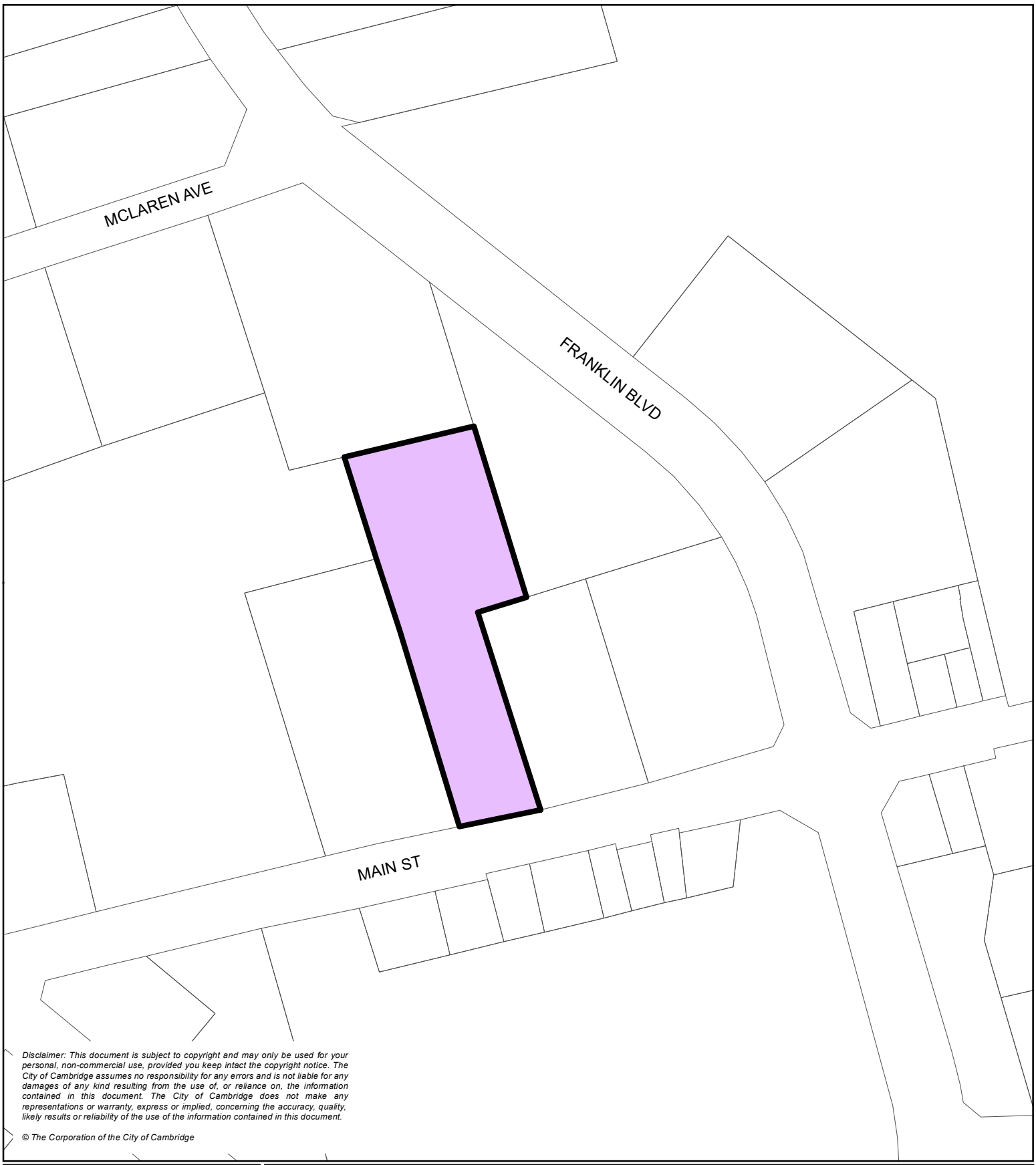

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Figure 101

486 Main St

N

1:2,500

Legend

Mixed Use Medium Density

Subject Lands

Tuesday, August 15, 2023 12:41:22 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG101.mxd - walkem

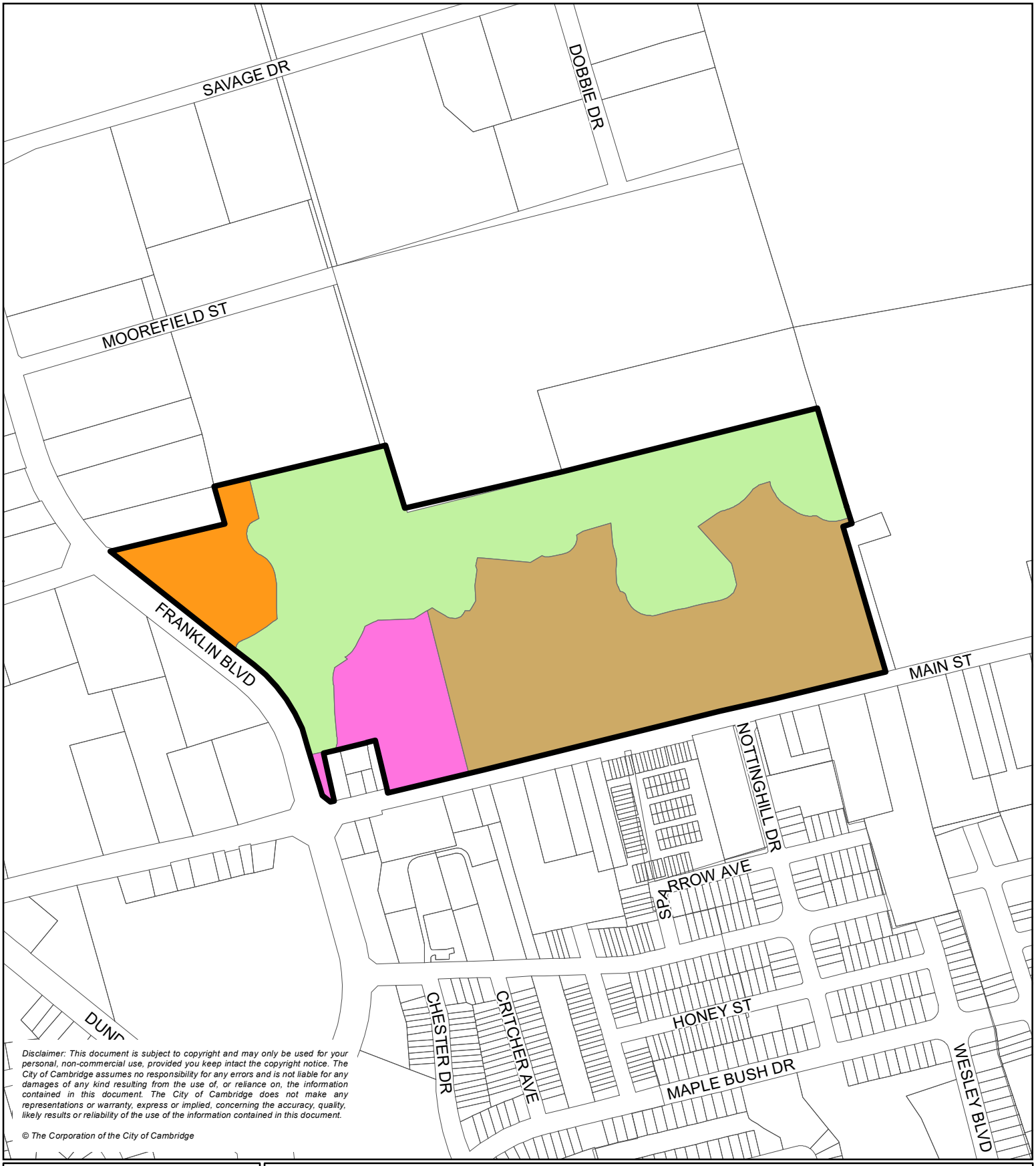

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Figure 102

840/940 Main St & 0 Franklin Blvd

N

1:6,000

Legend

- Medium Density Residential
- Mixed Use Main Street
- High Density Residential
- Natural Open Space System
- Subject Lands

Thursday, May 2, 2024 1:15:36 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG102_Nov2023.mxd - sergeantg

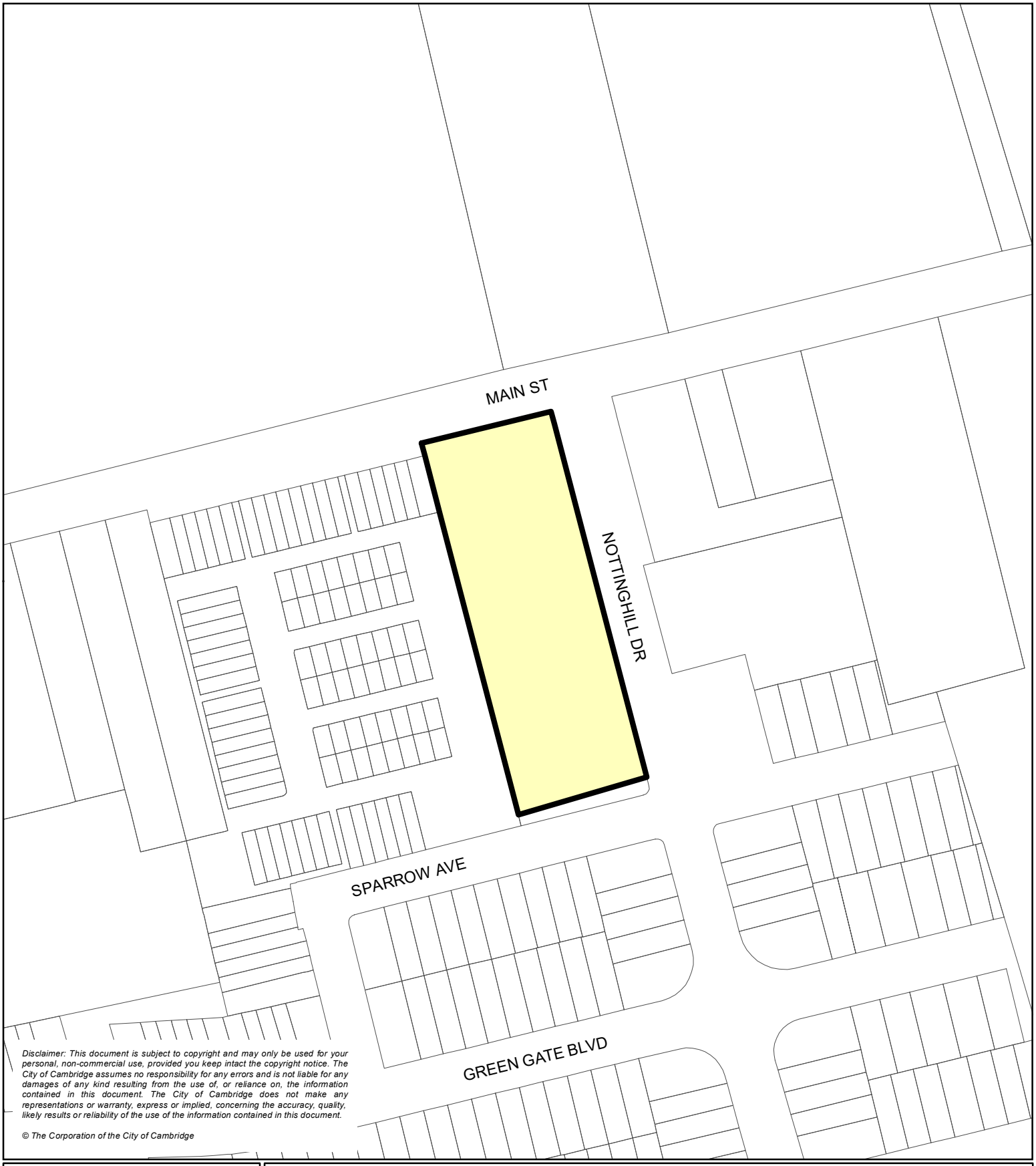

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Figure 103

61-65 Nottinghill Dr

N

1:2,000

Legend

Subject Lands

Low / Medium Density Residential

Tuesday, August 15, 2023 7:10:04 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG103.mxd - walkem

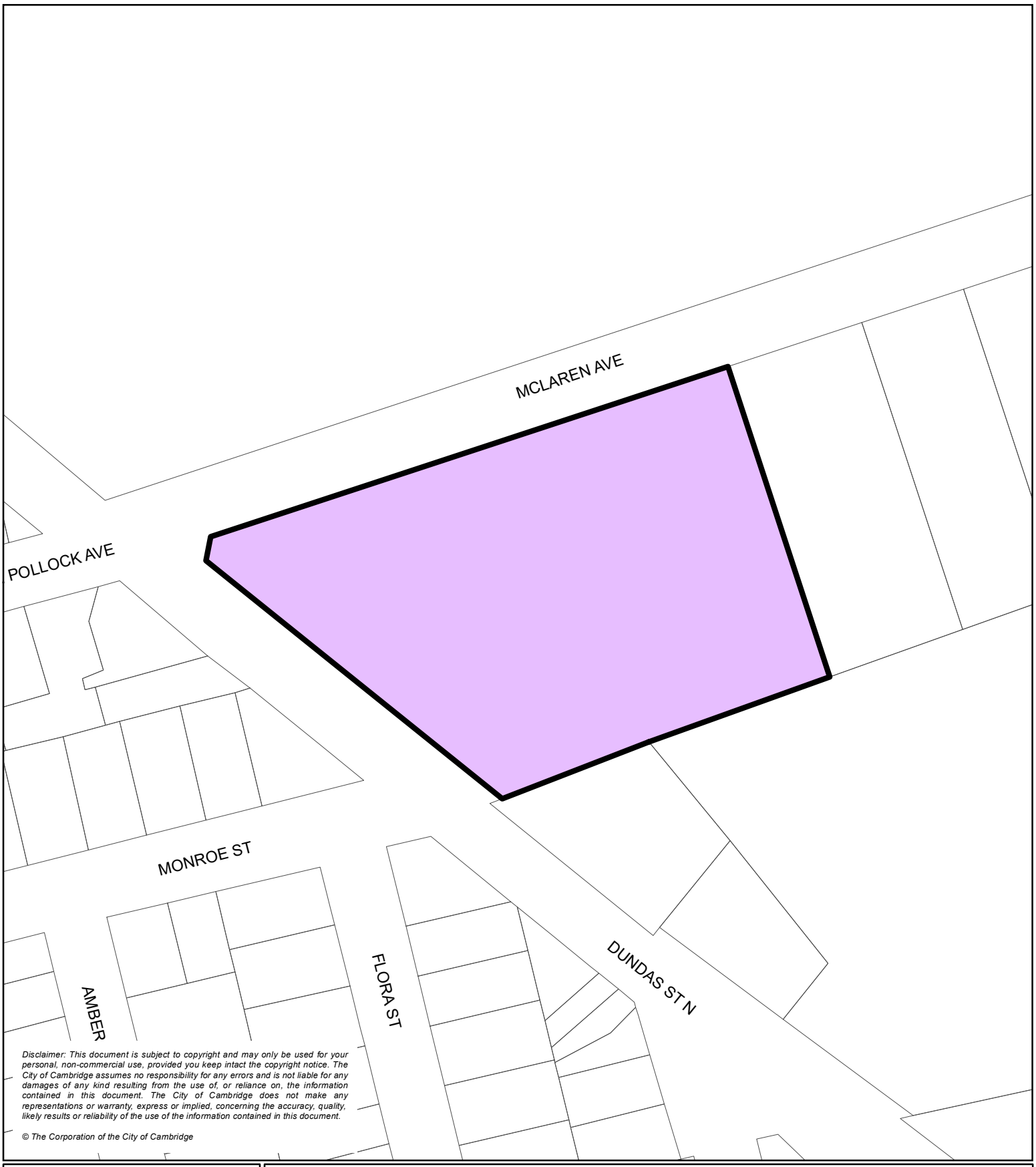

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Figure 104

115-125 Dundas Street North and 5 McLaren Avenue

N

1:1,500

Legend

Mixed Use Medium Density

Subject Lands

Tuesday, October 24, 2023 12:56:17 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG104.mxd - walkem

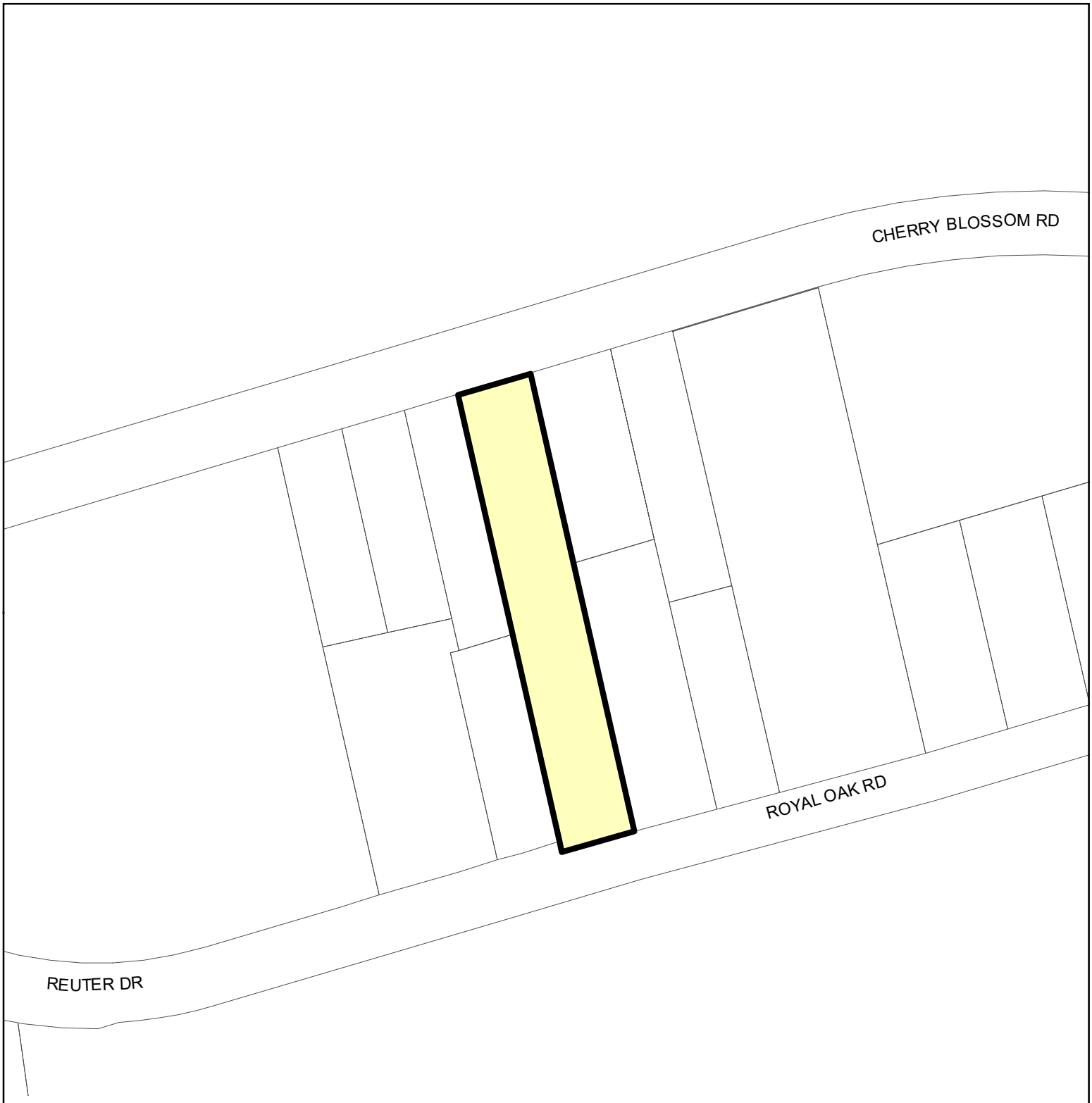

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Figure 105

110 Royal Oak Rd

N

1:2,500

Legend

Subject Lands

Sunday, September 17, 2023 8:26:13 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG105.mxd - walkem

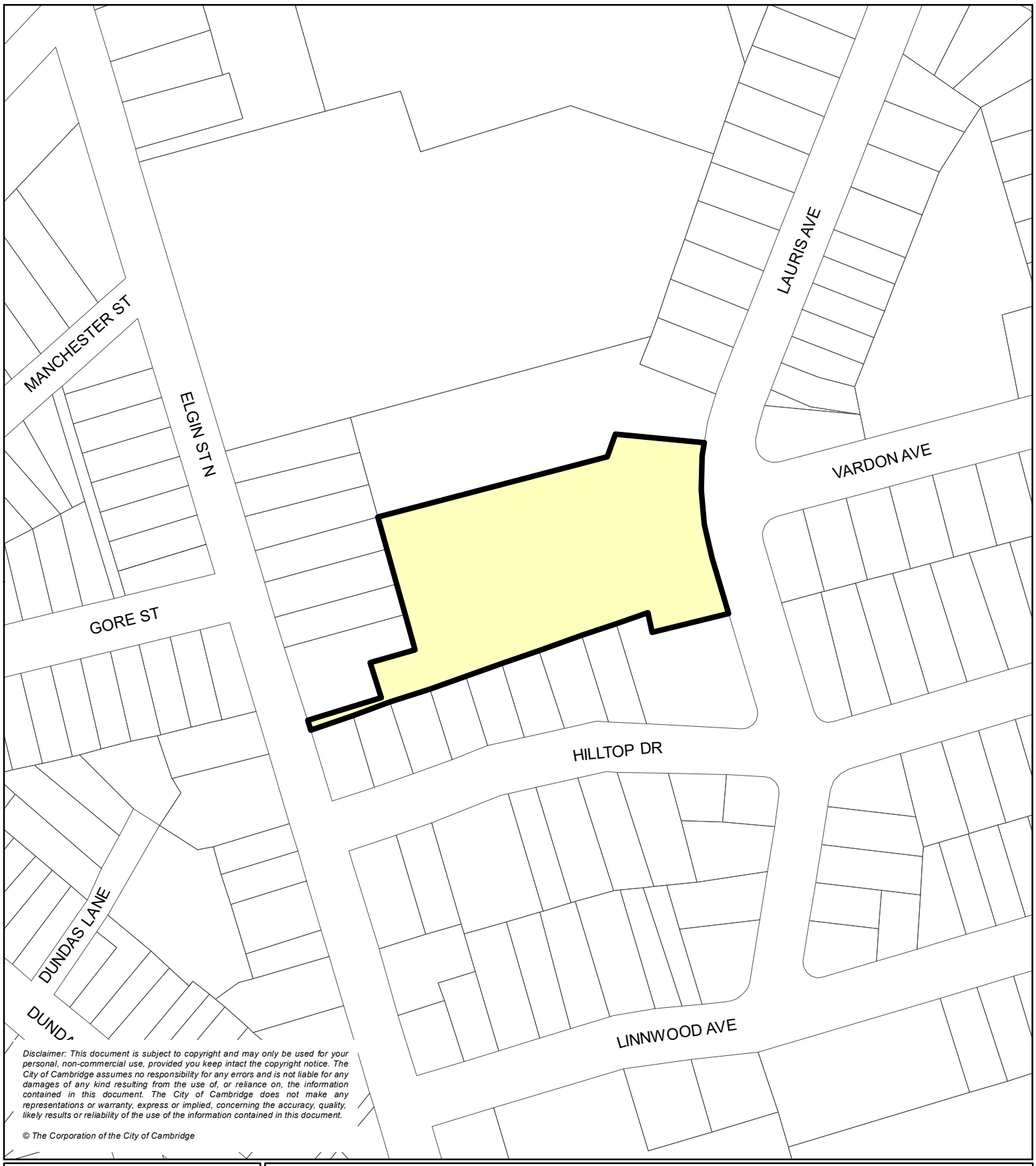

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Figure 106

30 Lauris Ave

N

1:2,000

Legend

Subject Lands

Tuesday, September 26, 2023 4:30:10 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG106.mxd - sergeantg

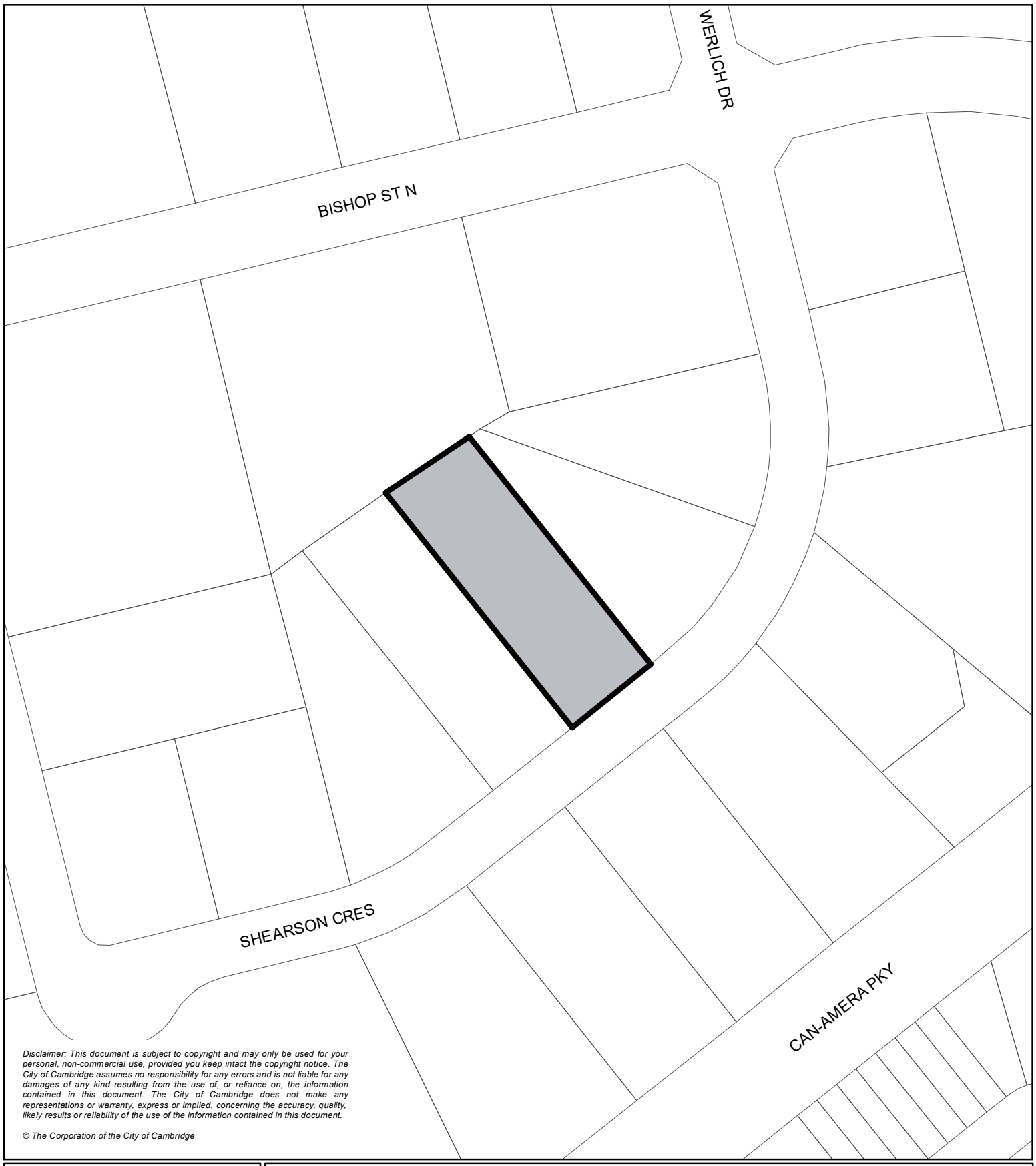

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Figure 108

210 Shearson Cres

N

1:2,000

Legend

Subject Lands

Business Industrial (Subject to Section 8.10.108)

Thursday, November 23, 2023 2:39:26 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG108.mxd - sergeantg

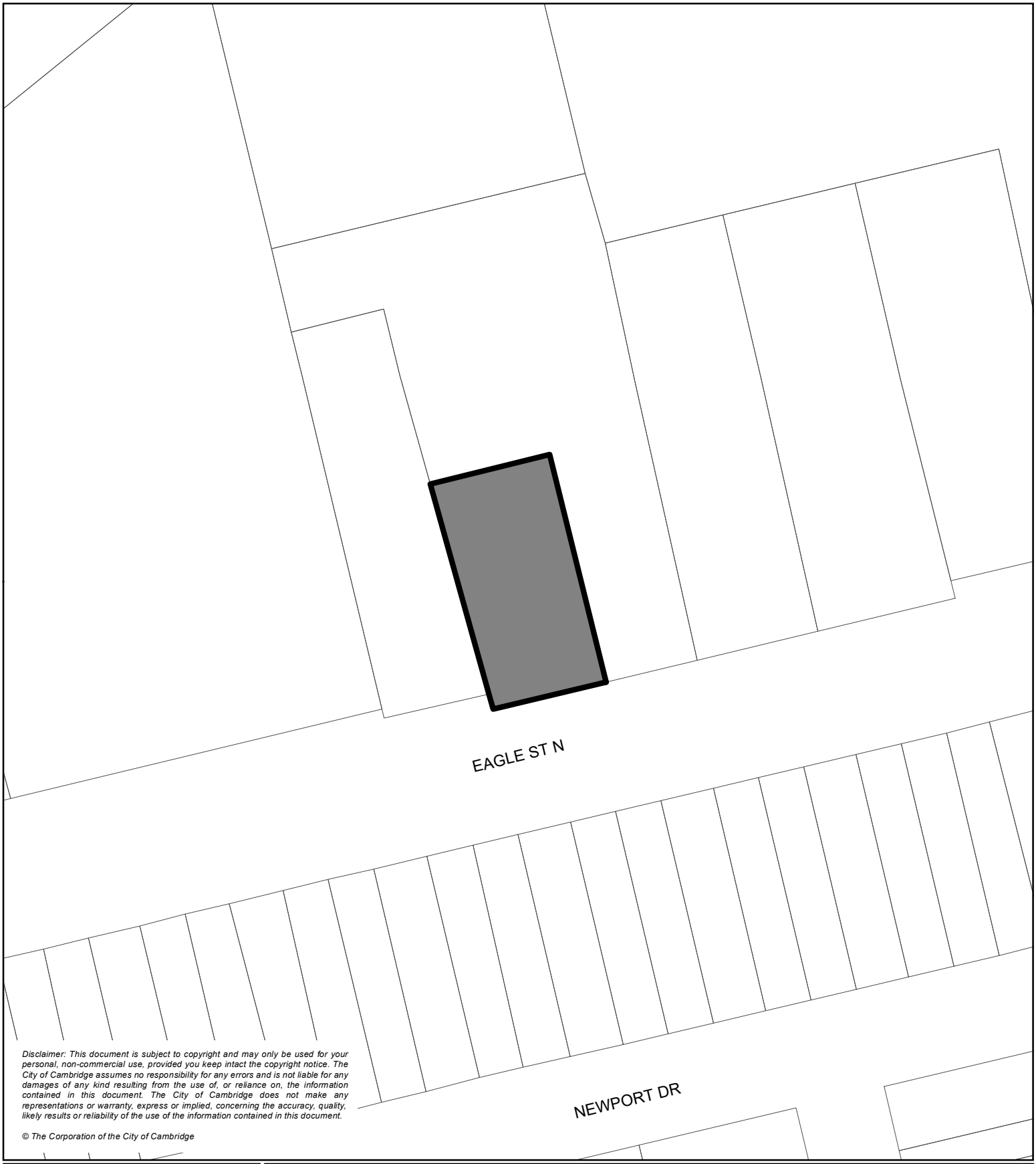

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Figure 109

2040 Eagle St N

N

1:1,000

Legend

Subject Lands

Employment Corridor (Subject to Section 8.10.109)

Thursday, November 23, 2023 2:46:24 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG109.mxd - sergeantg

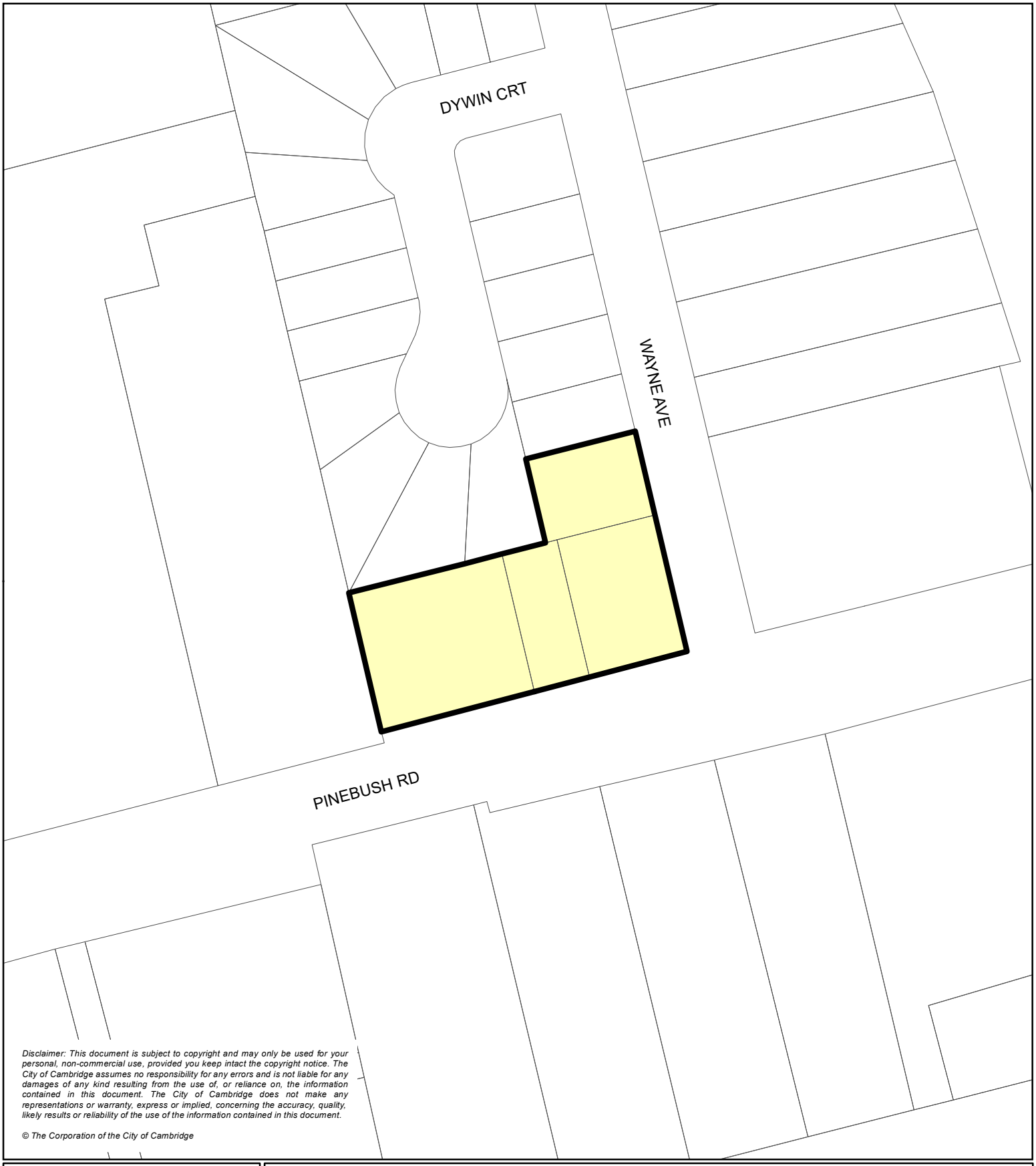

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Figure 111

190-194 Pinebush Rd & 10 Wayne Ave

N

1:1,500

Legend

Subject Lands

Low / Medium Density Residential (Subject to Section 8.10.111)

Monday, January 15, 2024 3:05:13 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG111.mxd - sergeantg

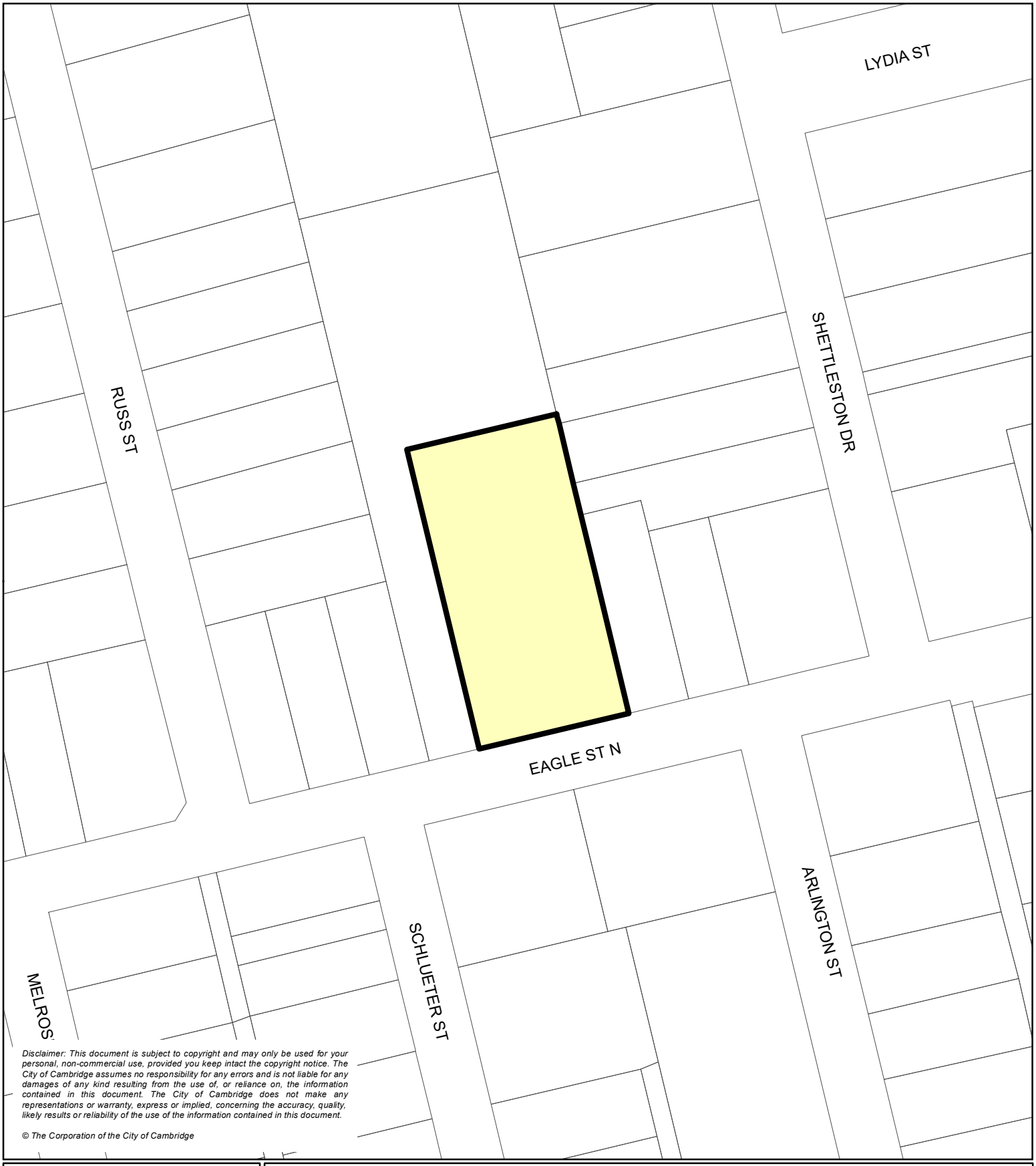

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Figure 112

932 Eagle St N

N

1:1,000

Legend

Subject Lands

Low / Medium Density Residential (Subject to Section 8.10.112)

Friday, January 19, 2024 3:49:51 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG112.mxd - sergeantg

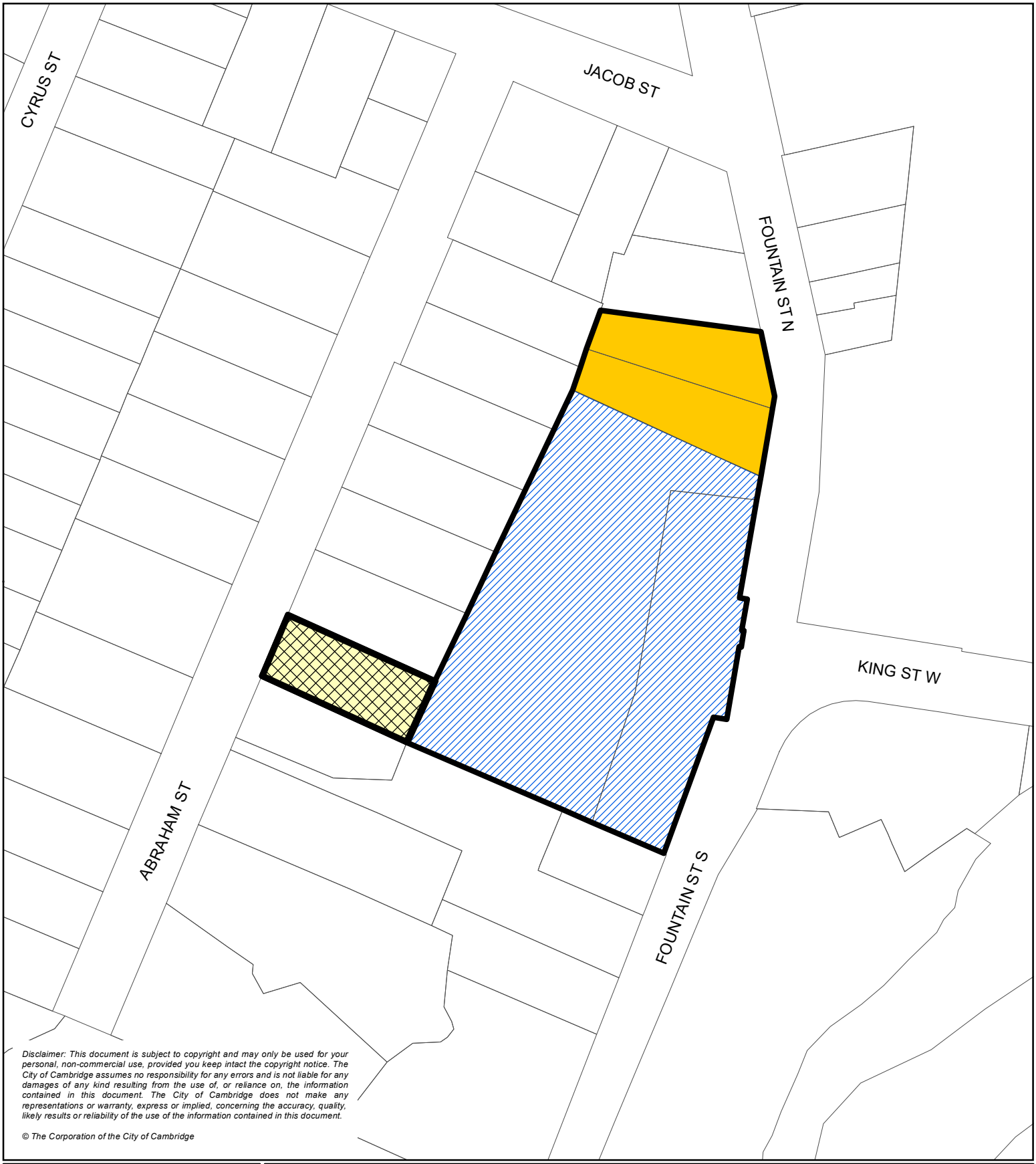

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Figure 113

102 Fountain St S

N

1:1,500

Legend

- Subject Lands (Subject to Section 8.10.113)
- Area A
- Preston Towne Centre
- Low / Medium Density Residential
- High Density Residential

Wednesday, February 21, 2024 11:57:25 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG113.mxd - sergeantg

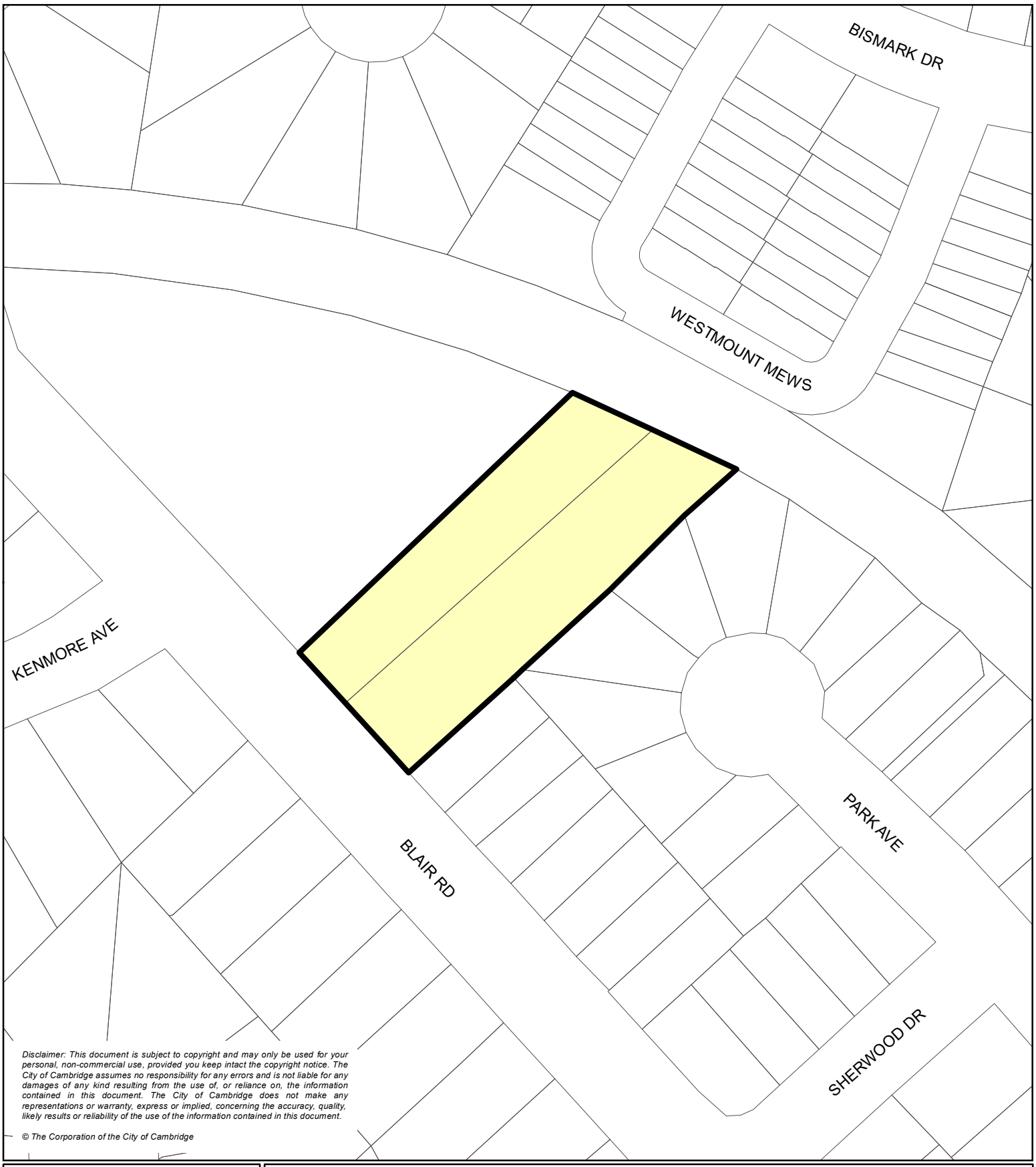

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Figure 114

220-222 Blair Rd

N

1:1,250

Legend

Subject Lands

Low / Medium Density Residential (Subject to Section 8.10.114)

Friday, February 9, 2024 10:08:43 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG114.mxd - sergeantg

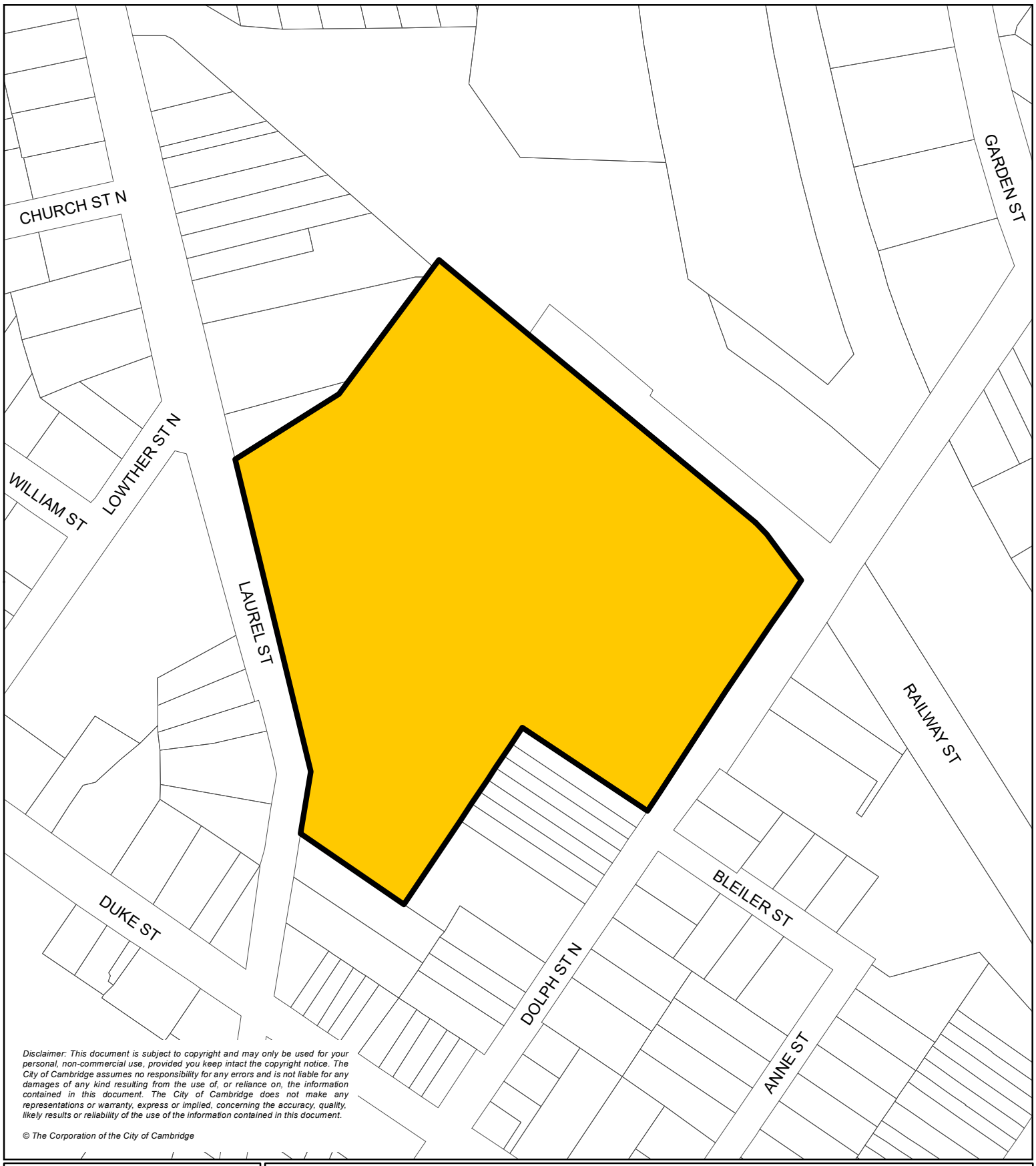

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Figure 115

777 Laurel Ave
308 Dolph

N

1:2,000

Legend

Subject Lands

High Density Residential (Subject to Section 8.10.115)

Tuesday, April 16, 2024 2:23:21 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG115.mxd - sergeantg

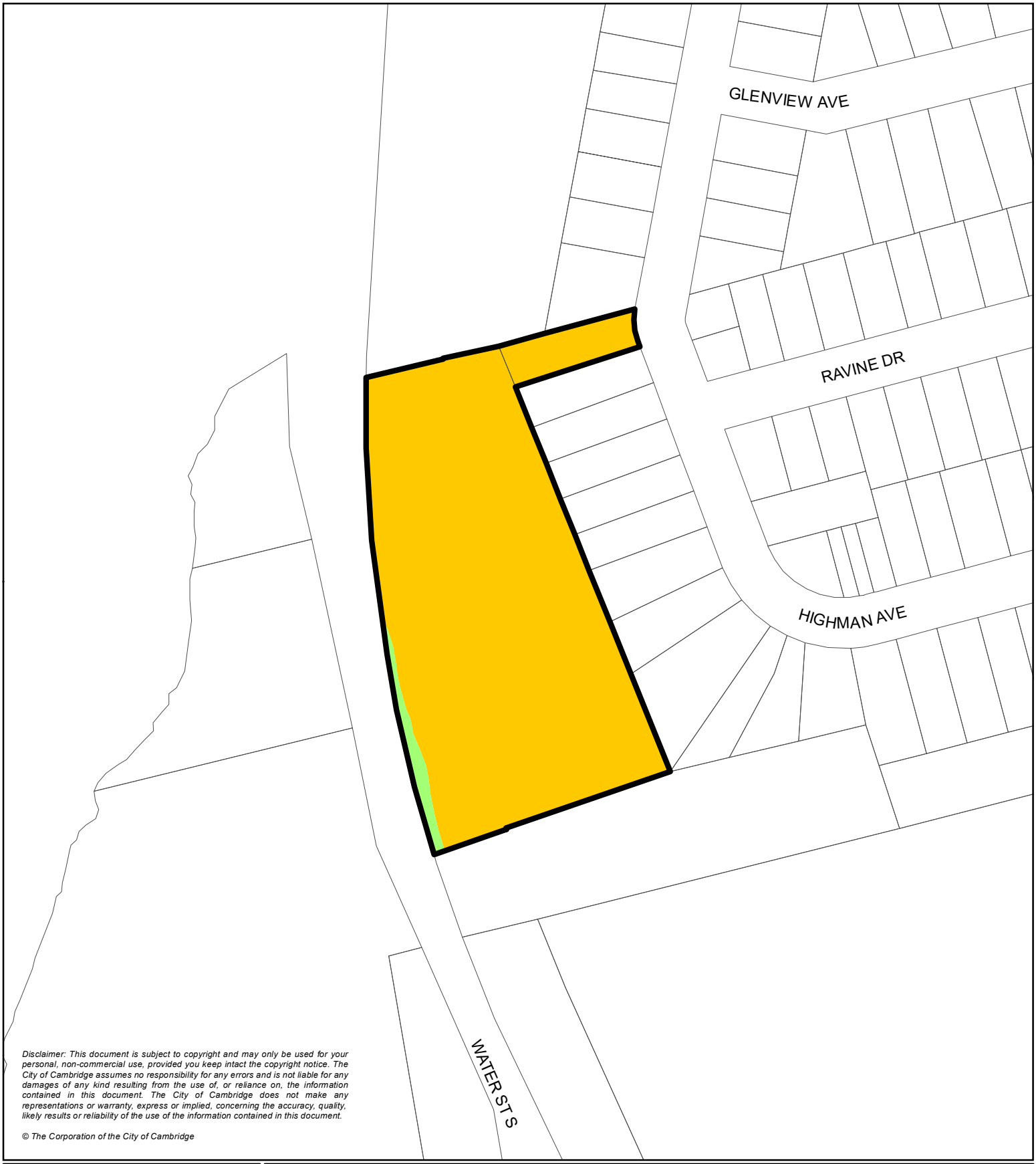

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Figure 116

201 Water St S
66 Highman Ave

N

1:2,000

Legend

- Subject Lands
- High Density Residential (Subject to Section 8.10.116)
- Natural Open Space System

Tuesday, April 23, 2024 10:12:14 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG116.mxd - sergeantg

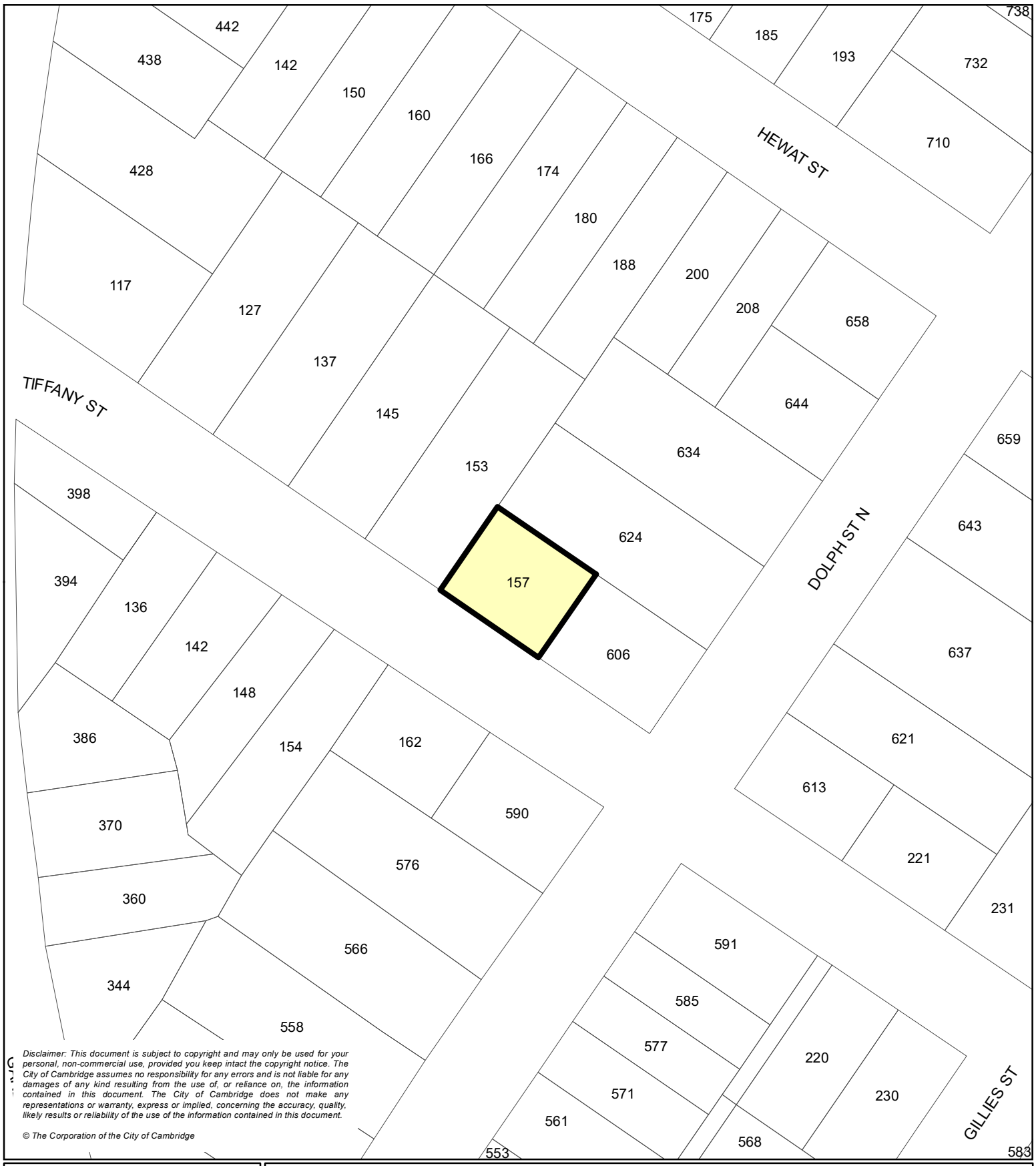

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Figure 117

157 Tiffany St

N

1:1,000

Legend

Subject Lands (Subject to Section 8.10.117)

Low / Medium Density Residential

Thursday, May 2, 2024 12:56:46 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG117.mxd - sergeantg

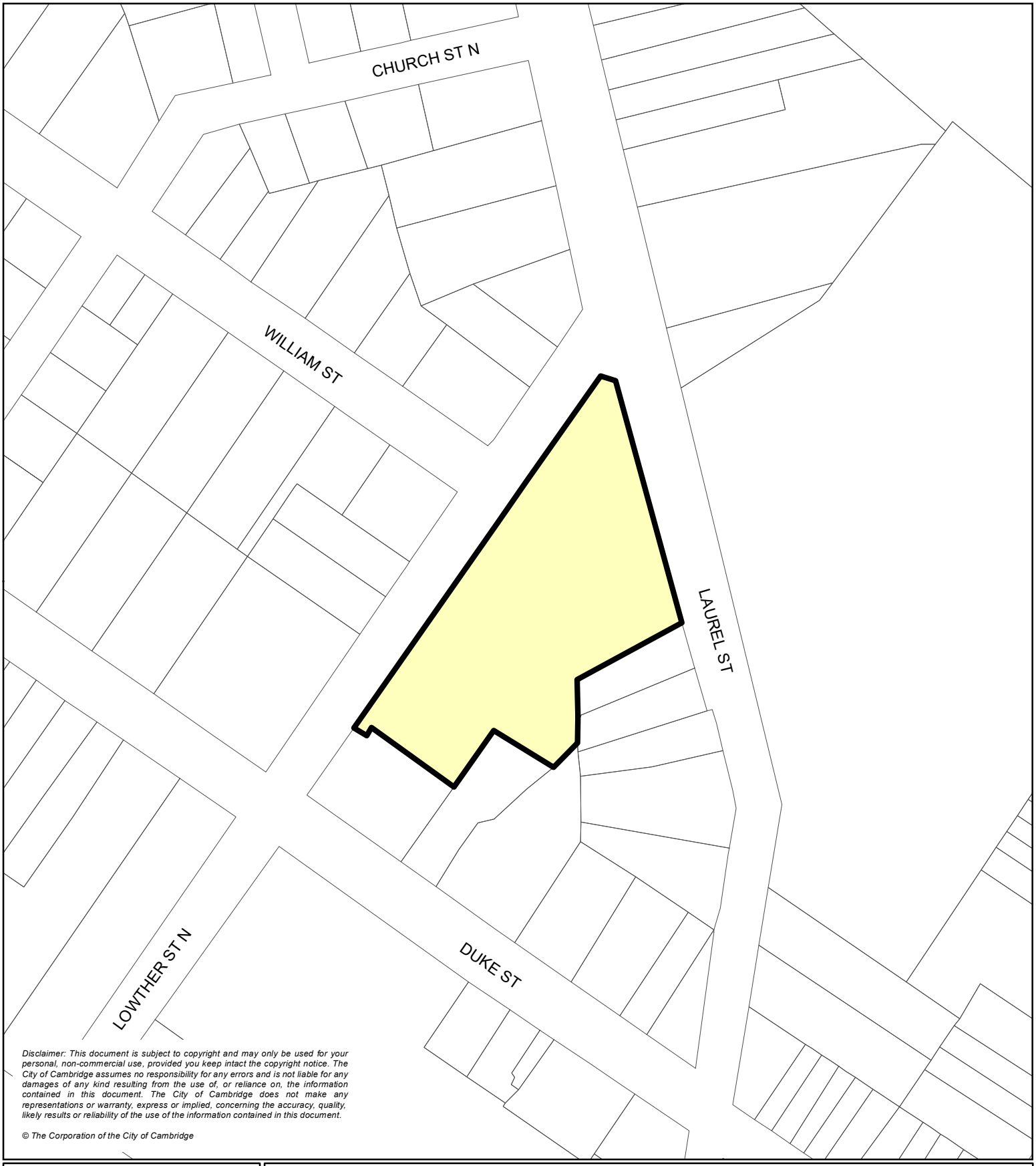

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Figure 118

247 Lowther St N

N

1:1,500

Legend

Subject Lands

Low / Medium Density Residential (Subject to Section 8.10.118)

Tuesday, July 2, 2024 2:32:07 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG118.mxd - sergeantg

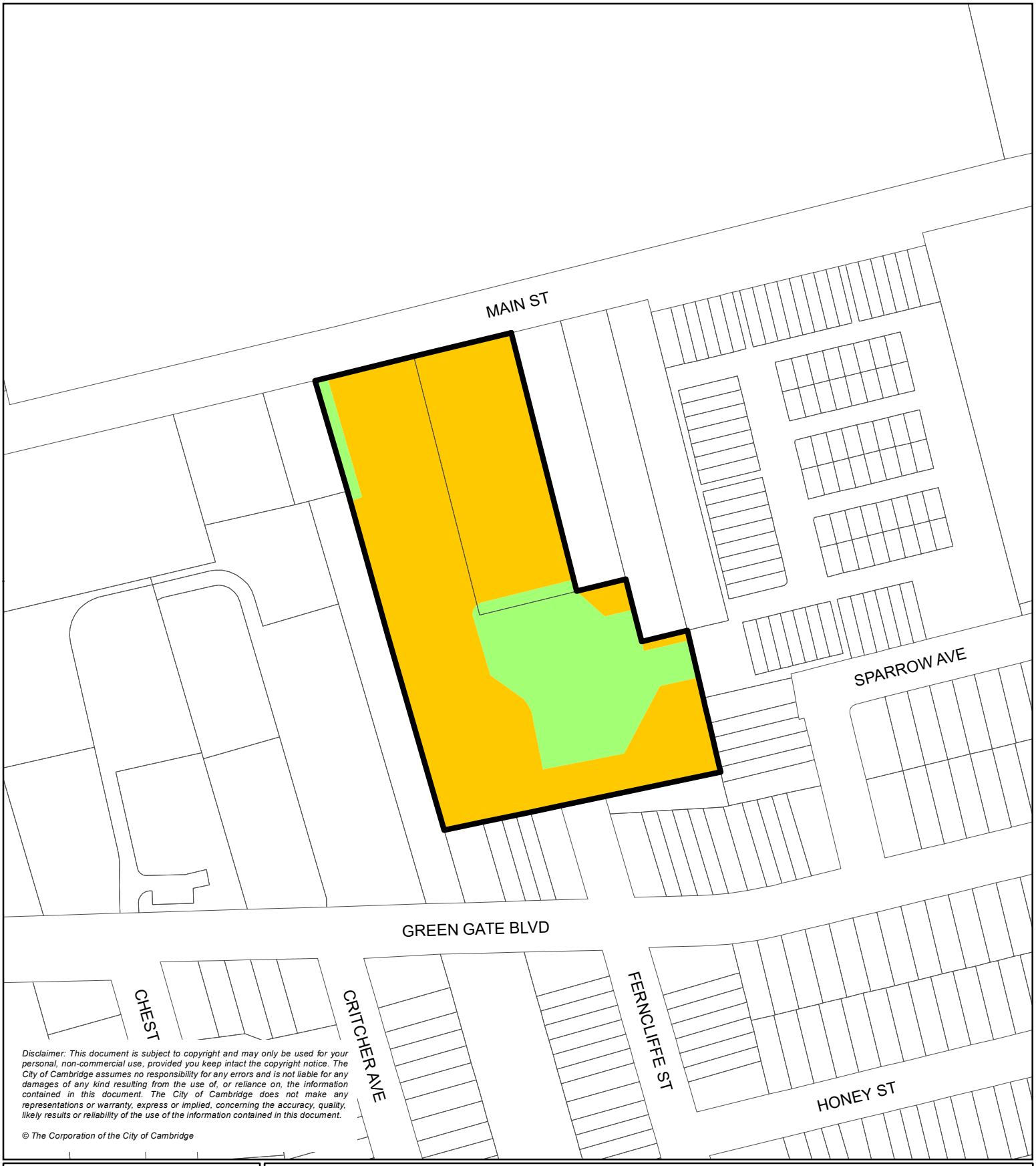

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Figure 119

725 & 775 Main St

N

1:2,000

Legend

- Subject Lands
- High Density Residential (Subject to Section 8.10.119)
- Natural Open Space System (Subject to Section 8.10.119)

Tuesday, September 3, 2024 2:25:14 PM
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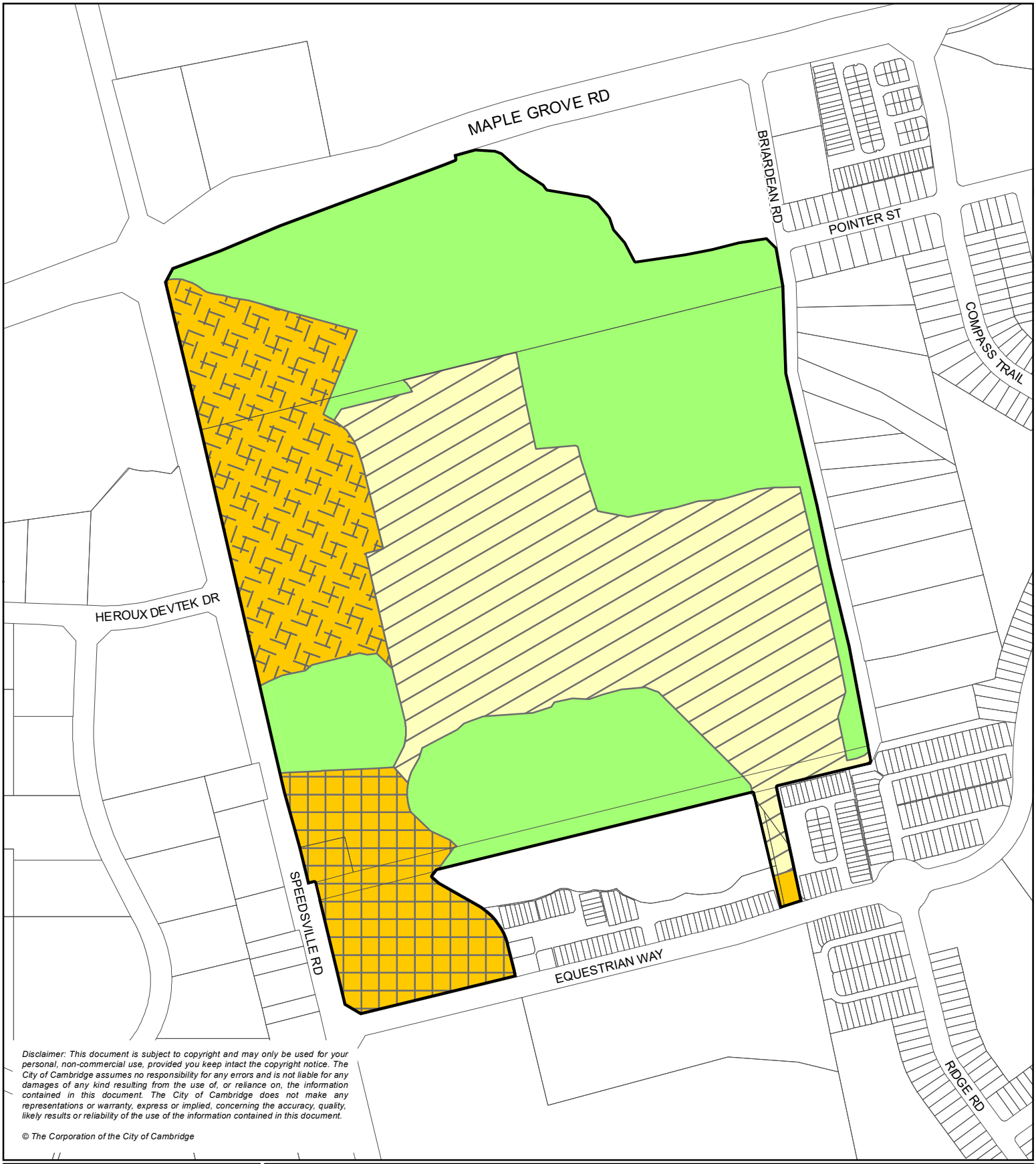

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Figure 121

1285, 1455 Speedsville Rd

Portion of 800 Briardean Rd

N

1:5,500

- Subject Lands
- Low / Medium Density Residential 8.10.121(C)
- High Density Residential 8.10.121(A)
- High Density Residential 8.10.121(B)
- High Density Residential
- Natural Open Space System

Wednesday, September 4, 2024 1:44:35 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG121.mxd - sergeantg

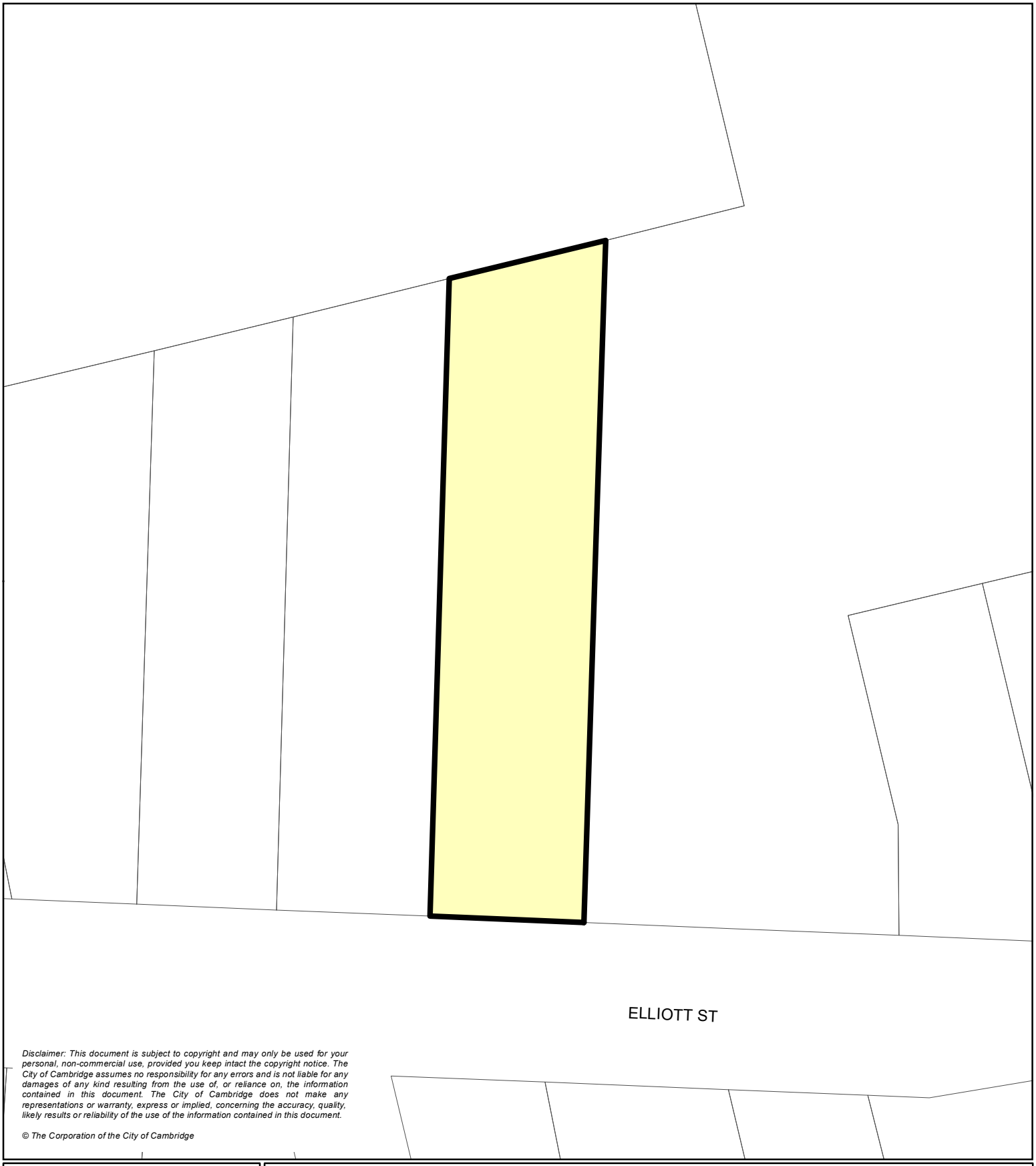

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Figure 122

36 Elliott Street

N

1:500

Legend

Subject Lands

Low / Medium Density Residential (subject to site specific policy 8.10.122)

Tuesday, October 29, 2024 9:34:30 AM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Mxd\Final\OP_FIG122.mxd - walkem

123 – Policy 8.10.123 – 229, 235, 239, 247 Royal Oak Road (Placeholder – Under Appeal)

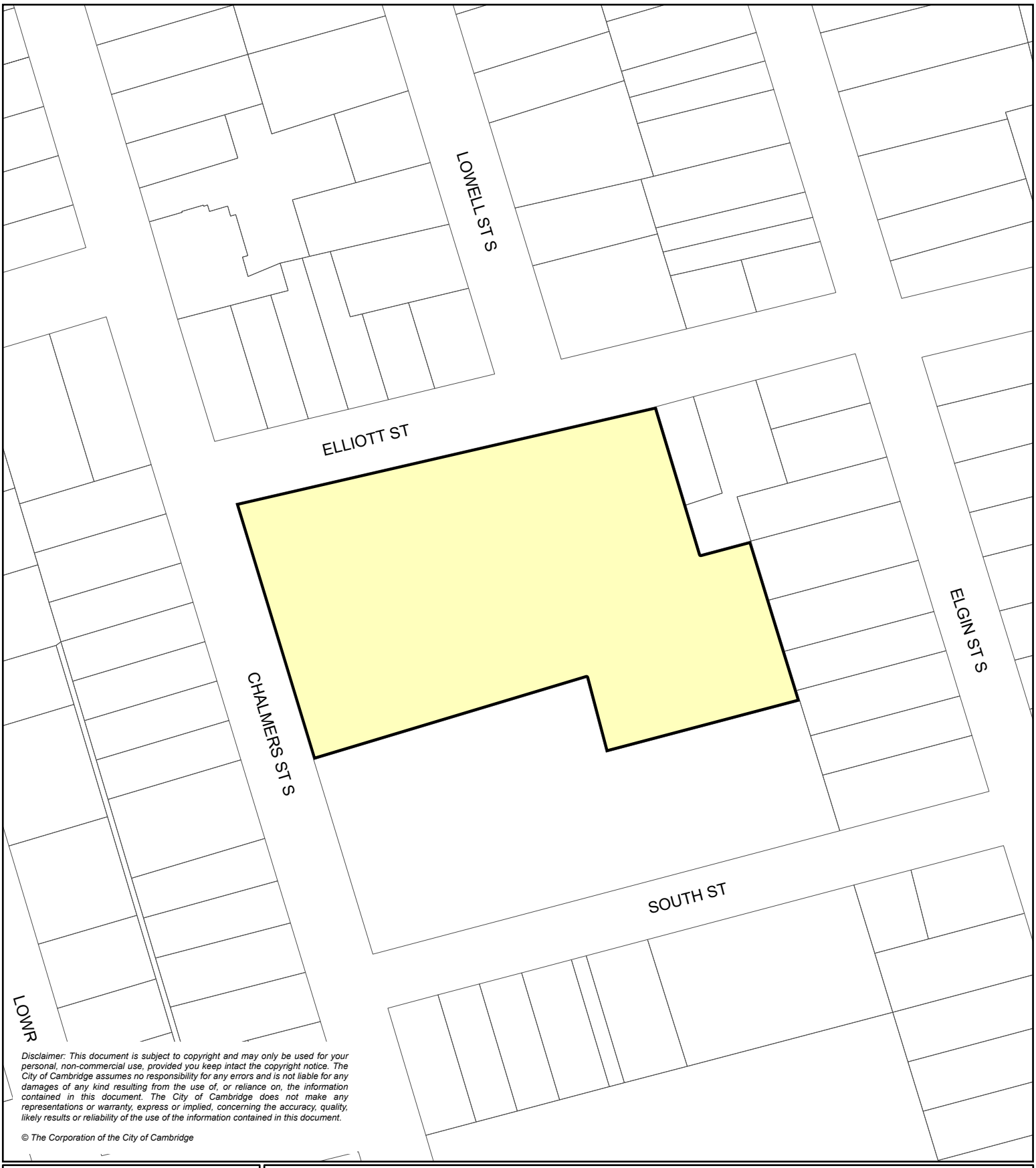

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Figure 124

25 Chalmers St S

N

1:1,500

Legend

- Municipal Boundary
- Subject Lands
- Low / Medium Density Residential (Subject to site specific policy 8.10.124)

Friday, March 7, 2025 11:45 AM
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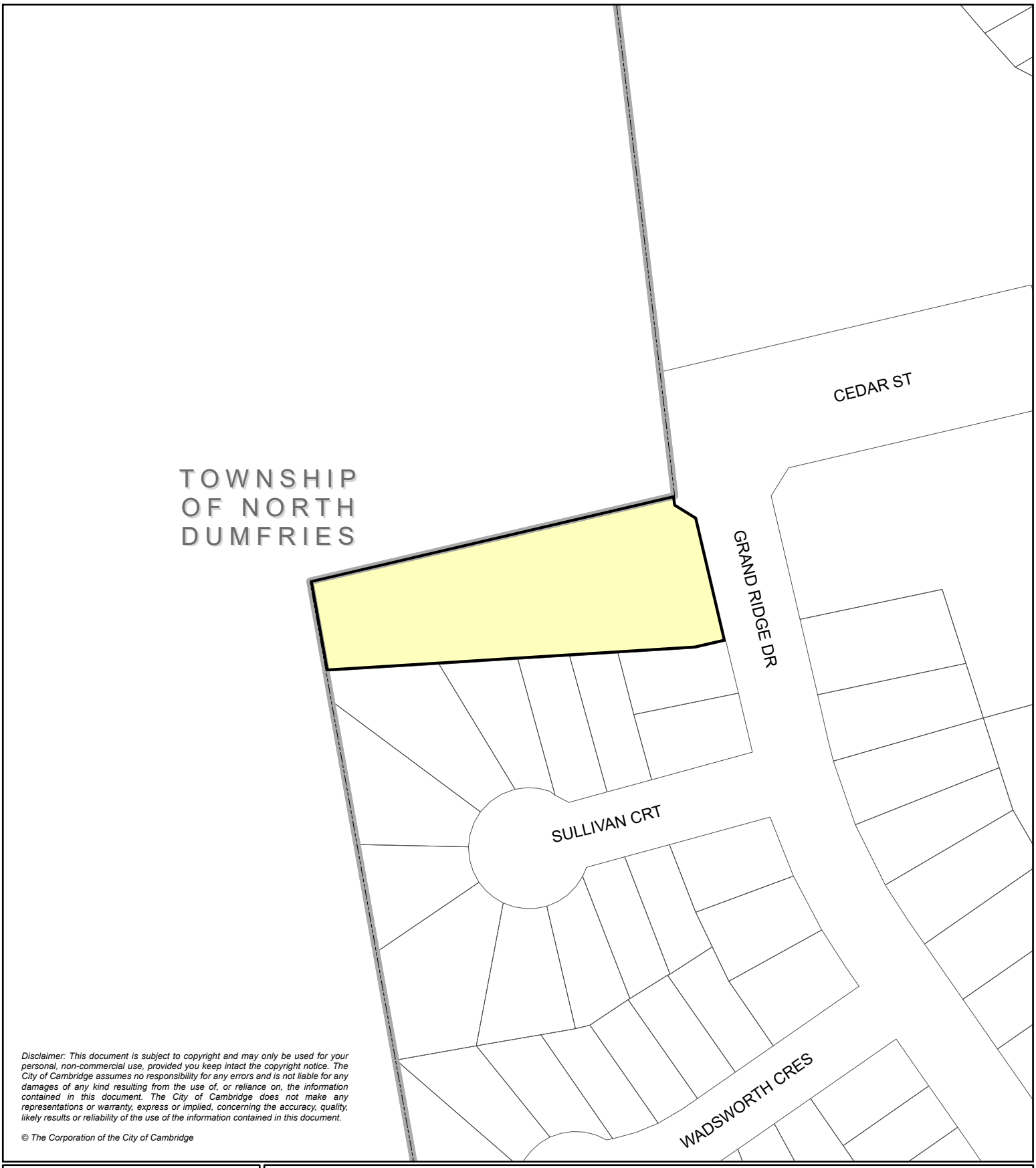

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Figure 125

579 Grand Ridge Dr

N

1:1,500

Legend

- Municipal Boundary
- Subject Lands
- Low / Medium Density Residential (Subject to site specific policy 8.10.125)

Friday, March 7, 2025 11:43 AM
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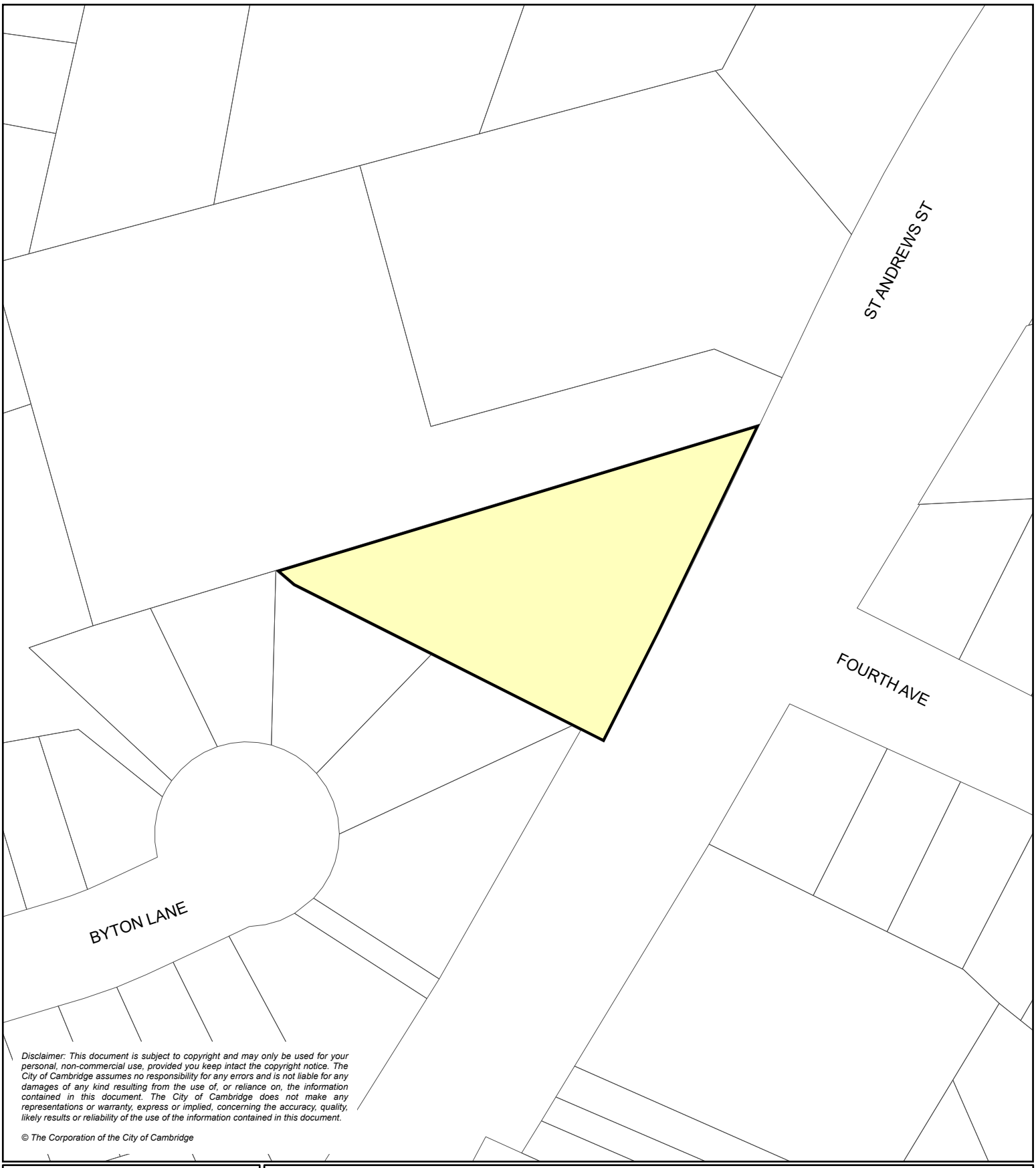

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Figure 126

312 St Andrews St

N

1:1,000

Legend

- Municipal Boundary
- Subject Lands
- Low / Medium Density Residential (Subject to site specific policy 8.10.126)

Tuesday, May 13, 2025 2:29 PM
G:\CORP\TS\TSD\D22_01_GIS\Information Products\OfficialPlan\Pro\OP_Amendments_Map2A\OP_Amendments_Map2A.aprx - nevinc

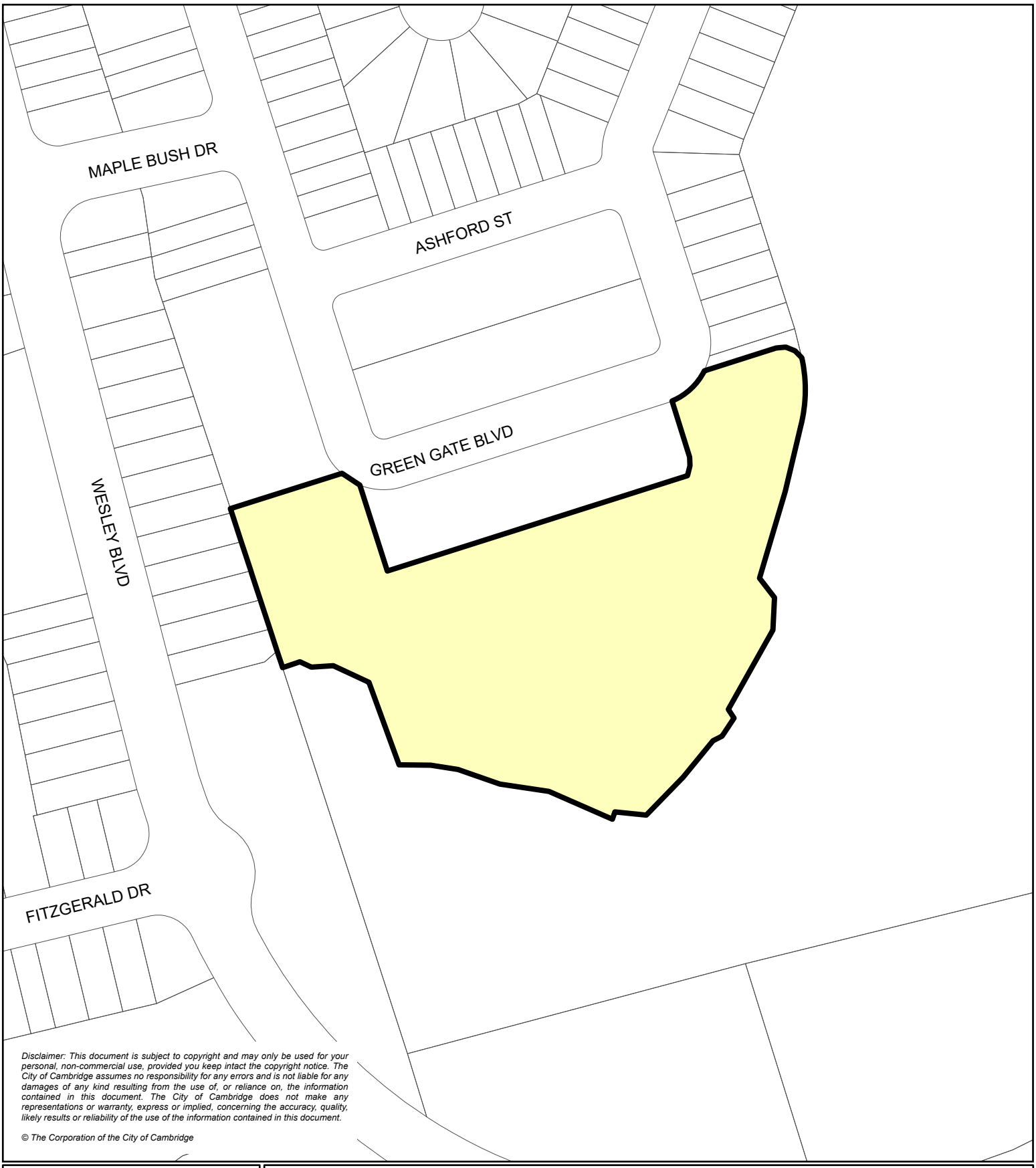

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Figure 127

387 Green Gate Boulevard

N

1:2,000

Legend

- Municipal Boundary
- Subject Lands
- Low / Medium Density Residential (Subject to site specific policy 8.10.127)
- Natural Open Space System

Thursday, June 5, 2025 11:42 AM
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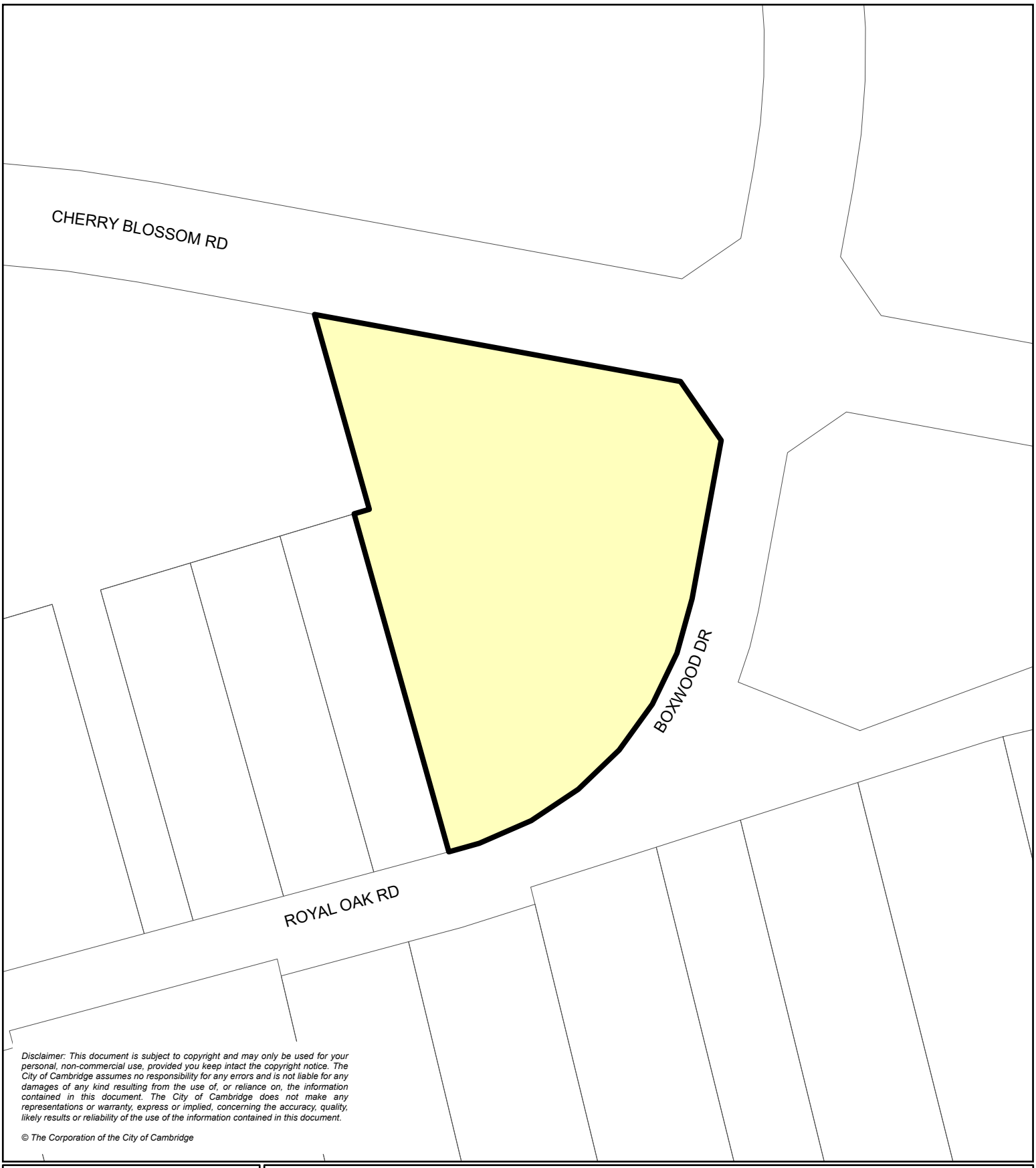

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Figure 129

N

1:1,500

Legend

Subject Lands

Low / Medium Density Residential (Subject to site specific policy 8.10.129)

Friday, December 19, 2025 1:58 PM
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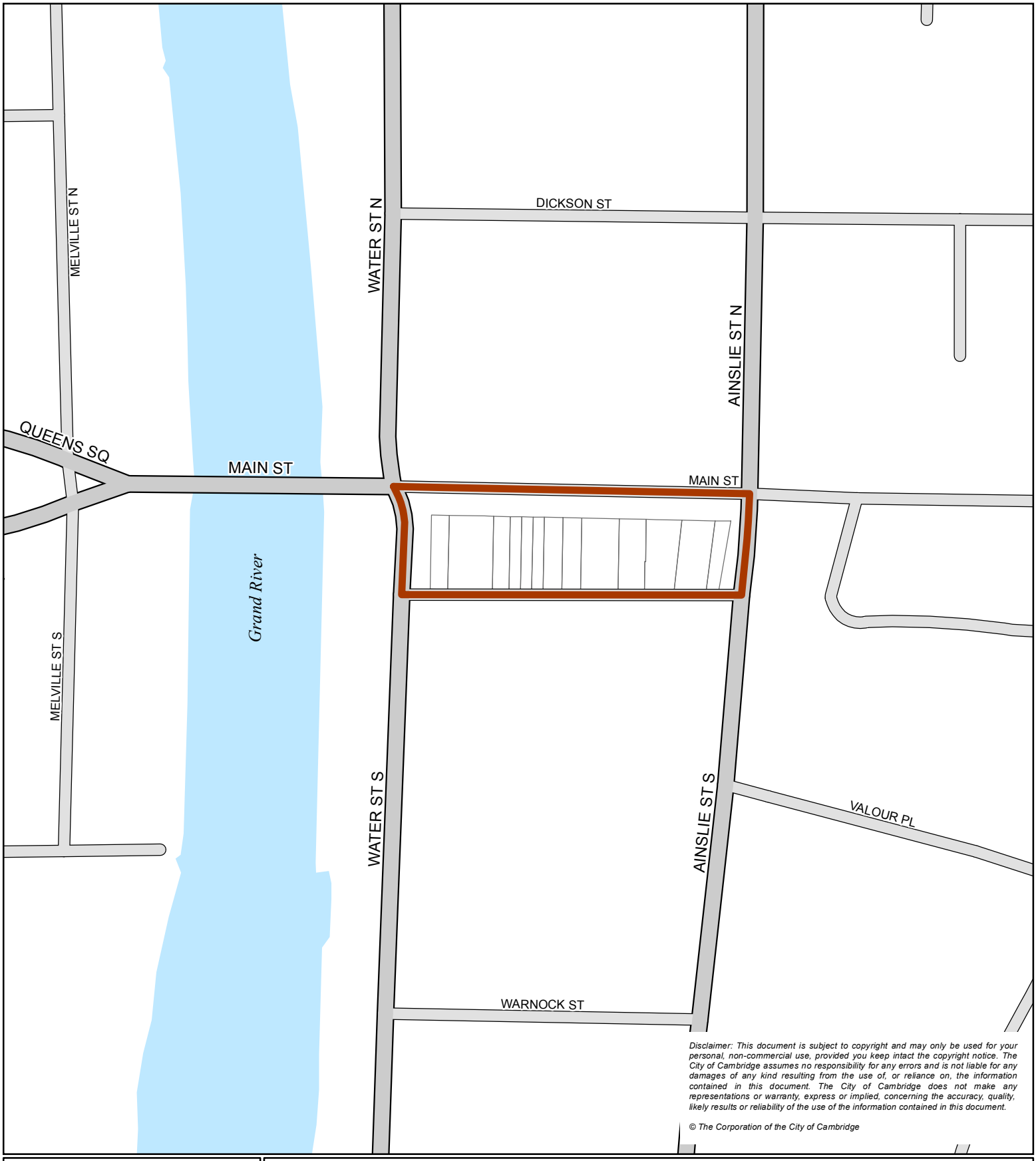
Schedules

The following are schedules to the Official Plan



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Schedule 1
Main St Heritage Conservation District

Note: Refer to Main Street Heritage Conservation District Plan for Implementation Details.

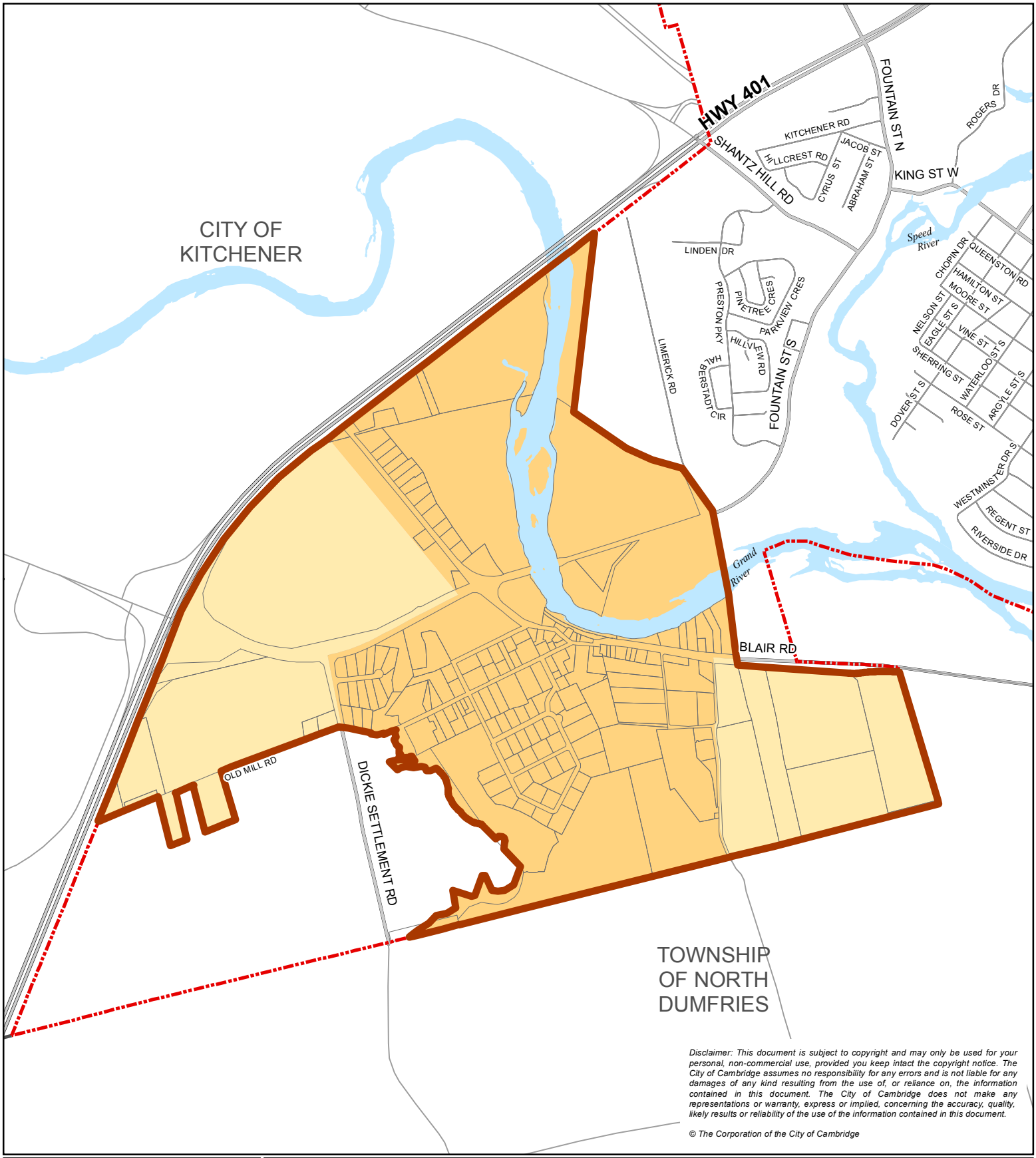
N

1:2,000

Legend

- Heritage Conservation District Boundary
- Parcels
- Rivers and Lakes

Monday, November 26, 2012 9:15:58 AM
G:\RestrictedGIS\Information Products\OfficialPlan\Mxd\FinalOP_SCHEDULE1.mxd - danlad



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Schedule 2
Blair Village Heritage Conservation District

Note: Refer to Blair Village Heritage Conservation District Plan for Implementation Details.

N

1:20,000

Legend

- City Limits
- Municipal Boundaries
- Parcel
- Heritage Conservation District Boundary
- Primary Area
- Secondary Area
- Rivers and Lakes

Monday, November 26, 2012 9:22:35 AM
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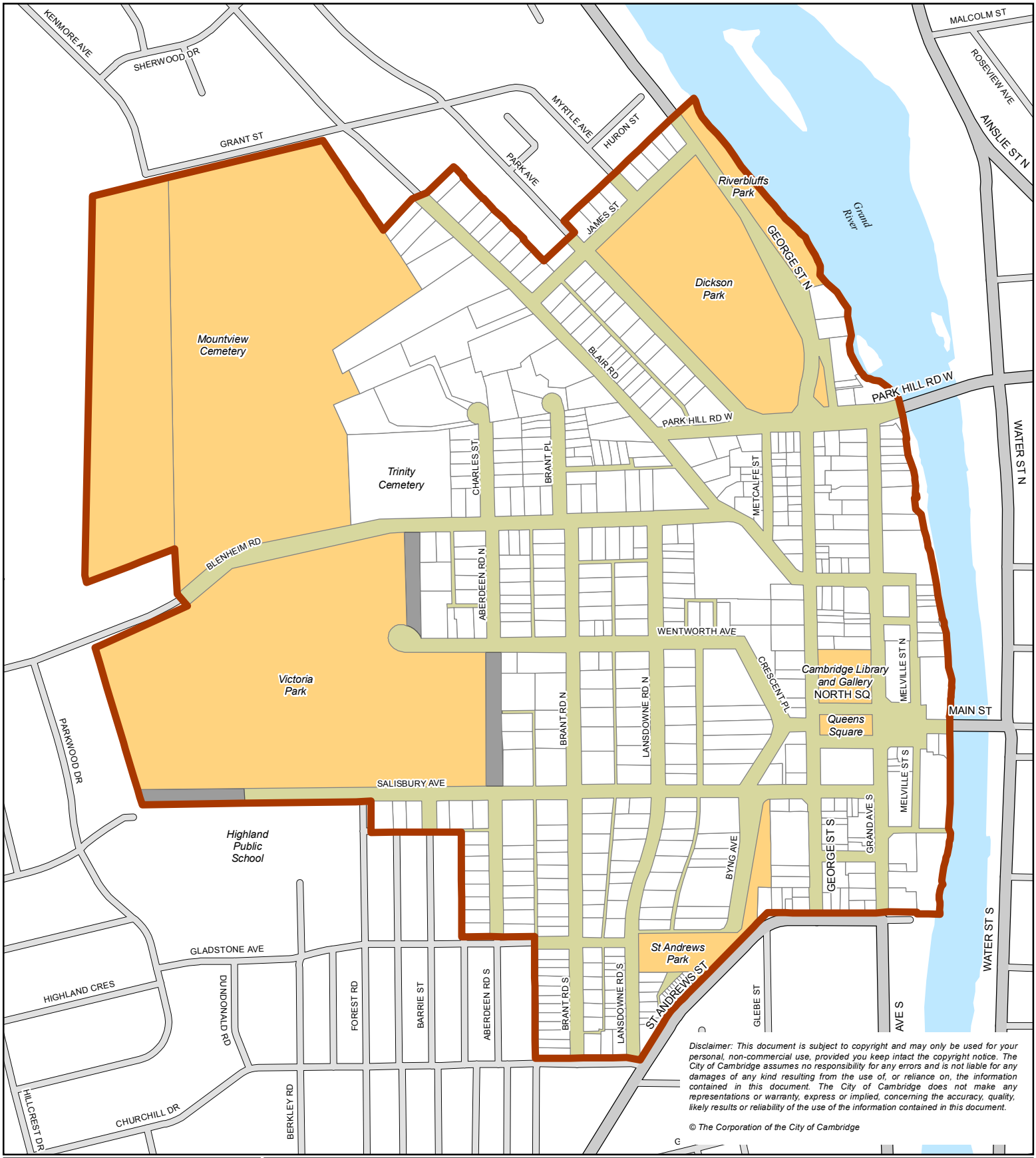

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Schedule 3

Dickson Hill

Heritage Conservation District

(City Owned Properties)

N

1:7,000

Legend

Note: Refer to Dickson Hill Heritage Conservation District Plan for Implementation Details.

- Parcels
- City Owned Properties
- City Owned Right of Ways
- Heritage Conservation District Boundary
- City Owned Unopened Road Allowance
- Rivers and Lakes

Wednesday, November 28, 2012 9:55:15 AM
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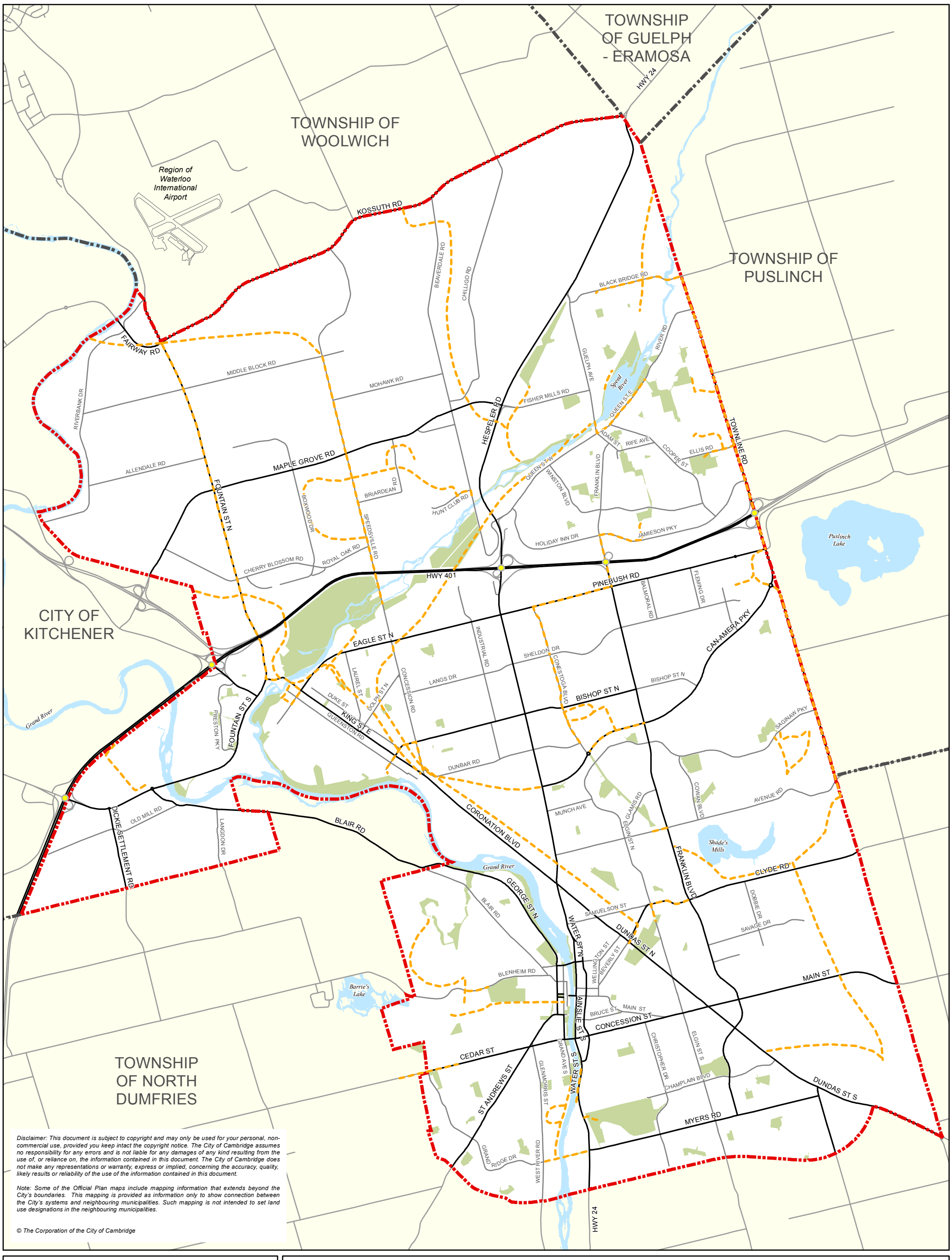

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Schedule 4
Trail Network

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- Trails
- Potential New Trails
- Parks
- Rivers and Lakes

Monday, January 14, 2013 4:14:03 PM
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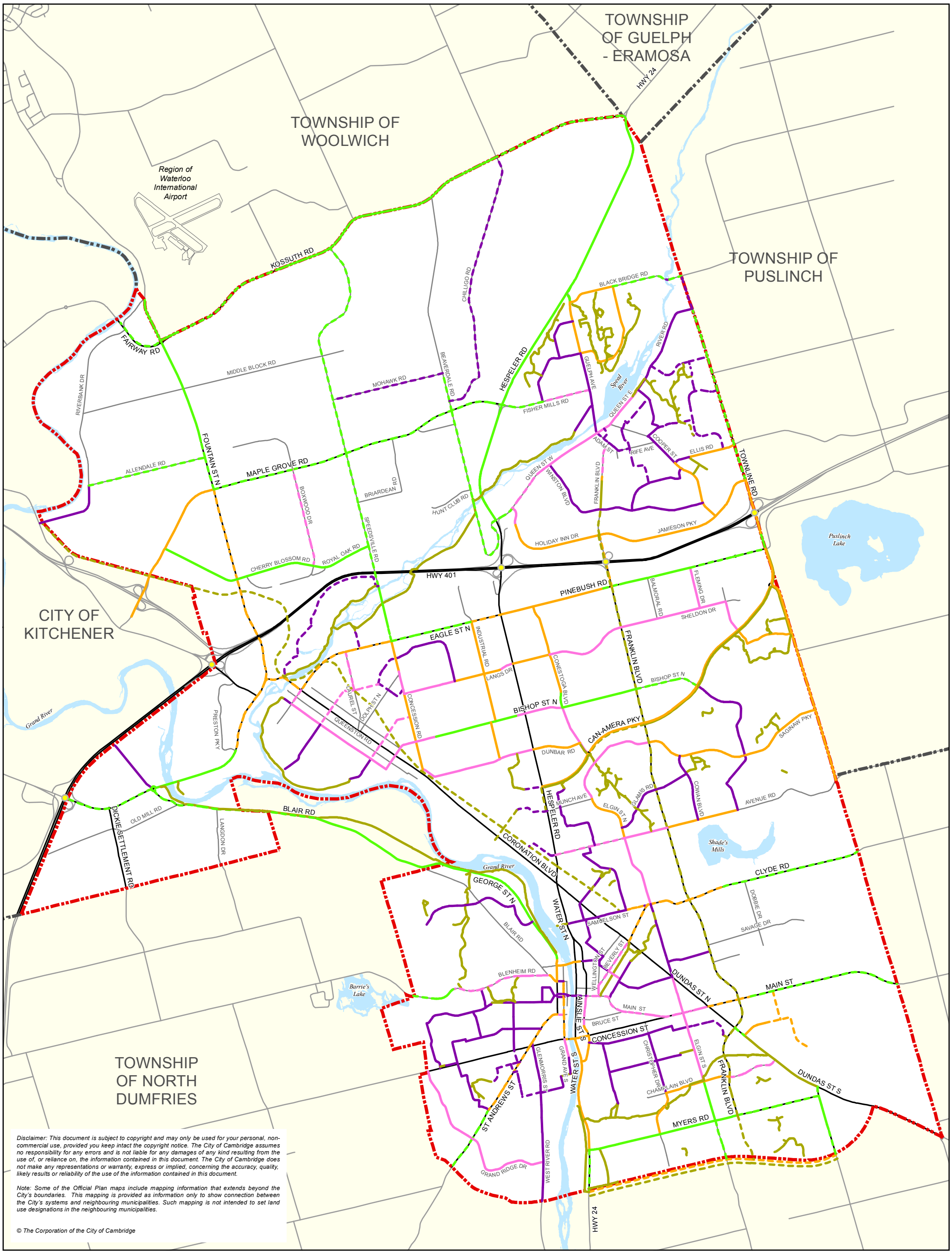

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Schedule 5
Bikeway Network

N

1:50,000

Legend

- City Limits
- Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- Rivers and Lakes

Bike Lane

- Bike Lane - In Service
- Bike Lane - Planned
- Multi-use Trail - In Service
- Multi-use Trail - Planned
- Paved Shoulder - In Service
- Paved Shoulder - Planned
- Signed Route - In Service
- Signed Route - Planned
- Wide Shared Lane - In Service
- Wide Shared Lane - Planned

Monday, January 14, 2013 4:22:17 PM
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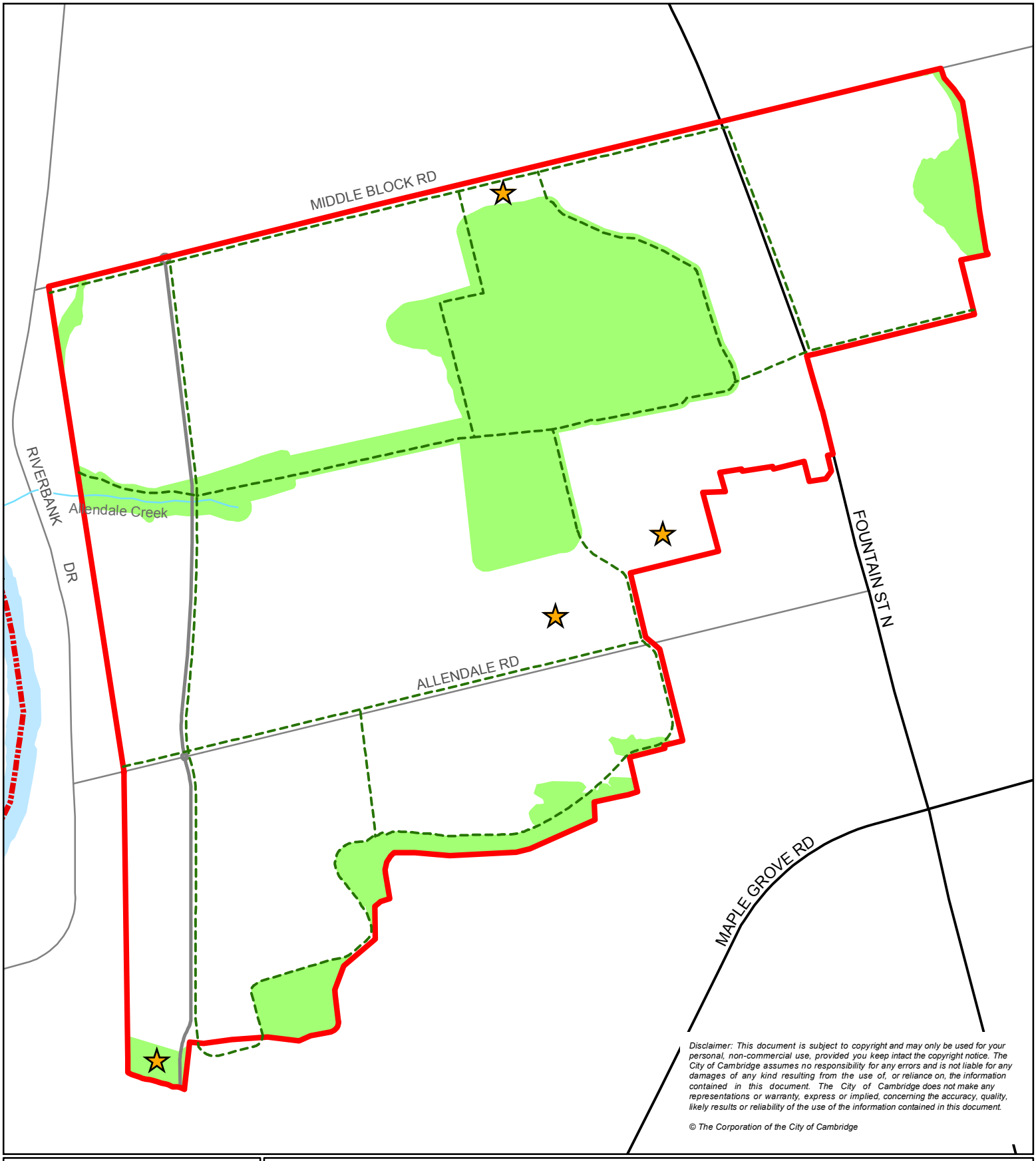
6 – List of Abbreviations

Abbreviation	Description
dBA	Weighted Decibel
ESL	Environmentally Sensitive Landscape
FSI	Floor Space Index
GRCA	Grand River Conservation Authority
ICL	Impervious Cover Limit
LEED®	Leadership in Energy and Environmental Design
Leq	Equivalent Continuous Noise Level
LSNA	Locally Singificant Natural Area
MHAC	Municipal Heritage Advisory Committee
NEF	Noise Exposure Forecast
OMB	Ontario Municipal Board
PPS	Provincial Policy Statement
ROP	Regional Official Plan
RoW	Right-of-Way



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Schedule 7
North Cambridge Business Park Parks and Trails

N

1:10,500

Legend

- General Location of Possible Parks (one park North of Allendale Road and one park South of Allendale Road is contemplated)
- Proposed Trails
- Future North-South Collector Road
- City Limits

Roads - Ownership

- Province of Ontario or Region of Waterloo
- City of Cambridge
- North Cambridge Business Park
- Natural Open Space System
- Rivers and Lakes

Wednesday, May 23, 2018 3:37:19 PM
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Secondary Plans

Click on the following chapters to review each secondary plan:

Chapter 17: Cambridge West Secondary Plan

Chapter 18: River Road Secondary Plan

Chapter 19: North Cambridge Secondary Plan

Chapter 20: Main and Dundas Street South Secondary Plan