

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-113

Being a by-law to adopt Amendment No. 83 of the City of Cambridge Official Plan (2012), as amended, with respect to land municipally known as 725-775 Main Street

WHEREAS section 17 and 22 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, empower the City of Cambridge to adopt an Official Plan and make amendments thereto,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** amendment No. 83 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as Part Lot 4 Concession 10, in the City of Cambridge, Regional Municipality of Waterloo; and shown on Schedules 'A', 'B' and 'C' attached hereto and forming part of the by-law (herein referred to as '*the Lands*');
2. **THAT** Amendment No. 83 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached maps, is hereby adopted;
3. **THAT** the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 83 to the City of Cambridge Official Plan (2012), as amended;
4. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof.

ENACTED AND PASSED this 5th day of November 2024.

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 83, By-law No 24-113

The purpose and effect of this Official Plan Amendment No. 83 (OPA 83) to the City of Cambridge Official Plan (2012), as amended, is to redesignate the lands municipally known as 725-775 Main Street in the City of Cambridge and Regional Municipality of Waterloo from 'Low/Medium Density Residential' to 'High Density Residential' and 'Natural Open Space System' with a site-specific policy to also permit multiple residential uses such as mixed terraces (stacked townhouses) with a minimum building height of 3 storeys.

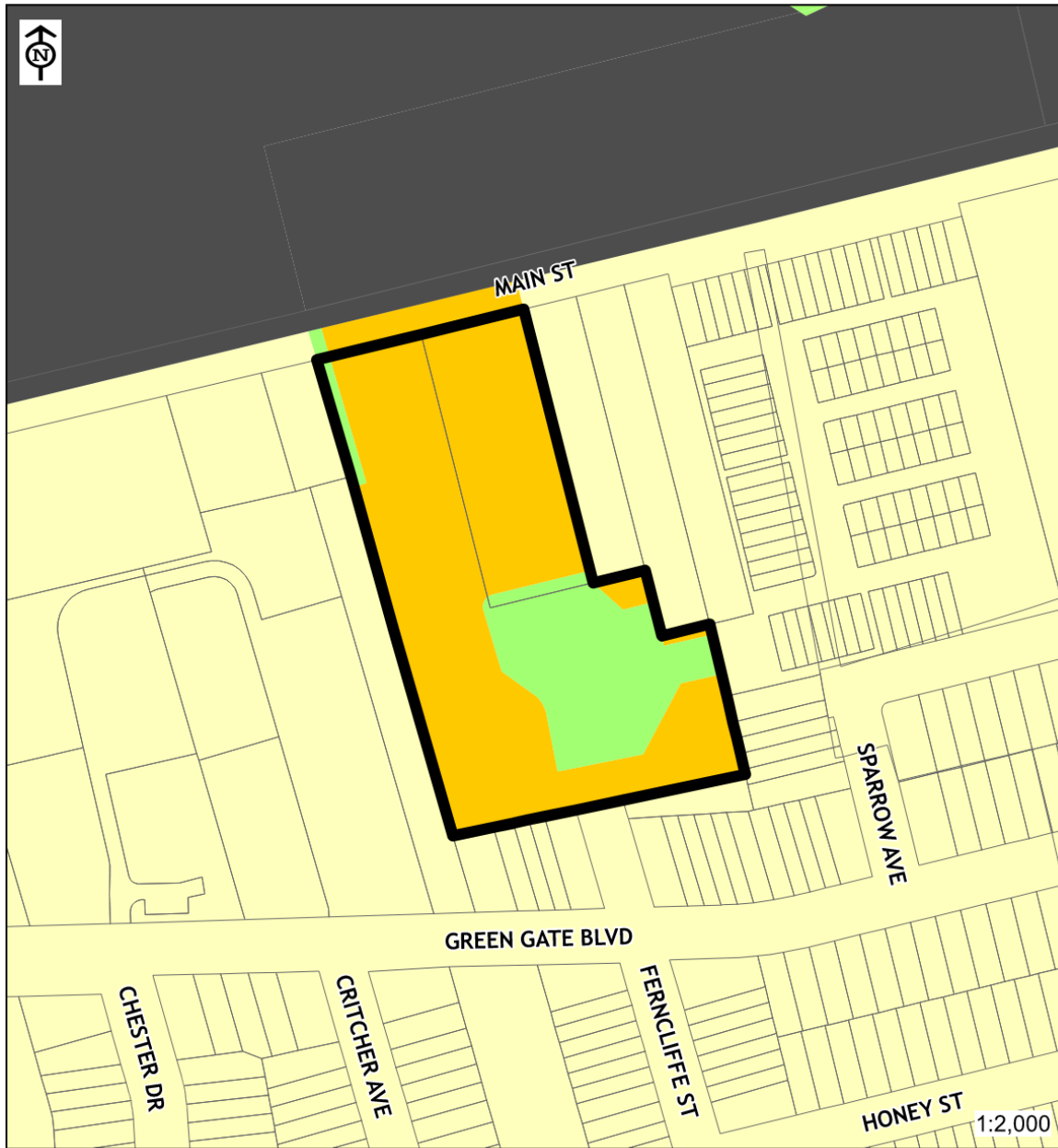
Amendment No. 83 to the City of Cambridge Official Plan

1. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby amended by redesignating the subject lands from “Low/Medium Density Residential” to “High Density Residential” and “Natural Open Space System” as shown on Schedule ‘A’ attached hereto;
2. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Site-Specific Figure 119, as shown on Schedule ‘B’ attached hereto;
3. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 119 as shown on Schedule ‘C’ attached hereto;
4. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:






8.10.119 725-775 Main Street

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/Landscape 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.

Schedule 'A' – Map 2



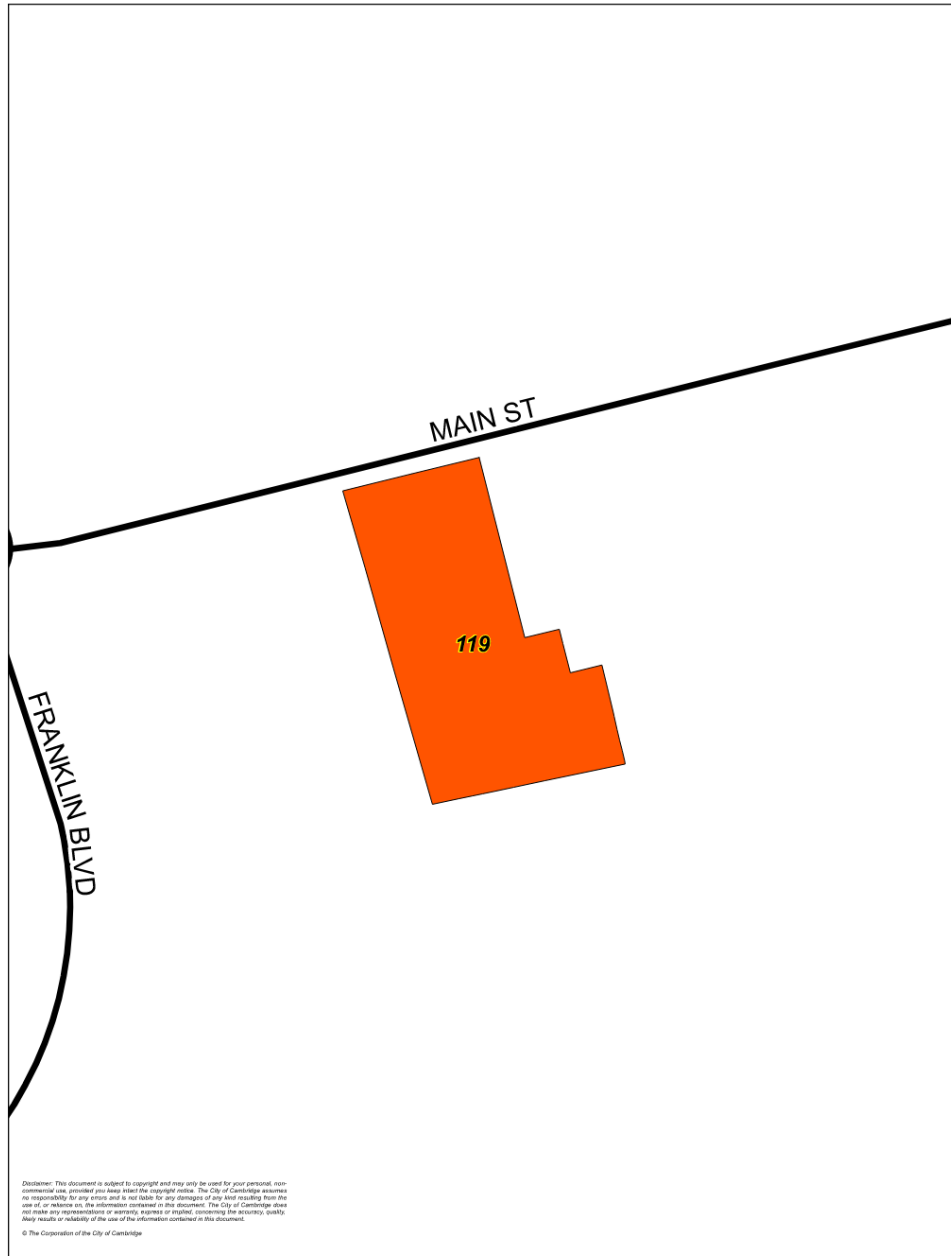
**Schedule A to Official Plan Amendment 83
Amendment to Map 2 of City of Cambridge Official Plan**

-  SITE
-  Low / Medium Density Residential
-  High Density Residential
-  Industrial
-  Natural Open Space System



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Schedule 'B' – Map 2A



City of Cambridge Official Plan



MAP 2A
Site Specific Policies
(See Section 8.10)
OPA 83



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Legend

Roads - Ownership

Province of Ontario or Region of Waterloo

City of Cambridge

Site Specific (Figure Number) 119

Rivers and Lakes

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Schedule 'C' – Figure 119

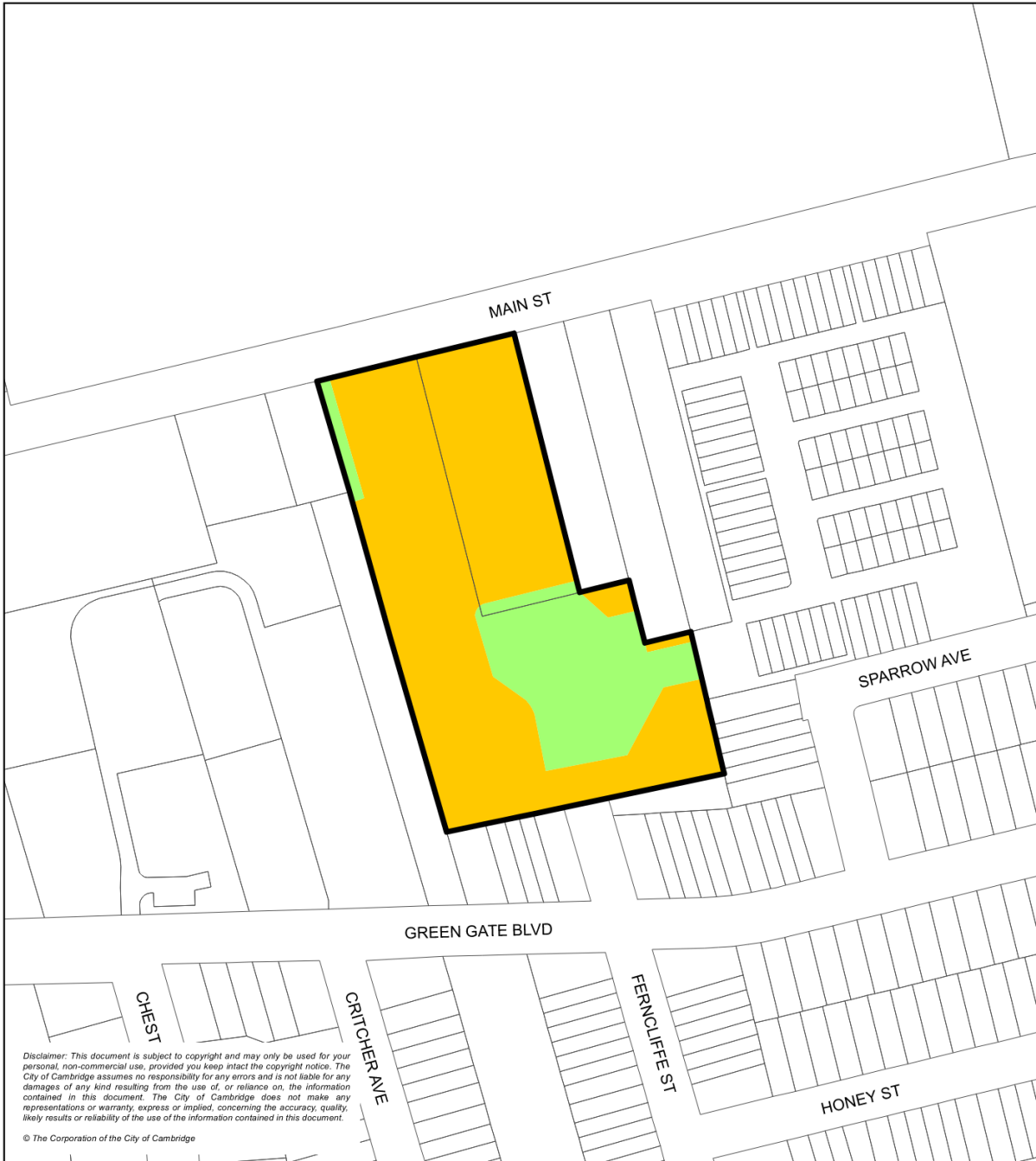





Figure 119
725 & 775 Main St



Legend

-  Subject Lands
-  High Density Residential (Subject to Section 8.10.119)
-  Natural Open Space System (Subject to Section 8.10.119)

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