

**To:** COUNCIL

**Meeting Date:** 06/08/21

**Subject:** Extension of Interim Control By-law – River Rd Neighbourhood

**Submitted By:** Deanne Friess, Manager of Development Planning, MCIP RPP

**Prepared By:** Bryan Cooper, Senior Policy Planner, MCIP, RPP

**Report No.:** 21-164(CD)

**File No.:** D.14.02.04

---

## Recommendations

THAT Council receives report 21-164(CD) Extension of Interim Control By-law – River Rd Neighbourhood for information;

AND THAT as previously directed by Council to apply an Interim Control By-law in order to complete a study of the River Rd. area, By-law 19-100 for the River Road be amended to allow for the extension of the By-law until September 23, 2021;

AND FURTHER THAT By-law 21-XXX be passed.

---

## Executive Summary

### Purpose

- The purpose of this report is to extend interim control by-law 19-100 until September 23, 2021.

### Key Findings

- The River Road Neighbourhood interim control by-law is set to expire on June 18, 2021. The Planning Act enables Council to extend an interim control by-law, provided that the total time that the by-law is in effect does not exceed two years from the date of passing of the original interim control by-law. Due to Ontario Regulation 149/20 and Ontario Regulation 278/20, the interim control by-law may be extended until September 23, 2021.

- The interim control by-law was passed in order for the completion of a land use and servicing study for the River Rd. neighbourhood (Secondary Plan).
- The extension will allow for the completion of the River Rd Secondary Plan and Zoning By-law amendment to be in effect prior to the recommended extended lapsing date.

## Financial Implications

- The budget for the study is \$100,000 and is funded through capital project A/01032-20 River Road Neighbourhood – Plan & Service Study

---

## Background

In recent years the River Rd. neighbourhood has seen growth pressure through infill redevelopment of existing large residential lots. The City's Official Plan identifies the area for urban development; however, the area is predominantly rural with limited municipal infrastructure to support the development intended by the Official Plan. Through the consultation process on site specific development applications the City has heard concerns that new infill development needs to be considerate of the surrounding rural and lower density land uses and that the infrastructure (sanitary services, transportation etc.) needs to be properly planned to accommodate new growth.

In response to these concerns, City Council enacted interim control by-law 19-100 on June 19, 2019. The purpose of the interim control by-law is to temporarily "freeze" development permissions within the study area while the City completes a land use and servicing study (hereinafter referred to as the River Rd Secondary Plan).

The Planning Act allows the extension of an interim control by-law provided that the total period of time the by-law is in effect does not exceed two years from the date of passage. The River Rd. interim control by-law was passed on June 19, 2019 and under normal circumstances the maximum period of time that it could be in effect (with an extension) would be June 19, 2021. Due to the COVID-19 pandemic, legislation was passed which allowed for the extension of the period that an interim control by-law can be in effect. The result of this legislation change is that the interim control by-law can be extended until September 23, 2021.

The study is nearing completion; however, the resulting Official Plan and Zoning amendments will not be in full force and effect by the current lapsing date of June 18, 2021. Therefore, staff is recommending that it be extended further until

September 23, 2021. At this time staff are targeting the July 27, 2021 Council meeting to bring forward a recommendation report.

---

## Analysis

### Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #1 - Community Wellbeing

Objective 1.4 Promote, facilitate and participate in the development of affordable, welcoming and vibrant neighbourhoods.

The extension of the interim control by-law will permit the completion of the Secondary Plan for the River Road neighbourhood and will assist in planning for the orderly development of this area of the City.

---

## Comments

In the fall of 2019 the City retained Fotenn Planning & Design and a team of sub-consultants to prepare the River Rd. Secondary Plan. City staff and the consulting team have been actively working to complete the secondary plan and zoning by-law amendment. The secondary plan and zoning by-law amendment is nearing completion and a public meeting was held on April 27, 2021.

An extension of an interim control by-law may be appealed to the Local Planning Appeal Tribunal (LPAT). If the by-law extension is passed the City will provide notice of passing. That notice will include a 60 day appeal period.

Once an interim control by-law has expired, Council cannot pass another interim control by-law for the same area for three years.

---

## Existing Policy/By-Law

Official Plan:

The River Road neighbourhood is designated as “Low/Medium Density Residential” in the City of Cambridge Official Plan. This land use designation permits single detached, townhouses and/or walk up apartments up to a maximum density of 40 units per hectare.

Zoning By-law 150-85:

The area is primarily zoned (H)R4 - Holding – Residential 4 and R2 – Residential 2. The Holding provision restricts development until servicing is provided. R2 permits large lot single detached residential.

---

## Financial Impact

- The budget for the study is \$100,000 and is funded through capital project A/01032-20 River Road Neighbourhood – Plan & Service Study

---

## Public Input

Public consultation has been an important component in the secondary plan study. This has included the following:

- An in-person neighbourhood meeting – February 19, 2020
- Virtual neighbourhood meeting – October 13, 2020
- Small resident liaison meeting – December 3, 2020
- Statutory public meeting – April 27, 2021
- Small resident liaison meeting – May 4, 2021

As part of the future recommendation report for the Secondary Plan, City staff will be recommending that the City complete a Cultural Heritage Landscape study for River Rd. which will allow for further consultation with external agencies, landowners, the public and Indigenous groups.

---

## Internal/External Consultation

The Secondary Plan is being led by Development Engineering staff in consultation with City Planning and Transportation staff. The City has circulated material for the study to the Region of Waterloo and Grand River Conservation Authority (GRCA) for comment.

Development Engineering and Legal Services have been consulted in the preparation of this report.

---

## Conclusion

This report recommends that interim control by-law 19-100 be extended until September 23, 2021.

This recommendation also aligns with the City's Strategic Plan by resulting in the preparation of a Secondary Plan for the River Road neighbourhood and will assist in planning for the orderly development of this area of the City.

---

## Signature

### Division Approval



Reviewed by the CFO

Reviewed by Legal Services

**Name: Deanne Friess**

**Title: Manager of Development Planning**

### Departmental Approval



**Name: Hardy Bromberg**

**Title: Deputy City Manager, Community Development**

### City Manager Approval



**Name: David Calder**

**Title: City Manager**

---

## Attachments

Attachment No. 1 - By-law 21-XXX, amending By-law 19-100

Attachment No. 1

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW NUMBER 21-XXX

Being a by-law to amend Interim Control By-law 19-100

WHEREAS the Council for the Corporation of the City of Cambridge has passed a resolution directing that a study be undertaken in respect of the land use planning policies and regulations affecting the lands zoned residential on the north and south side of River Rd between the Hespeler Woodlot and Townline Rd, more particularly identified on Schedule 'A' to this By-law;

AND WHEREAS Section 38 of the Planning Act, RSO, 1990, c.P.13, as amended, grants a municipality the authority to pass an interim control by-law;

AND WHEREAS the Council for the Corporation of the City of Cambridge has deemed it necessary and expedient to pass such a by-law;

**NOW THEREFORE BE IT ENACTED BY THE COUNCIL FOR THE CORPORATION OF THE CITY OF CAMBRIDGE AS FOLLOWS:**

1. Section 7 of By-law 19-100 is deleted and replaced with the following:
  7. This By-law shall come into force and take effect immediately upon the final passing thereof by Council and shall be in effect until 11:59 p.m. local time on September 23 2021, in accordance with the provisions of the Planning Act, RSO, 1990, c.P.13, as amended.

**READ A FIRST, SECOND AND THIRD TIME and finally passed this 8<sup>th</sup> day of June, 2021**

\_\_\_\_\_

**Mayor**

\_\_\_\_\_

**Clerk**

