

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-023

Being a by-law to adopt Amendment No. 89 of the City of Cambridge Official Plan (2012), as amended, with respect to land municipally known as 25 Chalmers Street South

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. 89 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as LT 1-4, 9-12, 16-19 PL 767 CAMBRIDGE; PT LT 5, 13-15, 20 PL 767 CAMBRIDGE; PT LOWELL ST PL 767 CAMBRIDGE CLOSED BY D53547, PT 1 & 2, 67R1336; S/T & T/W WS577741; S/T WS619269; CAMBRIDGE 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. 89 to the City of Cambridge Official Plan (2012), as amended, consisting of the text and attached maps, is hereby adopted;
3. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof.

ENACTED AND PASSED this 29th day of April, 2025.

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 89, By-law No 25-023

The purpose and effect of this Official Plan Amendment No. 89 (OPA 89) to the City of Cambridge Official Plan (2012), as amended, is to apply site specific policy amendments to the lands at 25 Chalmers Rd S in the City of Cambridge and Regional Municipality of Waterloo to facilitate a multi-unit residential development.

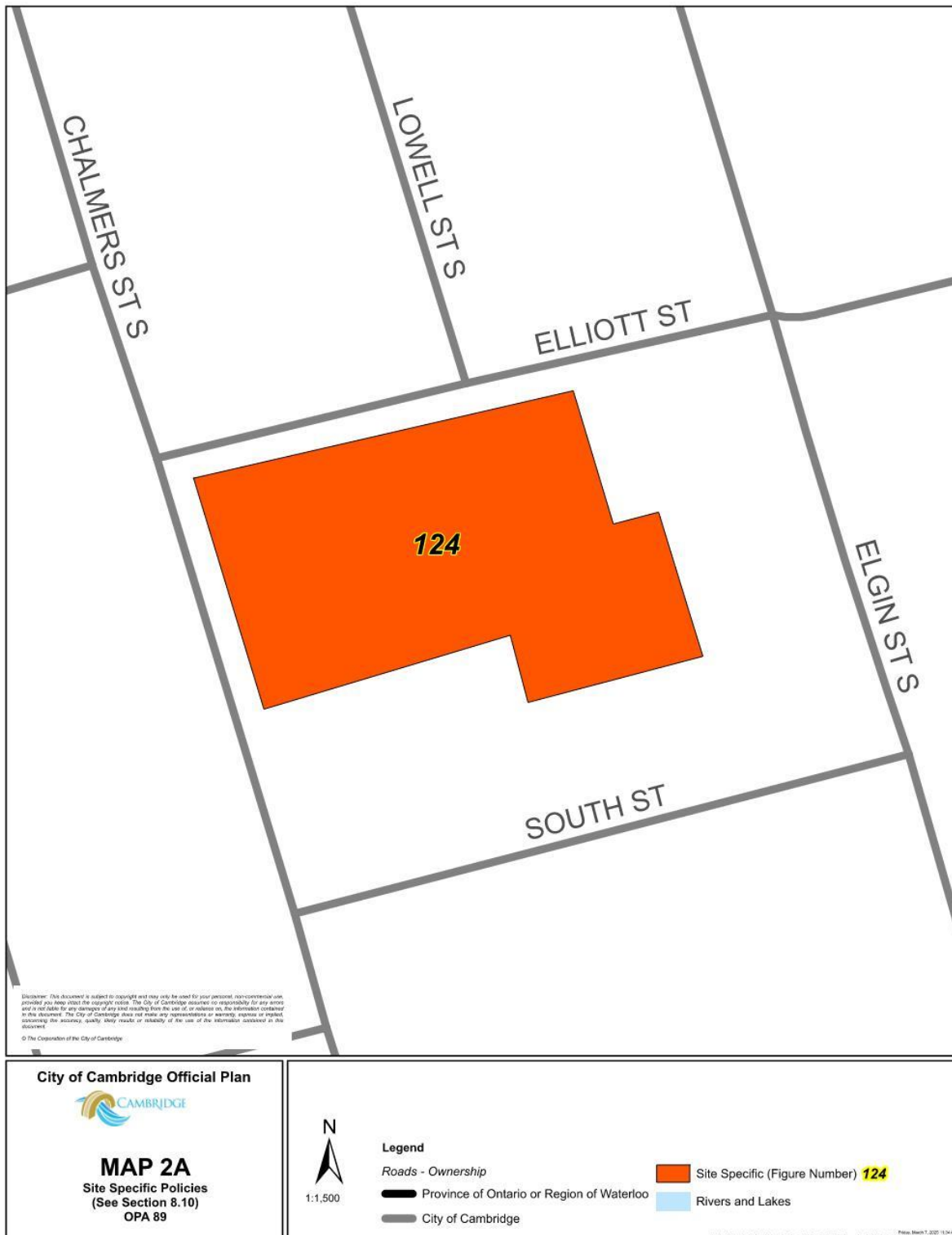
Amendment No. 89 to the City of Cambridge Official Plan

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Site Specific Figure 124, as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 124 as shown on Schedule 'B' attached hereto;
3. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

8.10.124 25 Chalmers Street South

1. 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.

Schedule 'A' – Map 2A



The map displays a residential area with several streets: Lowell St, Elliott St, Chalmers St S, South St, and Elgin St S. A specific parcel, 25 Chalmers St S, is highlighted in yellow. The map includes a legend, a north arrow, and a scale of 1:1,500. A disclaimer at the bottom left states: "Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use, provided you keep intact the copyright notice. The City of Cambridge assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Cambridge does not make any representations or warranty, express or implied, concerning the accuracy, quality, likely results or reliability of the use of the information contained in this document." The copyright notice below the disclaimer reads: "© The Corporation of the City of Cambridge".

Figure 124
25 Chalmers St S

Legend

- Municipal Boundary
- Subject Lands
- Low / Medium Density Residential (Subject to site specific policy 8.10.124)

1:1,500