

May 6, 2025

By Email Only to *council@cambridge.ca*, *clerks@cambridge.ca* and *cooperb@cambridge.ca*

City of Cambridge Council
50 Dickson Street, 2nd floor
Cambridge, Ontario N1R 8S1

City Clerk
City of Cambridge
P.O. Box 669
Cambridge, Ontario N1R 5W8

Bryan Cooper, Senior Planner
Community Development Department
City of Cambridge
50 Dickson Street, 3rd floor
Cambridge Ontario N1R 8S1

Dear Members of Council and Mr. Cooper:

Re: Proposed Cambridge Comprehensive Zoning By-law (“CZBL”) and companion Official Plan Amendment (“OPA”)

We are counsel to John, Don, Larry, Douglas, James, Edward and Connie Hammer, Cathy Murphy and Veronica Kerr, who have an interest in a 14-hectare parcel of land at the northeast corner of Middle Block Road and Fountain Street North in the City of Cambridge (the “Subject Lands”). The lands are municipally known as 4050 Fountain Street North.

The Subject Lands are designated primarily “Greenfield Areas” under the Region of Waterloo’s Official Plan and primarily “Mixed-Use Node” under the North Cambridge Secondary Plan (the “Secondary Plan”), as part of a mixed-use node at the intersection of Middle Block Road and Fountain Street North.

The Subject Lands will be impacted by the CZBL, and they may be impacted by the OPA. As such, our clients have an interest in these instruments and any further changes that may be made to them.

Regarding the CZBL, there is a human-made drainage ditch which begins south of the woodlot on the Subject Lands and extends to Middle Block Road. The ditch was created to facilitate the irrigation of parts of the Hammer Lands for agricultural purposes. This appears to be the basis for zoning part of the Subject Lands as “Floodway”. We disagree that any part of the Subject Lands should be zoned “Floodway”, as it is inappropriate, unsupported and does not represent good land use planning. The extent of the Floodway zone also does not conform with the Secondary Plan designations of the Subject Lands. Further details regarding this issue are found in our letter to the City regarding the Secondary Plan dated June 25, 2024.

The CZBL also does not have a particular zone category that seems appropriate for the mixed-use node in the Secondary Plan. While this does not preclude site-specific zoning to permit the appropriate mixed use of the Subject Lands, it would be preferable to include a mixed-use zone in the CZBL that is not specific to certain geographical areas.

Please provide me with notice of any revisions to the CZBL or the OPA, notice of any reports or other documents going to Council regarding the CZBL or the OPA, and notice of Council’s decisions regarding the CZBL and the OPA.

Do not hesitate to contact me if you have any questions.

Sincerely,
DAVIES HOWE LLP



Kyle Gossen (he/him)

KG:yl

copy: Clients
David Riley, SGL Planning & Design Inc.