

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25 - ____

Being a by-law of the Corporation of the City of Cambridge to adopt Amendment No. 90 of the City of Cambridge Official Plan (2012), as amended with respect to land municipally known as 579 Grand Ridge Road.

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. 90 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as PT LT 14 CON 10 NORTH DUMFRIES PT 1, 67R3793; 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. 90 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.

The Corporation of the City of Cambridge

By-law Number 25-

Enacted and Passed this XXth day of Month, 2025.

MAYOR

CLERK

The Corporation of the City of Cambridge

By-law Number 25-

Purpose and Effect of Official Plan Amendment No. 90, By-law No 25 - _____

The purpose and effect of this Official Plan Amendment No. 90 (OPA 90) to the City of Cambridge Official Plan (2012), as amended, is to apply site specific policy amendments to the Lands known as 579 Grand Ridge in the City of Cambridge and Regional Municipality of Waterloo to facilitate a multi-unit residential development.

The Corporation of the City of Cambridge

By-law Number 25-

Amendment No. 90 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 125, as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 125 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:

8.10.125 579 Grand Ridge Road

1. Notwithstanding policy 8.4.6.3 and 2.8.3.3 of this plan, for the Lands shown on Figure 125 on Schedule C attached hereto, the following policies shall apply:
 - a. The maximum building height shall be 4 storeys.
 - b. Minimum and Maximum density restrictions shall not apply.

The Corporation of the City of Cambridge

By-law Number 25-

Schedule A – Map 2A

The Corporation of the City of Cambridge

By-law Number 25-

Schedule B – Figure 125