



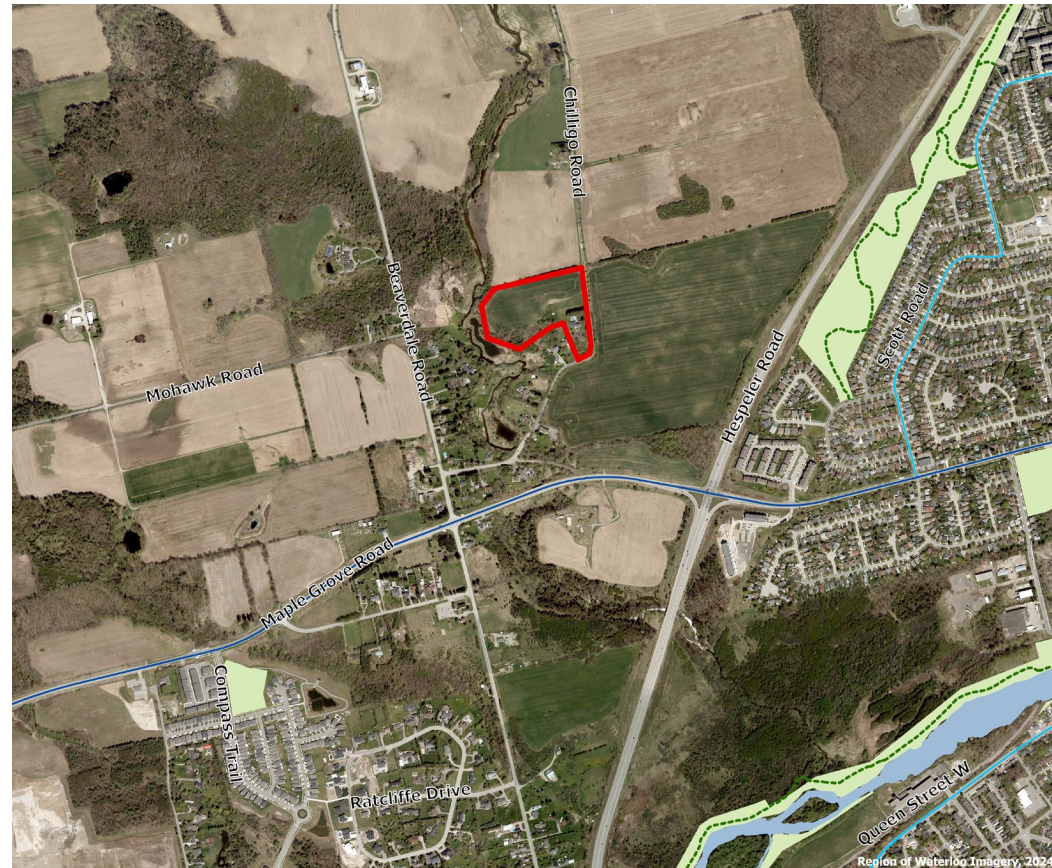
# 355 Chilligo Road, Cambridge

Official Plan Amendment & Zoning By-law Amendment

Planning Committee Meeting – July 15, 2025

# Existing Conditions

- Designated as Greenfield Area in the ROP (now part of the city OP) and planned for future urban development
- Lands within City Urban Area, currently designated Prime Agricultural Area and Open Space in City Official Plan
- Existing residential uses on adjacent lands designated Rural Residential
- Lands are zoned as Agricultural (A1), Low Density Residential (R1), and Open Space (OS1) in the Cambridge Zoning By-law 150-85
- Existing house on property with access to Chilligo Road is to remain
- Remaining portion of lands are currently farmed

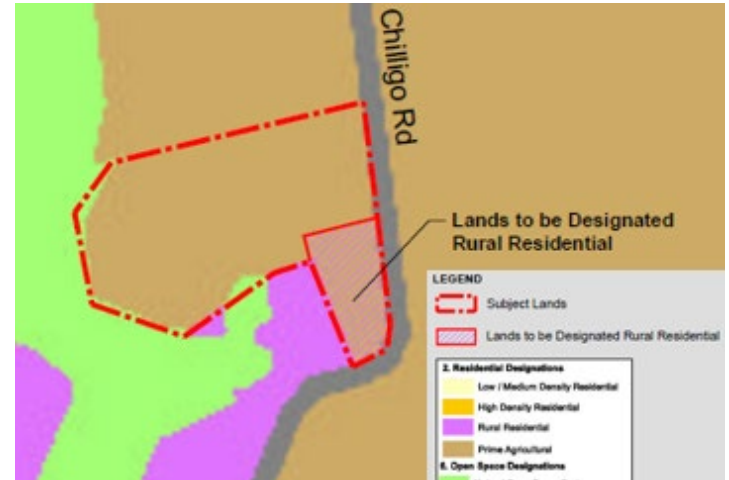


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|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> Subject Lands                             | <span style="color: blue;">—</span> GRT Bus Route 51 - Hespeler         |
| <span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Grand River | <span style="color: blue;">—</span> GRT iXpress Route 203 - Maple Grove |
| <span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> Parks     |                                                                         |
| <span style="color: green;">---</span> Trails                                                                                            |                                                                         |

# Proposed Applications

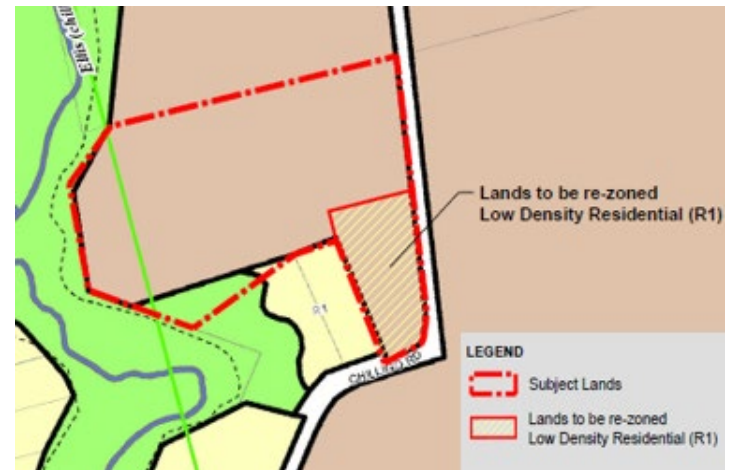
## Official Plan Amendment

- The Amendment proposes to designate a portion of the lands from **'Prime Agricultural'** to **'Rural Residential'**. This amendment is proposed to acknowledge the severance of residential lands and agricultural lands. The agricultural portion of the property will remain designated Prime Agricultural Area.



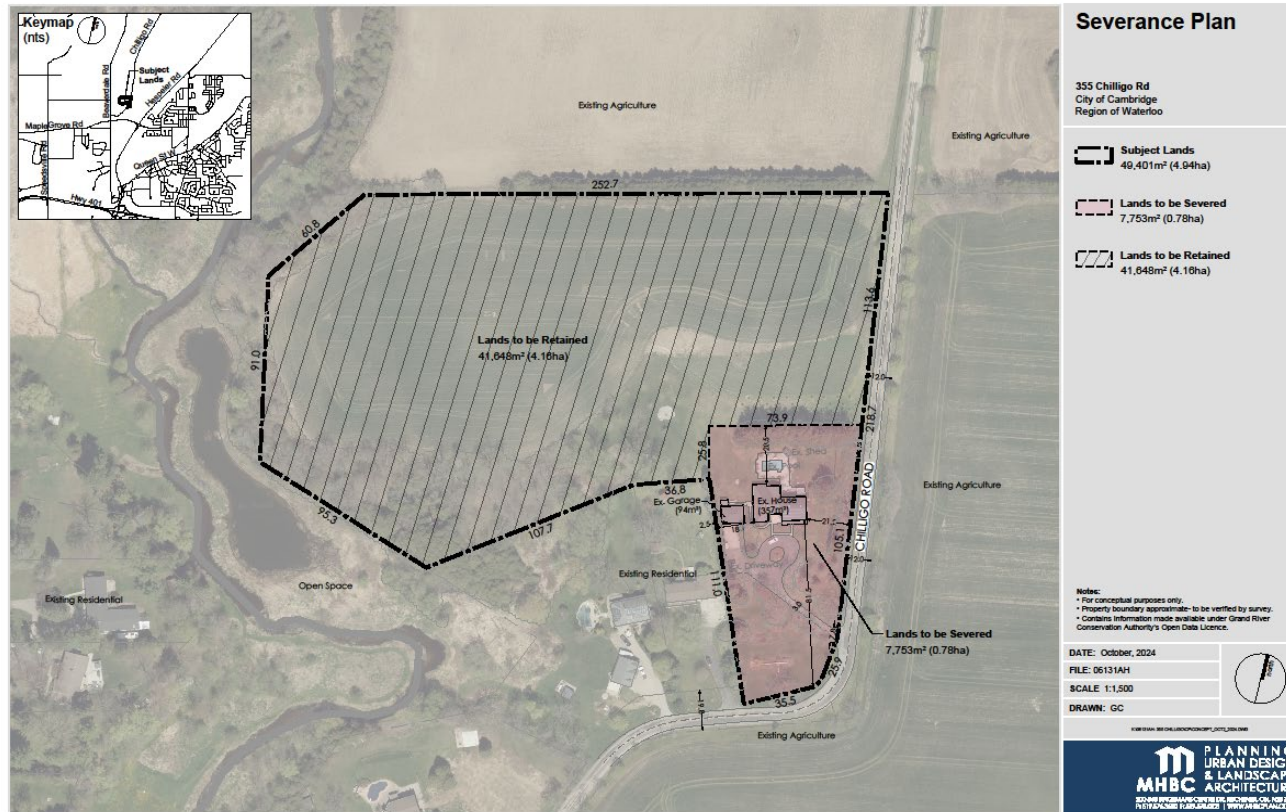
## Zoning By-law Amendment

- The Amendment proposes to re-zone a portion of the lands from **'Agricultural (A1)'** to **'Low Density Residential (R1)'**.
- This amendment will also include a holding provision on the retained portion/agricultural portion to require future studies for development of the lands. The retained lands will remain zoned as 'A1'.





# Proposed Applications to Facilitate Future Consent Application



# Conclusions

- The proposal is consistent with the Provincial Planning Statement.
- The proposed development implements objectives of the Regional Official Plan and City of Cambridge Official Plan.
- Discussions have occurred with City, Region and GRCA regarding the use of the “H” provision to defer the study requirements to any future development. Approach recognizes no change in existing condition will occur with these applications and future consent application
- The proposed site-specific amendments to the City’s Zoning By-law will appropriately implement the intended building design and site layout and facilitate the future consent application.
- The Agricultural lands will be subject to future studies for any development. The proposed “H” provision will require the appropriate studies prior to any development.