

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-045

Being a by-law of the Corporation of the City of Cambridge to adopt Amendment No. 92 of the City of Cambridge Official Plan (2012), as amended with respect to land municipally known as 312 St Andrews Street.

**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. 92 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as CON 10 PT Lot 2, West of the Grand River, City of Cambridge, Regional Municipality of Waterloo; and shown on Schedules 'A' and 'B' attached hereto and forming part of the By-law (herein referred to as '*the Lands*');
2. **THAT** Amendment No. 92 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 22<sup>nd</sup> day of July, 2025.

---

MAYOR

---

CLERK

**Purpose and Effect of Official Plan Amendment No. 92, By-law No 25-045**

The purpose and effect of Official Plan Amendment No. 92 (OPA 92) to the City of Cambridge Official Plan (2012), as amended, is to add a Site-Specific Policy 8.10.126 to remove the maximum density requirement for the lands designated as Low / Medium Density Residential and municipally known as 312 St Andrews Street in the City of Cambridge and Regional Municipality of Waterloo. The OPA will facilitate a mixed terrace (stacked townhouse) development with site specific provisions.

---

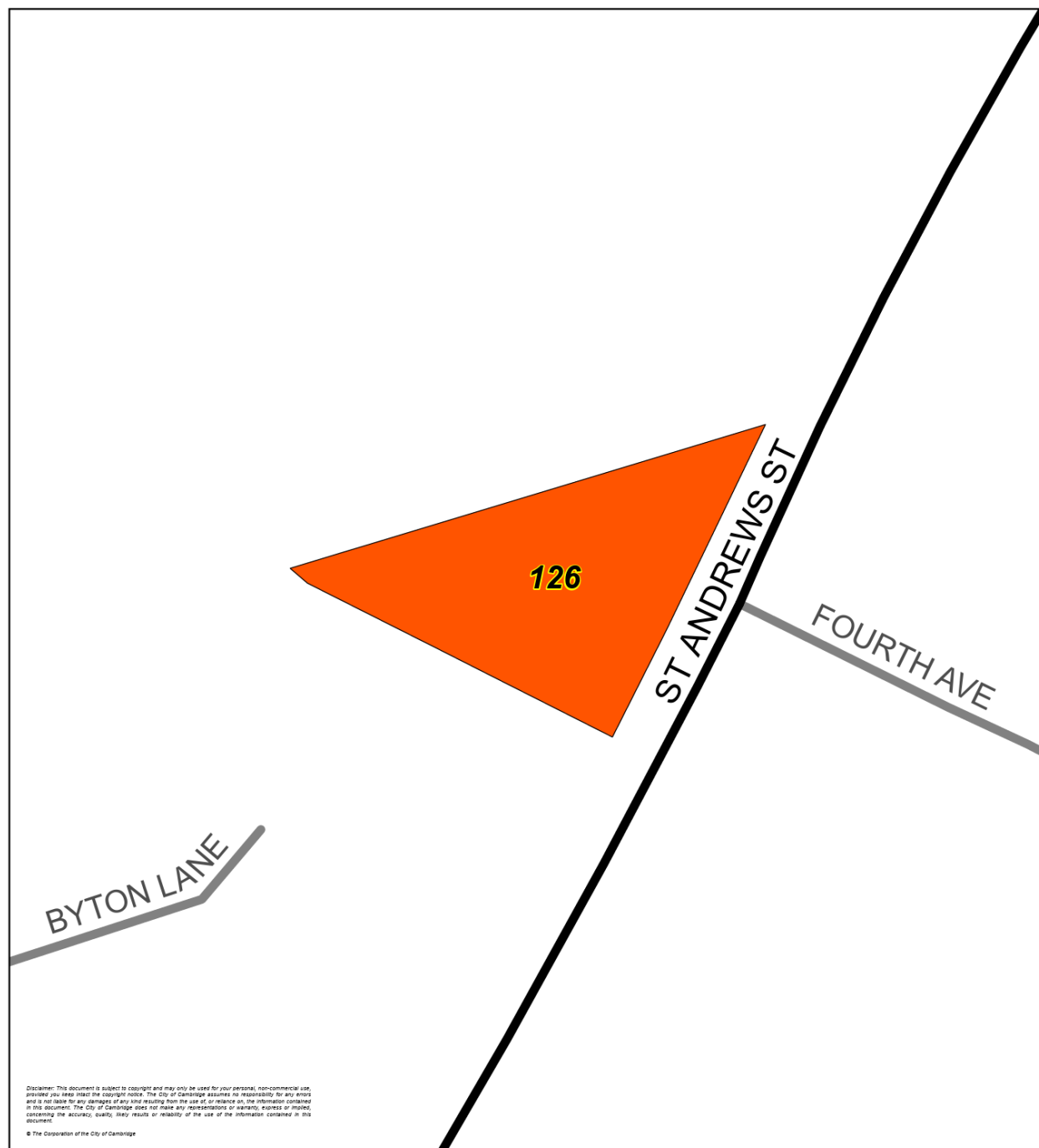
**Amendment No. 92 to the City of Cambridge Official Plan**

---

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Site Specific 126, as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 126 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:

**8.10.122      312 St Andrews Street**

1. Notwithstanding policy 8.4.6.3a) of this plan, for the Lands shown on Figure 126 on Schedule 'B' attached hereto, the following site-specific policies shall apply:
  - a. The maximum gross residential density restriction shall not apply.

**Schedule A – Map 2A**

City of Cambridge Official Plan



**MAP 2A**  
**Site Specific Policies**  
 (See Section 8.10)  
 OPA 92



1:1,000

**Legend****Roads - Ownership**

- Province of Ontario or Region of Waterloo
- City of Cambridge

 Site Specific (Figure Number) **126**

Rivers and Lakes

© 2021 City of Cambridge. All rights reserved. Information Products/Official Plan/OPA 92. Amendment 12. May 13, 2021 2:20 PM. Approved: 2021-05-13

**Schedule B – Figure 126**