



To: COUNCIL

Meeting Date: 9/2/2025

Subject: 25-077-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 355 Chilligo Road

Submitted By: Sylvia Rafalski-Misch, MCIP, RPP, Manager of Development Planning

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Report No.: 25-077-CD

File No.: OR06/25

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Report 25-077-CD being a Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 355 Chilligo Road, be received;

AND THAT Council approves the proposed Official Plan Amendment to redesignate a portion of the lands, described as the severed lands, from Prime Agricultural Area to Rural Residential, while the retained lands will remain designated Prime Agricultural and Natural Open Space System;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone a portion of the lands, described as the severed lands, from the Agricultural (A1) to the Residential One (R1) Zone with site-specific 4.1.491, while the retained lands will remain Open Space (OS1), Residential One (R1) and Agricultural (A1) with a Holding provision added for servicing and future studies in advance of any development;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(12) of the Planning Act have been met;

AND FURTHER THAT that the By-laws attached to Report 25-077-CD in **Appendix B and Appendix C** be passed;

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to provide a recommendation on an Official Plan Amendment and Zoning By-law Amendment to facilitate a severance of the dwelling and associated accessory buildings and structures from the remainder of the agricultural lands.

Key Findings

- The subject lands were included in the Urban Area through Regional Official Plan Amendment No. 6.
- The proposed Official Plan Amendment and Zoning By-law Amendment will facilitate a severance of the dwelling and accessory buildings from the remainder of the agricultural lands.
- A holding provision will be placed on the agricultural lands to ensure municipal servicing is available to the site and additional technical studies are completed by the developer prior to any further development.
- The proposed development conforms to Provincial and City policies.

Financial Implications

Planning application fees in the amount of \$45,000.00 have been paid to the City of Cambridge to process the Official Plan Amendment and Zoning By-law Amendment.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Subject Property

The subject lands are addressed as 355 Chilligo Road and are located northeast of Beaverdale Road and Maple Grove Road. The lands are approximately 4.94 hectares (12.21 acres) in size with 41.0 metres (134.51 feet) of frontage on Chilligo Road and contain one single-detached dwelling and two accessory buildings. The majority of the lands contain open fields with a portion occupied by a single-detached dwelling with two accessory structures which are shown in Figure 1 below:



Figure 1 – Aerial Map of the Subject Lands

Surrounding Land Uses

There are agricultural fields to the north and east of the property, low-density residential uses to the south and a creek to the west. Chilligo Road runs along the eastern and southern boundary of the parcel meeting Fisher Mills Road to the southwest.

ANALYSIS:

Development Proposal

The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment to redesignate a portion of the lands described as the severed lands from Prime Agricultural Area to Rural Residential. The retained lands will remain designated

Prime Agricultural and Natural Open Space System. The concept plan can be found in **Appendix A** and the proposed Official Plan Amendment can be found in **Appendix B**.

The proposed Zoning By-law Amendment is to rezone a portion of the lands described as the severed lands from the Agricultural (A1) to the Residential One (R1) Zone with site specific s.4.1.491. The retained lands will remain Agricultural (A1), Residential One (R1) Zone and Open Space (OS1) Zone. A holding provision is proposed on the retained land to prohibit future development until municipal servicing is available and technical studies are completed. The proposed Zoning By-law Amendment can be found in **Appendix C**.

Policy Overview

The Provincial Planning Statement, 2024 (PPS, 2024) directs planning authorities to promote efficient use of land and resources and optimize existing and planned infrastructure and public service facilities when considering development proposals. Furthermore, planning authorities shall plan to reduce greenhouse gas emissions, promote water and energy efficiency, and protect natural and cultural heritage.

The site is designated Urban Area and Designated Greenfield Area in the Regional Official Plan and Prime Agricultural Area and Natural Open Space System in the City Official Plan. As of January 1, 2025, when the Minister removed planning authority from the Region, the Regional Official Plan (ROP) is deemed to be part of the City Official Plan. Until the City Official Plan is updated, the ROP and its policies are referenced separately.

The Urban Area is intended to accommodate the majority of the population and employment growth to 2051 and directs development within the Greenfield Areas of the City to be compact, well connected and offer opportunities for people of all ages and abilities to conveniently access the necessities of daily living.

At this time, no new development is proposed on these lands. The proposed Official Plan and Zoning By-law amendments have been submitted to redesignate the lands from Prime Agricultural to Rural Residential to facilitate a severance of the existing dwelling from the agricultural lands. The creation of new residential lots is not permitted in the Prime Agricultural Area, but may be permitted in the Rural Residential Area subject to the following criteria:

- The lands must be in an existing grouping of rural residential lots
- The existing grouping is of 4 or more lots with the distance between the lots not more than 100 m
- The new lot has a maximum area of 1 ha, except where natural features or existing lot patterns justify inclusion of additional lands

- The new lot is not within a Source Water Protection Area
- The new lot can be serviced by a private well and septic system

The proposed severance conforms to the policies of the Rural Residential Designation.

The applicant intends to live in the house and sell the agricultural field. Future development is anticipated on the agricultural field; however, the lands will remain in the Agricultural (A1) zone and a holding provision is proposed to prohibit any new development of the agricultural portion of the site until services are available and technical studies are completed by the applicant, all to the satisfaction of the City and other government agencies.

Further to the above, the applicant will not be able to proceed with development of the land until the larger area is reviewed comprehensively through studies undertaken and adopted by the City.

Recommendation

Staff gave consideration to Provincial, Regional and City policies, agency comments and compatibility with the surrounding neighbourhood.

It is the opinion of Planning staff that the proposed applications are consistent with the PPS, 2024 and conform with the policies of the City's Official Plan, subject to the proposed holding provisions, and the proposal meets the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85, as amended.

Planning decisions are subject to appeal to the Ontario Land Tribunal (OLT). An appeal may be filed if the application is refused, approved, or if a decision is not made within the timeline for processing the applications set out in the Planning Act. The decision deadline for this application is September 9, 2025

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designations: Prime Agricultural and Natural Open Space Systems

Proposed Land Use Designations: Prime Agricultural, Rural Residential, Natural Open Space Systems

The existing and proposed land use designations are shown on Figure 2 and Figure 3 below:

Figure 2: Existing OP

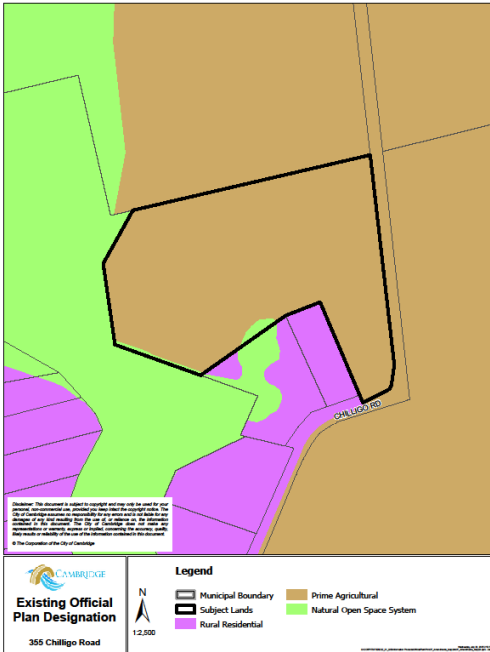
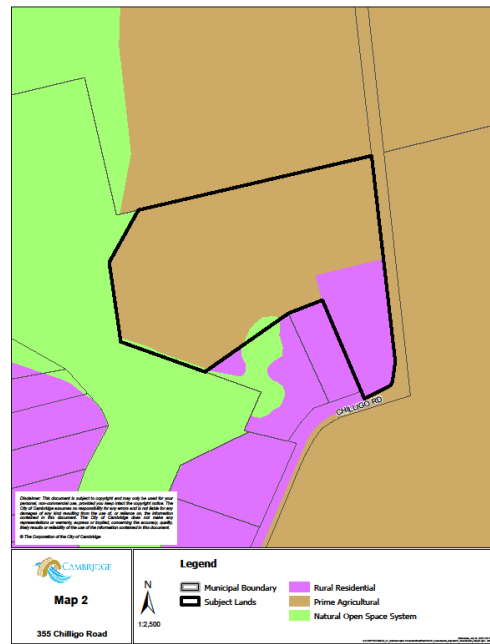


Figure 3: Proposed OP



City of Cambridge Zoning By-law 150-85, as amended

Existing Zoning: Agricultural (A1), Residential One (R1), Open Space (OS1).

Proposed Zoning: Residential One (R1) s.4.1.491 on the developed portion and Agricultural (A1), Residential One (R1) and Open Space (OS1) zone with a Holding Provision for servicing and technical studies on the agricultural portion of land.

The existing and proposed zoning is shown on Figure 4 and Figure 5 below:

Figure 4: Existing Zoning

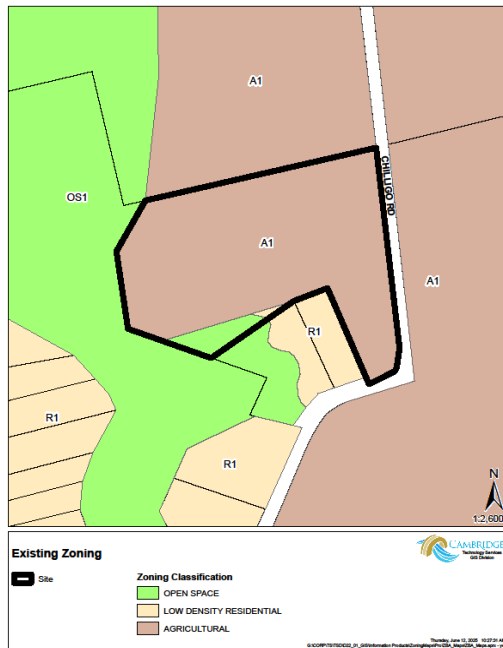
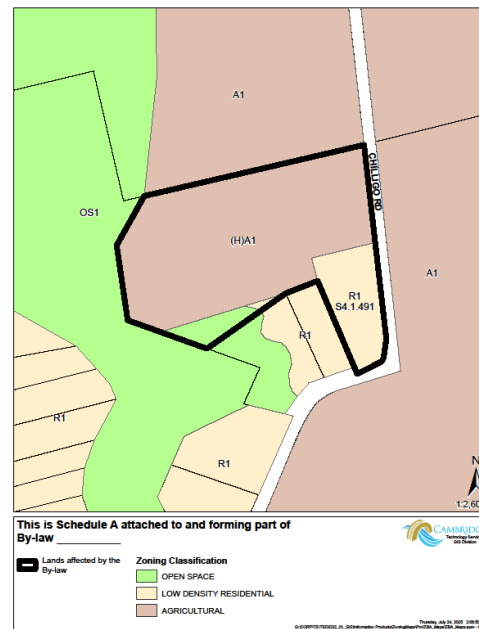


Figure 5: Proposed Zoning



The holding provisions will require full municipal services and the following technical studies at a minimum, all to the satisfaction of the City and associated governing agencies:

- Environmental Impact Study
- Hydrogeological Study
- Archaeological Assessment(s) and Corresponding Ministry Acknowledgement Letter(s)
- Cultural Heritage Impact Assessment (CHIA)
- Servicing Studies and Associated Plans
- Planning Justification Report
- Transportation Impact Study

The above studies have been identified by internal staff and agencies through the review of the applications and are specific to the subject lands and applicable land use policies. Additional studies may be identified through the City's future comprehensive review of this area and future development proposal.

FINANCIAL IMPACT:

- The planning application fee of \$45,000.00 has been paid to the City of Cambridge to process the proposed Official Plan Amendment and Zoning By-law Amendment Applications.
- Future application fees will be required as part of the submission of any severance application.
- Any further costs associated with the development site are to be borne by the Applicant.

PUBLIC VALUE:

The statutory public meeting required under the Planning Act was held July 15, 2025.

Following the Public Meeting, any person that provided their contact information on the sign-in registry at the meeting or requested through other means to be kept informed about the applications were notified through mailed correspondence of the Council Meeting and provided with access to this Recommendation Report being presented to Council on September 2, 2025.

ADVISORY COMMITTEE INPUT:

Not Applicable

PUBLIC INPUT:

No formal written submissions were made to staff, but a delegation was made to the Committee at the Public meeting on July 15, 2025. The general nature of the delegation is summarized below, followed by staff response:

Concern: Future development on site

A resident is concerned that these applications will be the start of future development in the area.

Response:

The application before the City is an Official Plan Amendment and Zoning By-law Amendment to permit the future severance of the lands. No new development is proposed through these applications. Any future development of the agricultural portion of the lands are subject to comprehensive planning by the City and through the submission of technical studies. This has been implemented through the proposed Holding Provision to prohibit any development of the lands until studies have been reviewed and accepted by the City.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in **Appendix D**.

Staff have received comments from applicable City departments and outside agencies in regard to the proposed Draft Official Plan Amendment and Zoning By-law Amendment and staff and circulated agencies have no objection to the applications, subject to the implemented holding provisions.

CONCLUSION:

It is the opinion of Planning staff that the proposed applications are consistent with the Provincial Planning Statement, conform with the Regional and City Official Plans and meet the general intent and purpose of the City of Cambridge Zoning By-law No. 150-85, as amended.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

General Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 25-077-CD Appendix A – Concept Plan
2. 25-077-CD Appendix B – Draft Official Plan Amendment and By-law
3. 25-077-CD Appendix C – Draft Zoning By-law Amendment
4. 25-077-CD Appendix D – Internal/External Consultation and List of Supporting Studies

