

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 25-055

Being a By-law to amend Zoning By-law No. 150-85, as amended with respect to lands municipally known as 355 Chilligo Road.

WHEREAS Council of the City of Cambridge has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this by-law;

WHEREAS this By-law conforms to the City of Cambridge Official Plan, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at a public meeting held on July 15, 2025, and that a further public meeting is not considered necessary in order to proceed with this Amendment.

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** this by-law shall apply to lands municipally addressed as 355 Chilligo Road, and legally described Part Lot 12 Concession 2 Beasley's Lower Blk Twp of Waterloo Part 1 WDR336 Except Parts 2 to 5 & 7 67R3163; S/T WS700281, City of Cambridge, Regional Municipality of Waterloo, as shown outlined in heavy black on Schedule 'A' attached hereto and forming part of this by-law;
2. **THAT** Map B11 to the City of Cambridge By-law 150-85, as amended, is hereby amended by rezoning a portion of the lands from Agricultural - A1 to Residential One - R1 s.4.1.491 and Agricultural – (H)A1.
3. **THAT** the aforesaid City of Cambridge Zoning By-law no. 150-85, as amended, is hereby further amended by adding the following subsection under section 4.1 thereof:
"4.1.491 – 355 Chilligo Road"
 1. Notwithstanding anything to the contrary in By-law no. 150-85, the following additional regulations shall apply to the R1 zone classification to which parenthetical reference "s.4.1.491" is made on Schedule 'A' attached to and forming part of this by-law:
 - a) Only the detached one family dwelling existing on the day of passing of this by-law is permitted on private services (well and septic system).

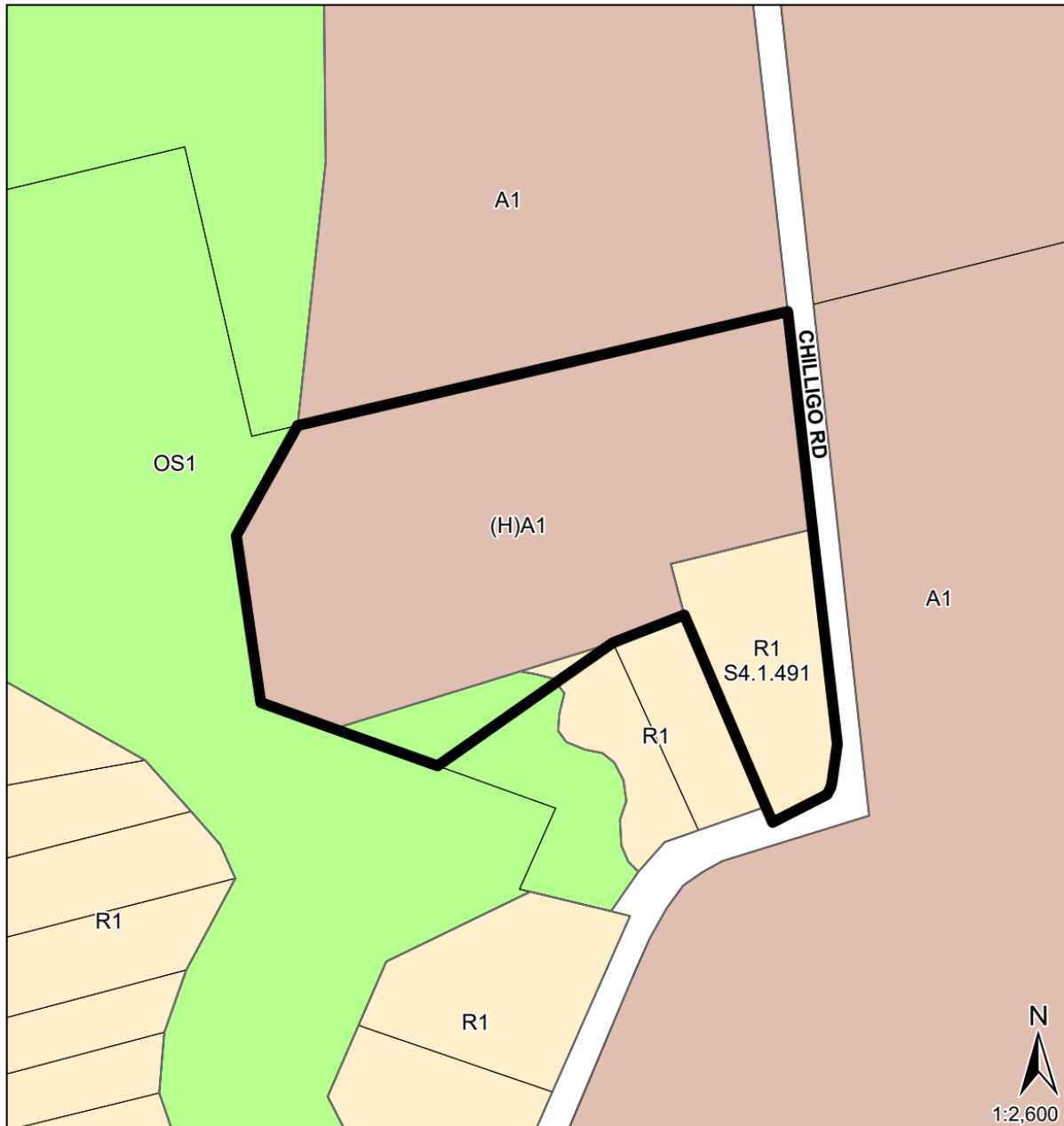
- b) Geothermal wells are prohibited on the subject lands. Geothermal wells are defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
2. Notwithstanding the (H) Prefix Zone holding provisions as outlined in S.2.1.4 of the City of Cambridge Zoning By-law, as amended, the removal of the (H) Holding Provision for the lands zoned Agricultural - A1 on the attached schedule may only be lifted once the following requirements have been satisfied:
 - a. Any development, including the construction of a detached one family dwelling and accessory structures are prohibited until full municipal services (water and wastewater) are available to service the subject lands to the satisfaction of the City of Cambridge and Regional Municipality of Waterloo.
 - b. The following technical studies have been completed to the satisfaction of the City, and where applicable, the Grand River Conservation Authority and Regional Municipality of Waterloo:
 - i. Archaeological Assessment(s) and corresponding Ministry Acknowledgement Letter(s);
 - ii. Cultural Heritage Impact Assessment (CHIA);
 - iii. Detailed Environmental Impact Study;
 - iv. Hydrogeological Study;
 - v. Servicing Studies and associated drawings;
 - vi. Transportation Impact Studies; and,
 - vii. Planning Justification Report.
4. **AND THAT** this By-law shall come into force and effect on the date it is enacted Subject to Official Plan Amendment No. 94 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

Enacted and Passed this 2nd day of September, 2025.

MAYOR

ACTING CITY CLERK

Schedule A






This is Schedule A attached to and forming part of
By-law 25-055



Lands affected by the
By-law

Zoning Classification

-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL
-  AGRICULTURAL

Purpose and Effect of Zoning By-law No. 25-055

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part Lot 12 Concession 2 Beasley's Lower Blk Twp of Waterloo Part 1 WDR336 Except Parts 2 to 5 & 7 67R3163; S/T WS700281, City of Cambridge, Regional Municipality of Waterloo, known as 355 Chilligo Road from the A1 zone to the R1 zone with site specific 4.1.491 to permit the continued use of a detached residential dwelling on site on private services with a geothermal prohibition and to implement a holding provision on the retained lands zoned Agricultural (A1) zone to require public services and technical studies prior to permitting any development.