

To: COUNCIL

Meeting Date: 2/3/2026

Subject: 26-002-PG - Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 165 Cherry Blossom Road

Submitted By: Brynn Nheiley, Director of Planning

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Report No.: 26-002-PG

File No.: OR11/25

Wards Affected: Ward 1

RECOMMENDATION(S):

THAT Council approves the proposed Official Plan Amendment 98 for the property located at 165 Cherry Blossom Road to permit new residential development on private services;

THAT Council approves the proposed Zoning By-law Amendment with site-specific provisions for the property located at 165 Cherry Blossom Road;

AND THAT the By-laws attached to Report 25-041-PG be passed.

EXECUTIVE SUMMARY:

- The purpose of this report is to provide a recommendation on the proposed Official Plan and Zoning By-law Amendment applications to allow residential development on private services.
- The proposed Amendments will allow for future severance applications to create three (3) new residential lots for detached dwellings on private services, with one retained lot containing an existing dwelling. The proposed lots are of similar size and characteristics to the surrounding residential lots.
- The proposed residential infill development conforms to Provincial and Regional policies regarding development on private services.

STRATEGIC ALIGNMENT:

Core Service

Program: Development Approvals

Core Service: Official Plan and Zoning By-law Amendments

BACKGROUND:

Subject Property

The Subject Lands are municipally known as 165 Cherry Blossom Road (“the Lands”).

The Lands have a frontage of approximately 108.2 metres on Cherry Blossom Road and approximately 149.8 metres of frontage on Boxwood Drive. The Lands have an area of approximately 11,500 square metres (1.15 hectares) and are located on the corner of Cherry Blossom Road and Boxwood Drive.

The Lands currently contain a single detached dwelling serviced by private well and septic system. The remaining lot area is a landscaped area. An aerial image of the Lands is provided below in Figure 1.

Surrounding Land Uses

The Lands are located within an area containing a variety of land uses. The surrounding area is generally characterized by existing established low-density residential uses and industrial uses. Immediately north of the subject lands is the Toyota manufacturing plant, with other employment uses located to the north and northeast. To the east of the lands, across Boxwood Drive is an institutional use, a temple that is currently under construction. Immediately south and west of the lands are low-density residential properties with single detached dwellings. The Lands are served by transit with Route 62 providing one way service along Cherry Blossom Road. Grand River Transit stop number 4222 is located at the south-east corner of Cherry Blossom Road and Boxwood Drive.



Figure 1 – Subject Lands

ANALYSIS:

In October 2025, the Owner/Applicant of the property located at 165 Cherry Blossom Road submitted applications for an Official Plan Amendment and a Zoning By-law Amendment. The Official Plan Amendment proposes to redesignate the lands from "Future Urban Reserve" to "Low/Medium Density Residential," with a site-specific policy to permit the creation of three new lots on private services. The Zoning By-law Amendment proposes to rezone the property from "A1 - Agriculture" to "R1 – Residential One s.4.1.494" with a site-specific provision to reduce the minimum lot area requirement from 3,000 square metres (approximately 0.74 acres) to 2,700 square metres (approximately 0.67 acres).

Should Council support this application, the applicant intends to submit consent applications to sever the existing parcel into four separate lots, including the retained lot with an existing detached dwelling.

Policy Overview

In April 2023, the Province approved Regional Official Plan Amendment No. 6 (ROPA 6), which included new policy 2.J.8 that allows for residential infill development on

private services in the Urban Area, subject to meeting certain requirements, including studies that demonstrate that private services can operate satisfactorily on the site and will not have negative impacts on groundwater resources. The applicant has prepared a Scoped Hydrogeological Assessment to address the above requirement for a study, demonstrating that four residential lots on private services are feasible.

The subject lands are currently designated as “Future Urban Reserve” in the City’s Official Plan. This designation applies to lands within the Urban Area that are either undeveloped or underdeveloped until further planning is completed to support future urban development.

The applicant is proposing a “Low/Medium Density Residential” designation to permit single detached dwellings on the subject lands. City Official Plan policy 8.4.6.10 does not permit new residential development on private services in the Low/Medium Density Residential designation. The Official Plan Amendment proposes a site-specific policy to permit the creation of new residential lots on private services.

The subject lands are currently zoned “A1 – Agriculture” in the Zoning By-law and only agricultural uses are permitted. The applicant is proposing an “R1 - Residential One” zoning to allow detached dwellings. The R1 zone applies to low density residential areas in the City where municipal water and sanitary sewer facilities are not available.

Further, land use compatibility was reviewed as part of this application as the proposed residential development is adjacent to employment uses, including a Toyota manufacturing plant. A stationary noise study was submitted with the application that concluded the proposed development is feasible, subject to the implementation of the noise study’s recommendations related to special building components (e.g. the proposed dwelling closest to Toyota must be constructed as a bungalow-style dwelling, with all habitable room windows located at the ground-floor level) and warning clauses. The noise study recommendations will need to be secured through the conditions of the future severance applications, including a development agreement to be registered on title of the lands.

Staff Recommendation:

Staff gave consideration to Provincial, Regional and City policies, agency comments, and matters related to compatibility with the surrounding neighbourhood. The proposed application is consistent with the Provincial Planning Statement, conforms with the Regional Official Plan, and meets the general purpose and intent of the City Official Plan and Zoning By-law No. 150-85.

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 January 31, 2026.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan, 2012, as amended

Existing Land Use Designation(s): Built-Up Area on Map 1A and Future Urban Reserve on Map 2 of the City Official Plan.

Proposed Land Use Designation(s): Low/Medium Density Residential and Site Specific Figure 129

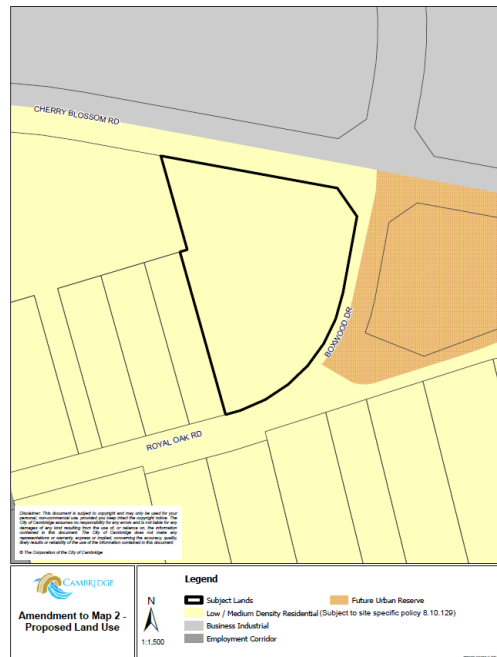
Proposed Site-Specific Official Plan Policy 8.10.129: To permit a maximum of four (4) residential lots for single detached dwelling on private services.

The existing and proposed land use designations are shown on Figures 2 and 3 below.

Figure 2: Existing Land Use



Figure 3: Proposed Land Use



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

Existing Zoning: A1 – Agricultural

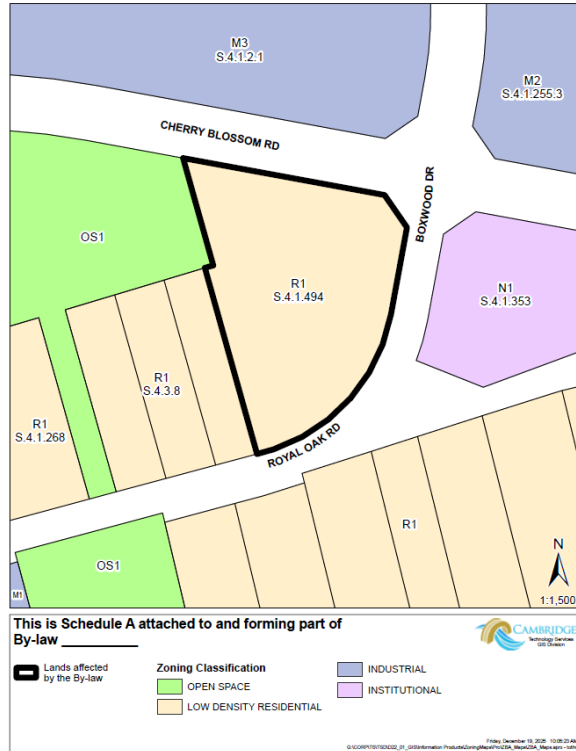
Proposed Zoning: R1 – Residential One with a site specific provision to permit a reduced lot area from 3,000m² to 2,700m².

The existing and proposed zoning for the subject lands is shown on Figures 4 and 5 below.

Figure 4: Existing Zoning



Figure 5: Proposed Zoning



FINANCIAL IMPACT:

- Planning application fees in the amount of \$ 49,270, including noise study peer review fee of \$5,650, have been paid to the City of Cambridge to process the Official Plan Amendment and Zoning By-law Amendment applications.
- City and Regional Development Charge fees will be collected prior to building permit issuance.
- Any further costs associated with the development of the site are to be borne by the applicant.

ADVISORY COMMITTEE INPUT:

- Not Applicable

PUBLIC INPUT:

A Statutory Public Meeting required under the Planning Act was held on November 4, 2025. A notice of the public meeting was given by mail and a sign was posted at the property. The full application submission was posted on the City’s “Current Development Applications” webpage for the public to view.

No comments were received from members of the public during or after the public meeting and there were no requests from members of the public to be added to the mailing list for this application.

A question was asked on whether the development could be connected to municipal services. Staff have noted that both municipal sanitary sewer and watermain currently terminate at the intersection of Boxwood Drive and Cherry Blossom Road, and that it does not appear these lands could be readily serviced by the existing services.

INTERNAL / EXTERNAL CONSULTATION:

The applications have been circulated to the departments and commenting agencies listed in Appendix D. Staff have received comments from the applicable City departments and outside agencies with respect to the proposed Official Plan Amendment and Zoning By-law Amendment. All comments have been addressed or will be further addressed and implemented through the future consent applications.

Staff advised the applicant that the City will require an archaeological assessment to be undertaken as part of the future consent application process. This assessment will need to be completed and accepted by the City prior to final approval of any proposed severances.

Six Nations of the Grand River (SNGR)

The application was circulated to SNGR, who provided comments and recommendations. The following summarizes the nature of the comments and how they have been addressed:

Bird and Light Friendly Design: Light spill is not permitted onto adjacent properties, including natural areas, in accordance with City practice. Lighting can be further reviewed at the time of the future building design.

Tree removal and tree compensation: SNGR requested a higher ratio of compensation for tree removals than what is included in the City's applicable policies and by-laws, which can not be implemented. Any required tree removals on the property will be subject to the City's tree compensation requirements as outlined in the Engineering Standards and Development Manual (2023), and as per the City's Private Tree By-law and City Tree By-law. Tree removals will need to be further addressed through conditions of the future consent applications.

CONCLUSION:

The proposed Official Plan Amendment and Zoning By-Law Amendment applications are consistent with the Provincial Planning Statement, conform to the policies of the

Regional Official Plan, and meet the general intent and purpose of the City of Cambridge Official Plan and Zoning By-law 150-85.

If approved, the proposal will allow for the creation of four (4) residential lots on private services.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

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. 26-002-PG Appendix A – Proposed Concept Plan and Severance Sketch
2. 26-002-PG Appendix B – Proposed Official Plan Amendment By-law
3. 26-002-PG Appendix C – Proposed Zoning By-law Amendment By-law
4. 26-002-PG Appendix D – Internal/External Consultation and List of Supporting Studies