

Appendix C

Draft Amendment XX to the City of Cambridge Official Plan

PART B – THE AMENDMENT

All of this part of the document entitled “Part B – The Amendment” consisting of the following text, constitutes Amendment No. XX to the Official Plan of the City of Cambridge.

FORMAT OF THE AMENDMENT

This section of Amendment No. XX sets out additions and changes to the text and maps in the Official Plan.

If applicable, entire sections to be deleted are described, however, the text is not shown in strike-out. Entire sections to be added are described and the new text is shown in regular font type (i.e., as it would appear in the Official Plan with titles appearing in bold). Text to be amended is illustrated by various font types (e.g., struck-out is to be deleted and bold text is to be added and unchanged text is being carried forward). Italicized font indicates defined terms.

IMPLEMENTATION AND INTERPRETATION

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Cambridge and applicable legislation.

Amendment No. XX should be read in conjunction with the current Official Plan (2012) as amended, which is available on the City’s website at cambridge.ca, or at Planning Services located at 50 Dickson Street.

DETAILS OF THE AMENDMENT

Item 1: Table 3 within Policy 2.8.3 is revised to remove Preston Town Centre as the heights and densities for the area are established in the secondary plan.

Table 3: Minimum and Maximum Residential Densities and Heights in Policy 2.8.3 is revised as follows:

AREA	MINIMUM		MAXIMUM	
	Density	Height	Density	Height including above ground parking structures
<i>Urban Growth Centre</i> subject to a gross density as prescribed in section 2.6.2	0.75 FSI	2 storeys	2.5 FSI	5 storeys
Galt City Centre outside <i>Urban Growth Centre</i>	0.5 FSI	2 storeys	2.0 FSI	5 storeys
Preston Towne Centre and Hespeler Village	0.5 FSI	2 storeys	2.0 FSI	5 storeys

Item 2: Policy 2.8.3.6 is modified to remove the reference to Preston Towne Centre as the secondary plan established the density policies for this area.

Policy 2.8.3.6 is revised as follows:

6. Notwithstanding Policy 2.8.3.3 the *City* may permit a lower minimum density, without amending this Plan, in the ~~Preston Towne Centre~~, Hespeler Village, Nodes, Regeneration Areas or Reurbanization Corridors where an evaluation of all possible alternatives is undertaken and the lower density is warranted by more than one of the following criteria:

Item 3: Policy 8.6.5.1 b) is modified to remove the reference to Preston Towne Centre because the secondary plan provides direction for the establishment of auto service stations.

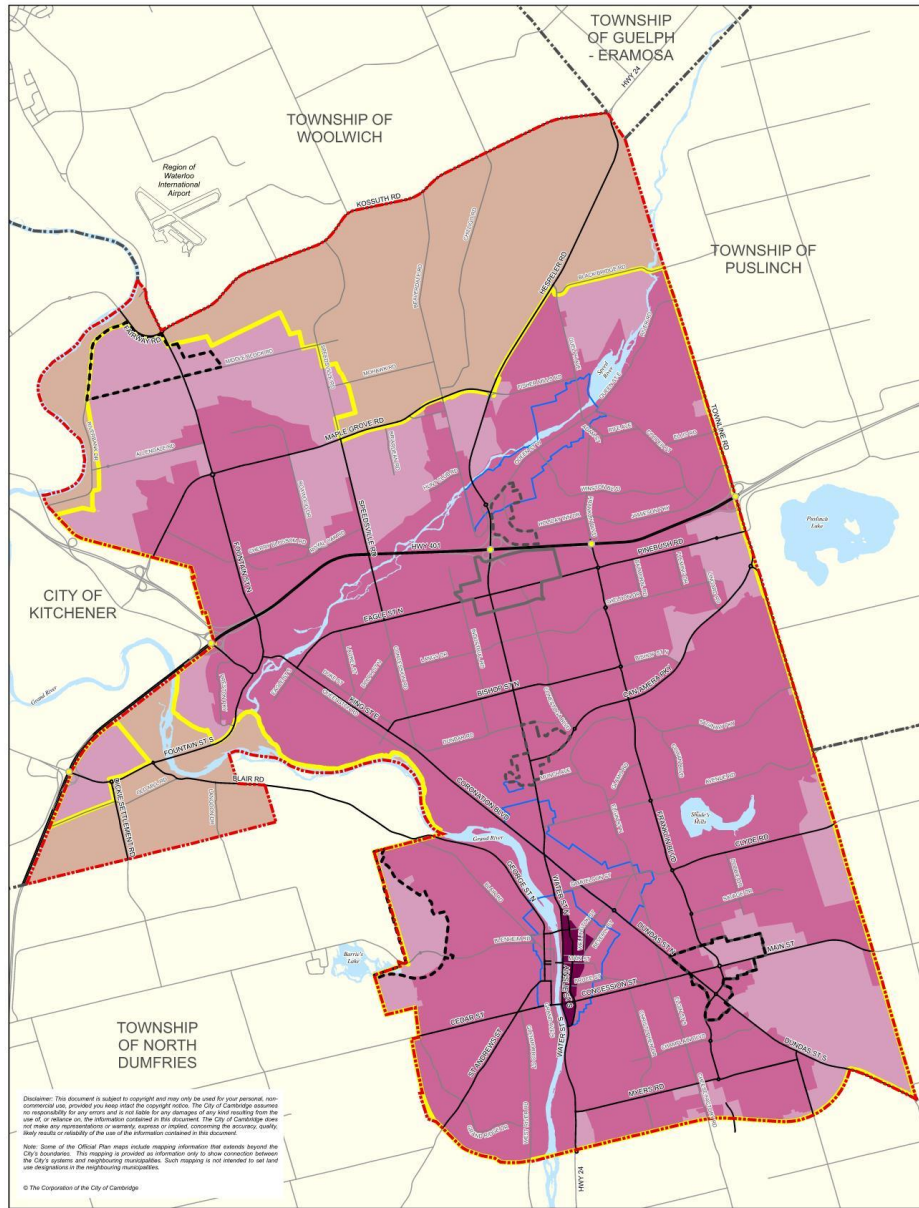
Policy 8.6.5.1.(b) is revised as follows:

1. Lands may be *developed* and used for the purposes of an automobile service station, including mechanical repair and/or the sale of gasoline and other automotive fuels, but excluding auto body repair:
 - b) in the ~~Preston Towne Centre and Hespeler Village~~, subject to the provisions of Section 3.B.6;

Item 4: Chapter 8 is amended by deleting in its entirety Site Specific Policy 8.10.14 – 237 and 255 King Street West.

Item 5: Chapter 8 is amended by deleting in its entirety Site Specific Policy 8.10.21 – 1278 King Street East.

Item 6: Chapter 14, Map 1A – Urban Structure is amended by removing the Regeneration Area designation within the Preston Secondary Plan area as depicted below:



City of Cambridge Official Plan



**Map 1A
Urban Structure**

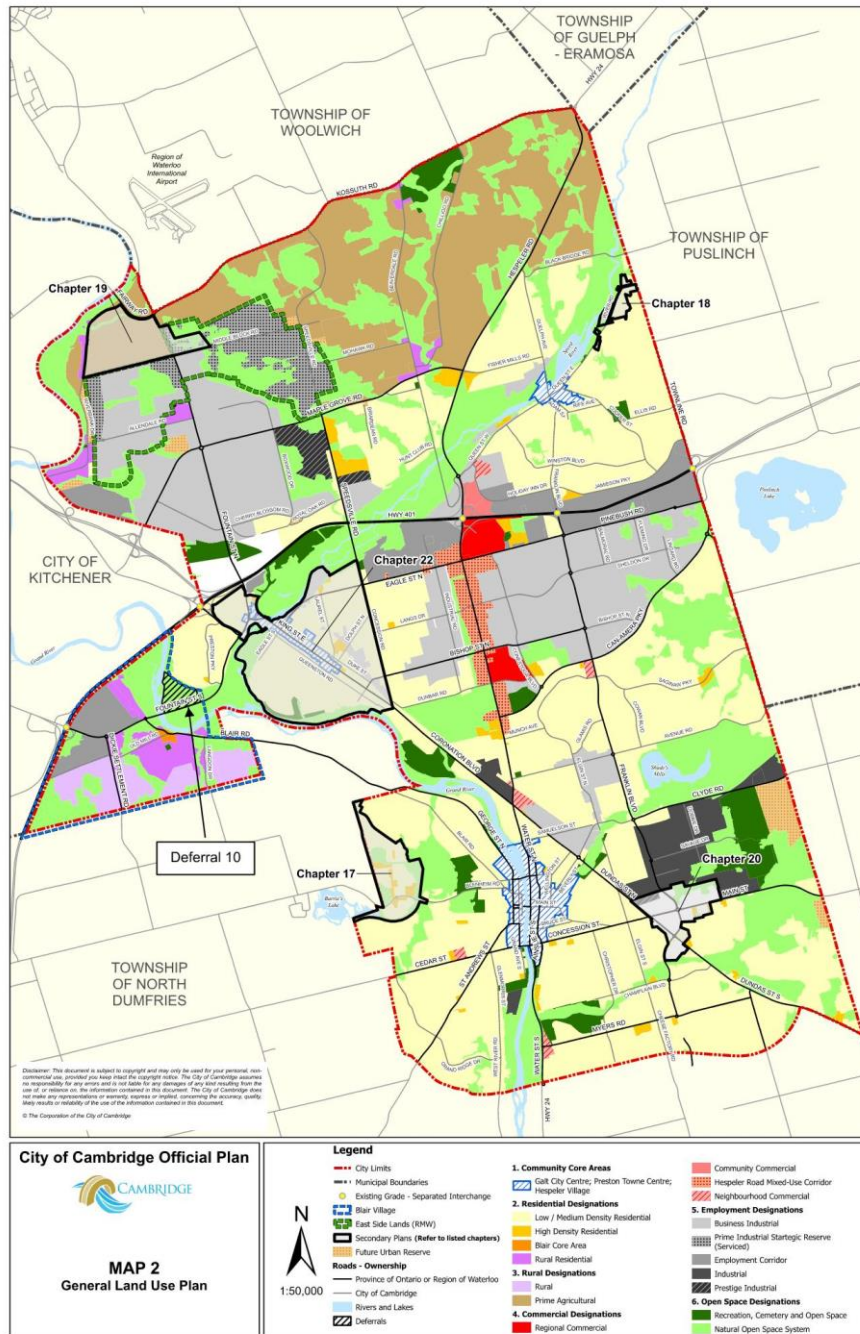


Legend

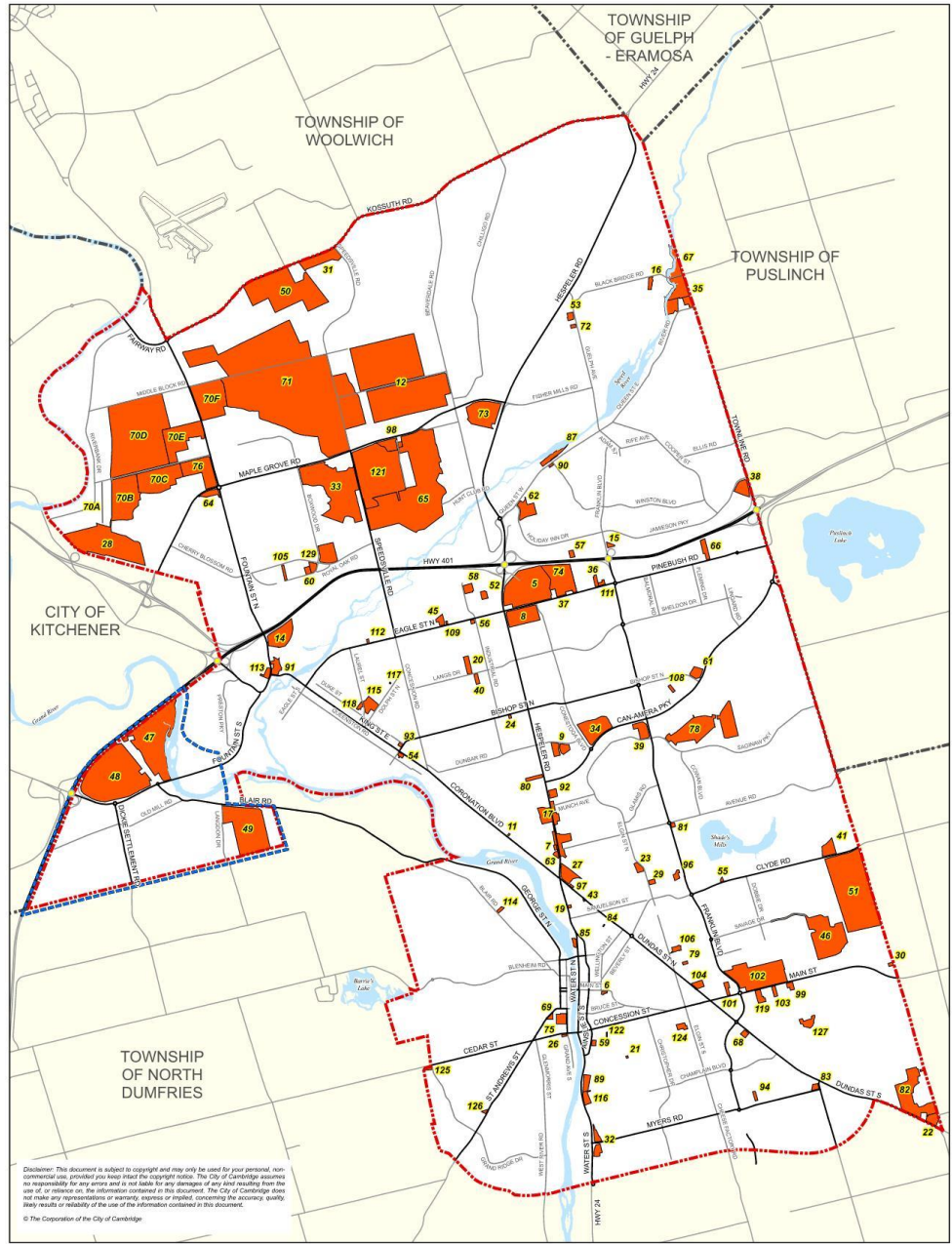
- City of Cambridge
- Municipal Boundaries
- Existing Grade - Separated Interchange
- Roads - Ownership
- Province of Ontario or Region of Waterloo
- Regional Scale Node
- Community Nodes
- Regeneration Areas
- Urban Area Boundary (RMW)
- Built-Up Area (Province of Ontario)
- Urban Growth Centre (see map 3)
- Designated Greenfield Area (RMW)
- Countryside (RMW)
- Rivers and Lakes

Note: Reurbanization corridors and major transit station areas are not yet mapped.
Data Sources: Regional Municipality of Waterloo (RMW) and the Province of Ontario

Item 7: Chapter 14, Map 2 – General Land Use Plan is amended by adding the boundary of the Preston Secondary Plan, removing land use designations from within the secondary plan boundary, and including a Secondary Plans Chapter legend reference as depicted below:



Item 8: Chapter 14, Map 2A – Site Specific Policies is amended by deleting Site Specific Figures 18 and 25 as depicted below:



City of Cambridge Official Plan



MAP 2A
Site Specific Policies
(See Section 8.10)



Legend

- City Limits
- - - Municipal Boundaries
- Existing Grade - Separated Interchange

Roads - Ownership

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

- Site Specific (Figure Number) 29
- Blair Village
- Rivers and Lakes

Item 10: Chapter 16 is amended by deleting Site Specific Figures 18 and 25.

Figure 18 for 237 & 255 King Street West is deleted

Figure 25 for 1278 King Street East is deleted.

Item 11: The Cambridge Official Plan is hereby amended by adding the following new Chapter 22: Preston Secondary Plan (Schedule X)