

## **Report 26-042-PG Appendix C**

### **Draft Amendment XX to the City of Cambridge Official Plan**

All of this document entitled “Part B - The Amendment” consisting of the following text and schedules, 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](http://cambridge.ca), or at Planning Services located at 50 Dickson Street.

#### **Details of the Amendment**

**Item 1:** All references to, and policies for, the “Hespeler Road Mixed-Use Corridor” designation are removed from the Official Plan. This land use designation is no longer required as it is to be replaced by the land use designations introduced in the Hespeler Road Corridor Secondary Plan. The Secondary Plan will provide direction for the development of the lands within the Hespeler Road Corridor area.

The following policies are hereby amended to remove the reference to “Hespeler Road Mixed-use Corridor”:

Item 1.1 Policy 8.6 is amended as follows:

“The commercial land use designations used in this Plan include Regional Commercial, Community Commercial, **and** Neighbourhood Commercial. ~~and Hespeler Road Mixed-Use Corridor.~~ Each of these designations, and the policy framework for convenience commercial uses in residential and employment designations is described in greater detail in the following sections.”

Item 1.2 Subsection 8.6.1.4 Hespeler Road Mixed-Use Corridor including policies 8.6.1.4.1, 8.6.1.4.2, 8.6.1.4.3 is deleted in its entirety.

Item 1.3. Policy 8.6.2 General Commercial Policies is amended as follows:

1. Development applications for the purpose of increasing the permitted gross leasable area of commercial uses on any site shown on Map 2 as Regional Commercial, Community Commercial, **or Neighbourhood Commercial**, ~~or Hespeler Road Mixed-Use Corridor~~ will require the approval of background studies, such as: a planning justification report; infrastructure and servicing study; site-specific market impact study; transportation impact study; and/or a site plan by the City and/or the Region, as appropriate. The required information and studies will be determined by City, the Region and other technical agency staff through a pre-consultation meeting prior to the submission of a development application.”
2. The purpose of a site specific market impact study is to demonstrate to the satisfaction of the City that there is market demand and support for a proposed retail/commercial development and that it would not have a significant negative impact on the planned function of the Galt City Centre, Preston Towne Centre, Hespeler Village, and areas designated or proposed to be designated Regional Commercial, Community Commercial, **or Neighbourhood Commercial**. ~~or Hespeler Road Mixed-Use Corridor.~~”

**Item 2:** Policy 8.6.5.1 (c) is deleted from the Official Plan. The policies in the Secondary Plan will provide direction for “automobile service stations” within the “Regional Commercial” land use designation.

Policy 8.6.5.1 is amended as follows:

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:

- a) in the Galt City Centre designated on Map 2 subject to the provisions of Section 3.B.6;
- b) in the Preston Towne Centre and Hespeler Village, subject to the provisions of Section 3.B.6.; ~~and~~
- ~~c) in any Regional shopping centre designated on Map 2 as a Regional Commercial.~~

**Item 3:** The following site specific policies are deleted from Section 8.10 as they are replaced by land use designations and policies in the secondary plan.

Policy 8.10.4 - 35, 45, 65 and 75 Pinebush Road is deleted;

Policy 8.10.5 - 1550 Dunbar Road; 15 & 35 International Village Drive is deleted;

Policy 8.10.33 – 112 Pinebush Road is deleted;

Policy 8.10.50 – 2283 Eagle Street North is deleted;

Policy 8.10.72 – 256-258 Hespeler Road is deleted;

Policy 8.10.80 – 0 & 112 Pinebush Road is deleted; and

Policy 8.10.92 – 201/217 Hespeler Road is deleted.

**Item 4:** The following site specific figures are deleted from Chapter 16 as they are replaced by land use designations in the secondary plan.

Figure 8 for 35, 45, 65 and 75 Pinebush Road is deleted;

Figure 9 for 1550 Dunbar Road; 15 & 35 International Village Drive is deleted;

Figure 37 for 112 Pinebush Road is deleted;

Figure 56 for 2283 Eagle Street North is deleted;

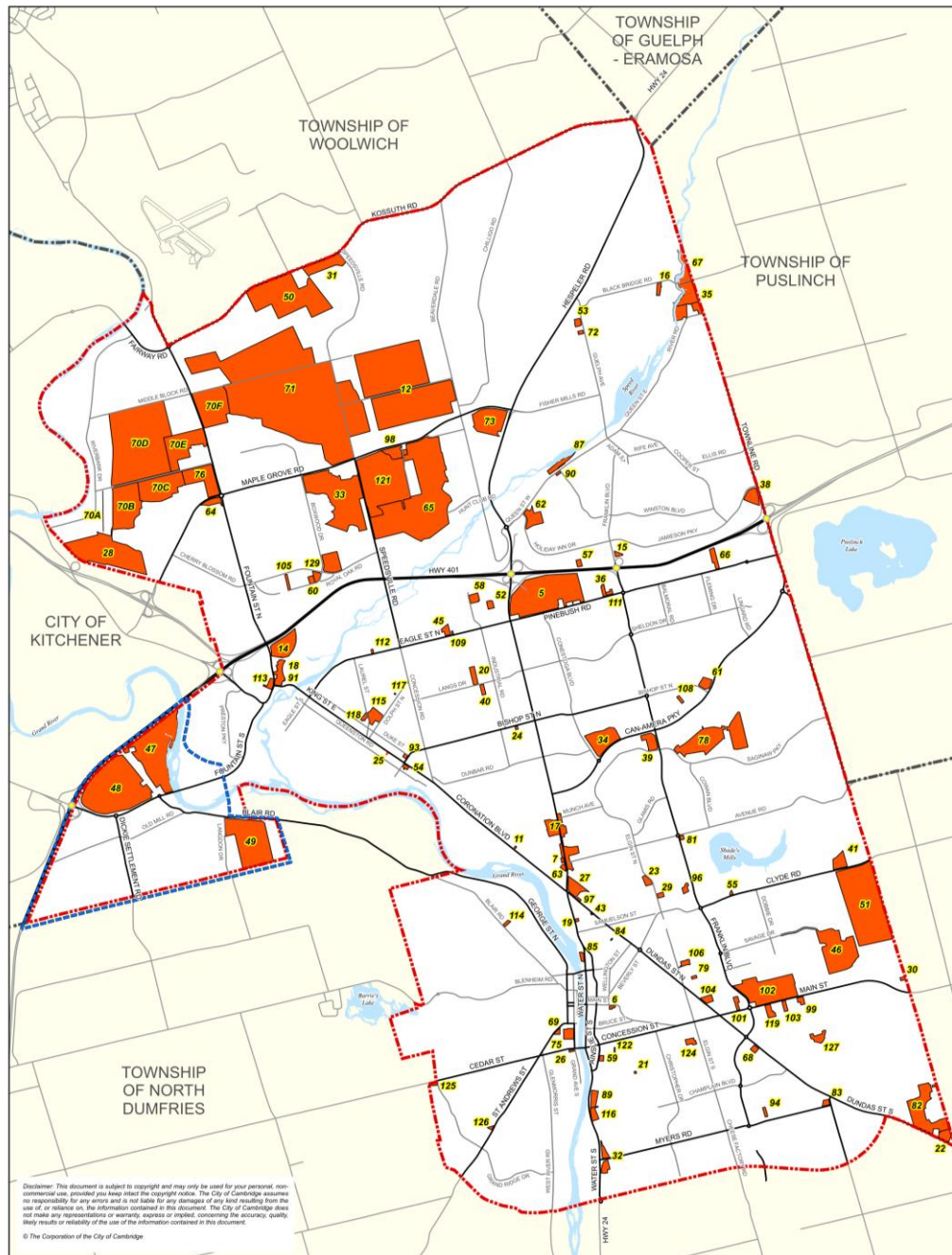
Figure 74 for 0-112 Pinebush Road is deleted;

Figure 80 for 256-258 Hespeler Road is deleted; and

Figure 92 for 201/217 Hespeler Road is deleted;



**Item 6:** Map 2A Site Specific Policies is modified by removing the site specific policy numbers 8, 9, 37, 56, 74, 80 and 92 to reflect the deletion of the associated site specific policies in Section 8.10 and figures in Chapter 16. These modifications are displayed on the following map:



**City of Cambridge Official Plan**



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



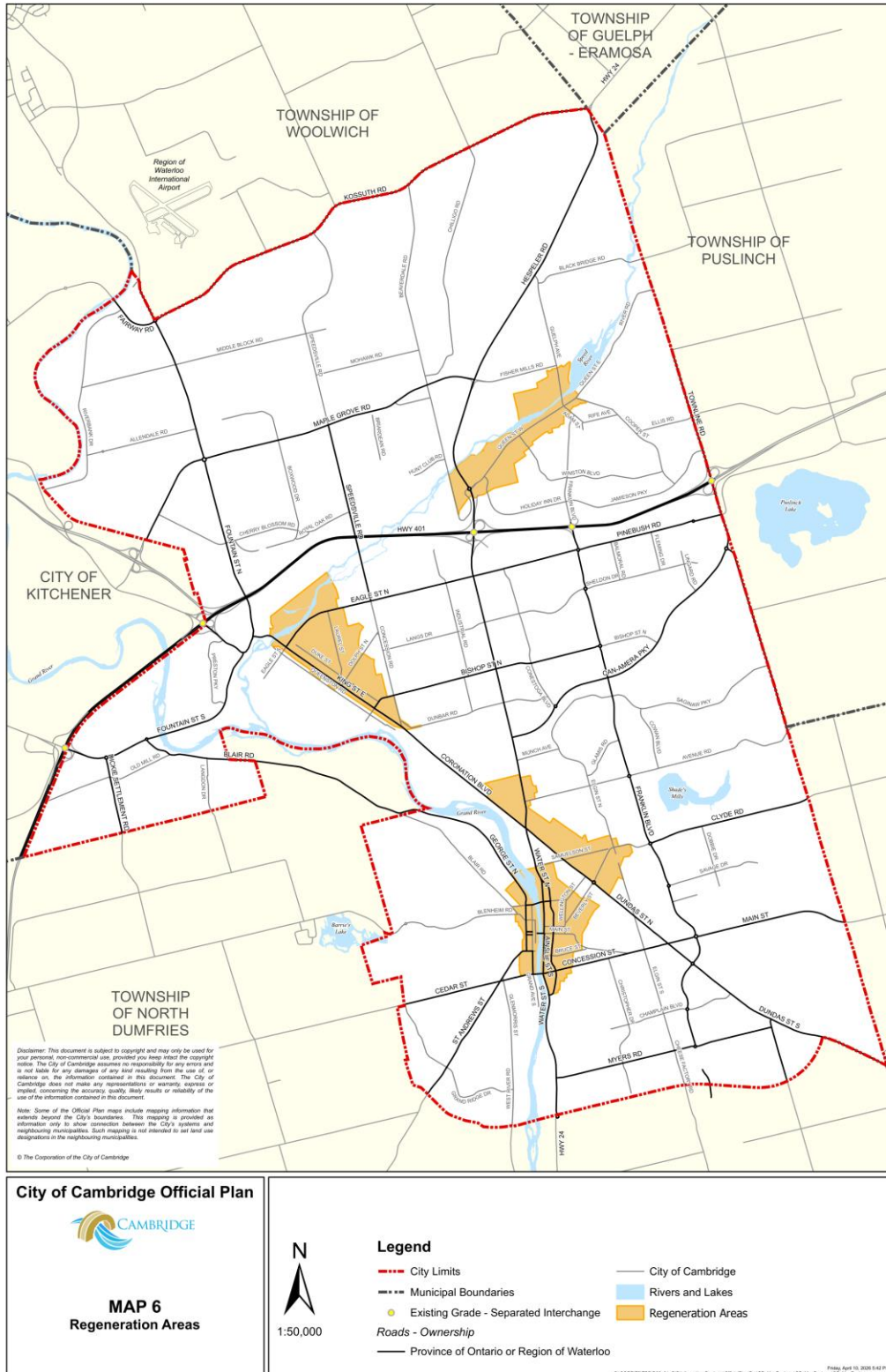
**Legend**

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

- Roads - Ownership**
- Province of Ontario or Region of Waterloo
  - Existing Grade - Separated Interchange
  - City of Cambridge

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

**Item 7:** Map 6 Regeneration Areas is modified by removing the Regeneration Area from lands within the Hespeler Road Corridor Secondary Plan area. This modification is displayed on the following map:



**Item 8:** A new chapter, Chapter 21, as follows is added to the Official Plan for the Hespeler Road Corridor Secondary Plan containing the policies, schedules and figures of the secondary plan.