

City of Cambridge

**Official Plan Review**

**Blair Village  
Draft Policy Paper**



**May 2011**

**Please note that policy numbers and cross references are subject to change when the overall draft Official Plan is prepared**

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## 1. Overview

This report introduces an update with proposed minor changes to the Cambridge Official Plan to provide policy direction with respect to the Blair Village. The draft policies have been prepared in accordance with the Provincial Policy Statement (2005) (PPS), the Growth Plan for the Greater Golden Horseshoe (2006) (P2G) and the Provincially approved Regional Official Plan, 2011 (ROP). Also, Blair is part of a Heritage Conservation District and the proposed policies are based upon the Conservation District Plan, in part.

## 2. Rationale for Changes

### Regional Official Plan

The Regional Official Plan (ROP) contains policies that implement the Province's Places to Grow Growth Plan and the Regional Growth Management Strategy. Chapter 7 of the ROP restricts development in Environmentally Significant Landscapes and notes the following with respect to the specific policies that affect *development* in the Blair Village:

*7.B.6 Expansions to...lands designated to permit urban and recreational development within the Blair Village Special District as designated in the City of Cambridge Official Plan...are not permitted within or into Environmentally Sensitive Landscapes.*

*7.B.7 Development may be considered inside...lands designated to permit urban and recreational development within the Blair Village Special District as designated in the Cambridge Official Plan, subject to the other policies of this Plan, Area Municipal official plans and the policies and regulations of other government agencies.*

*7.B.8 The creation of new lots for non-farm-related residential units within Environmentally Sensitive Landscapes is only permitted...on lands designated to permit urban development within the Blair Village Special District as designated in the Cambridge Official Plan.*

### Local Context

#### Blair Heritage District Plan (1999)

In January 1998, Cambridge Council authorized the preparation of a Heritage Conservation District (HCD) Plan for the Blair Area with the final report adopted by Council in 1999. The purpose of the HCD was to 'conserve and enhance the historic and rural village character of Blair and ensure compatible new development.' The draft policies contained in this paper have included the original recommendations from the Blair HCD while removing redundant policies.

Additionally, since the approval of the current City Official Plan, there has been several deferrals in the Blair Area that have been resolved that will allow for the incorporation or deletion of these policies where appropriate.

Note: Margin notes are included to indicate if a proposed policy is:

- taken from the existing Official Plan; or
- new.

If the policy is from the existing Official Plan, the margin notes will indicate whether it has been revised or updated. The margin notes will also indicate the source for new policies only where the policy is based on provincial, regional or municipal policies, documents or studies.

### 3. Proposed Official Plan Policies

#### **Chapter 2: Growth Management Structure**

##### **2.12 Blair Village**

1. The lands designated on Map 2 for Blair Village may only be *developed* and used in conjunction with the following policies governing the Blair Village. These policies have largely been established based on the findings of two key documents, namely the Blair, Bechtel and Bauman Creeks Subwatershed Plan and the Blair Area Special Study.

2. The following Vision Statement for the Blair Village will be used as a general guide in regulating *development* and land use in the Blair Village:

*“The community of Blair is a village in character, form and functions, protected from suburban development with strong policies to protect and enhance the natural environment and heritage features, and promote village design. New development must be assimilated into the village - not be an entity unto itself, nor engulf the village.*

*Blair will remain small and compact, walkable and self-contained with a central village core. The village core will promote the interaction of residents and become the centre of the community with a mix of residential, commercial and institutional land uses. Commercial uses will primarily provide convenience goods and services to the community residents and promote some tourism. Mixed uses within buildings will be encouraged. New residential development will evolve only through infilling.*

Revised 17.7.1 – removal of various listed designations because general designation of Blair Village is proposed.

Revised 17.7.2 – ‘Special District’ reference removed

Reworded – ‘is’ as opposed to ‘will’

Deleted:  
-Arterial Road due to ROP amendment.  
-Completion of Community.  
-Village Green

Reworded – incorporating completed HCD goals.

*In addition, the Blair Heritage Conservation District Plan (HCD) provides for the conservation and preservation of the significant heritage attributes of the community and ensures the protection of the remarkable heritage features in Blair. The HCD also provides for unique design criteria that define the guidelines for building form, materials and details to best reflect the existing Blair community architecture, landscapes and land uses.*

Reworded – incorporating completed HCD goals.

*The community of Blair will remain a village within the City, unspoiled by urban development and the pressures for suburbanization, yet vibrant with new and existing residential land uses and a traditional village core. Blair shall remain a harmonious village community.*

### 2.12.1 Blair Village Core Area

17.7.4 – revised .  
Deletion of Service Station and Gas Bar, clinic, funeral home, and village green.

1. The lands designated on Map 2 as Blair Village may be used for the following purposes:

- a) mixed use residential;
- b) limited multi-unit residential including bed and breakfast establishments;
- c) retail and service commercial uses (excluding motor vehicle repair shops, auto body repair shops, and automobile service stations or gas bars);
- d) public or private institutional uses including outdoor educational facilities and their accessory uses; and
- e) small scale business or professional offices supporting Blair Village.

2. The lands in Blair designated on Map 2 as Rural Residential may be used in accordance with Policy 8.4.6.13, excluding *agricultural uses*.

### 2.12.2 Langdon Hall Area

Revised Policy  
17.7.5 – Langdon Hall (Figure 7 -7b)

1. The lands and buildings comprising the Langdon Hall estate designated on Map 2 as Natural Open Space System and Rural may also be used for the following purposes:

- a) a hotel in which rooms are provided for the accommodation of guests, and food and beverage services, meeting rooms and indoor recreational facilities;
- b) secondary or ancillary accommodations, such as cottage-style units;

- c) outdoor games courts, swimming pools, skating rinks, sitting-out areas, gardens and garden structures, primarily for the use of guests of the hotel; and
- d) the growing of fruits and vegetables for the use of the hotel.

Last paragraph in Policy 17.7.5 amended to conditionally permit Trails

2. In addition to the uses referred to in Policy 2.14.2.1, public or private trails may be provided in the Langdon Hall Area on lands designated on Map 2 as Natural Space Open System only with the submission and approval of an *Environmental Impact Statement* in accordance with the provisions of Section 3.A.8 of this Plan.

### 2.12.3 Blair Business Park

Lands designated as Employment Corridor on Map 2 may only be *developed* upon completion and approval of the following:

Policy 17.7.7 a) b) e) Deleted

Note '7e' is College lands

Policy 17.7.7

\*\*Policy 17.7.9 c) moved to this section

- a) a scoped *Environmental Impact Statement* to define environmental buffers to those sensitive features associated with Blair Creek at Fountain Street and particularly, managing the water budget, stormwater management and any modifications to the Fountain Street swale;
- b) a Stormwater Management Analysis and Implementation Plan to address the findings of the Blair, Bechtel and Bauman Subwatershed Plan (BBBSP) including the Impervious Cover Limits (ICLs) to provide at-source stormwater management to address water quality and quantity, while minimizing end-of-pipe solutions. This analysis should examine the maximization of infiltration, including dry wells, infiltration galleries, and perforated pipe alternatives;
- c) a Traffic Impact Analysis identifying how the development of these lands will impact the local and *Regional* road network. This impact analysis must address the issue of traffic impacts to the Blair Village Area, whereby no significant increases in the volume of traffic on Blair Road will be permitted as a result of the *development*. The traffic impact analysis is to be approved by *Council*;
- d) a detailed site plan analysis specifying the coverage of the lands, whereby the total will not exceed 35 percent coverage for the lands bounded by Highway 401, Morningside Drive and Fountain Street; and will not exceed 25 percent coverage for the lands bounded by Highway 401, Old Mill Road, Dickie Settlement Road and Fountain Street. Coverage shall include all hard surface areas, including but not limited to roads, sidewalks, walkways, parking area, driveways, and buildings. The maximum Impervious Cover Limits may be increased through innovative and proven (quantity and quality) techniques to the satisfaction of the *City* and the Grand River Conservation Authority; and

- e) buffers shall be incorporated into *developments* for future business park land uses where possible, particularly for those lands located on the west side of Morningside Drive, the north side of Fountain Street, the north side of Old Mill Road, and the west side of Dickie Settlement Road north of Old Mill Road. These buffers are to provide a visual and sound screen between the future business park land uses, particularly respecting the residences on Morningside Drive, Highgrove Court and Old Mill Road. It is anticipated that these buffers will constitute a combination of berms and landscaping and not be in the form of walls or barriers to ensure a natural buffer between potentially incompatible land uses.

#### 2.12.4 Doon Valley Golf Course

Policy 17.7.9

1. The following policies shall also apply to the lands owned by the City of Kitchener on the east side of Morningside Drive, north of Fountain Street and south of Highway 401 and more particularly shown on Figure 39 as the Doon Valley Golf Course Area are designated in this Plan as Natural Open Space System to reflect the designation of those lands as *Regional Core Environmental Features* (Speed River and Grand River Confluence). Any use of those lands for the extension of the Doon Valley Golf Course, shall be subject to:

- a) no vehicular access being provided to those lands from the City of Cambridge side of Highway 401;
- b) a public community trail being provided through those lands to connect the existing Blair Trail along the former Grand Trunk Railway and integrate the City of Cambridge Heritage Riverbank Trail with the City of Kitchener community trails extended into Homer Watson Park; and
- c) the registration of a conservation easement in favour of the *Region*, to the satisfaction of the Regional Commissioner of Planning Housing and Community Services, prepared in consultation with the City of Cambridge, the City of Kitchener, the Grand River Conservation Authority, the Ministry of Natural Resources, the Ministry of Transportation, and the Ministry of Culture, which contains or provides for implementation of:
  - i) a site plan(s) which identifies: tees; greens; fairways; cart paths; bridges; public recreational trail; ponds; wetlands; drainage courses; critical habitat of endangered species; environmental constraint areas; environmental buffers (flora/fauna/wetland); riparian buffer; trees to be retained; vegetation/landscape enhancements; fencing and other structures;

17.7.9 continued

- ii) appropriate restrictions on activities within the critical habitat of endangered species, environmental constraint areas, environmental buffers (flora/fauna/wetland) and the riparian buffer to protect their associated features and functions;
- iii) a Pesticide and Fertilizer Management Plan;
- iv) a Mitigation/Human Use Management Plan, which includes restrictions on the use of the golf course from November 15<sup>th</sup> to March 31<sup>st</sup> annually, or as determined in consultation with the Ministry of Natural Resources, and fencing installation, maintenance, monitoring and education requirements;
- v) a Vegetation/Landscape Planting and Management Plan;
- vi) a Stormwater Management Plan;
- vii) a Lot Grading and Drainage Control Plan;
- viii) an Erosion and Sedimentation Control Plan;
- ix) a strategy for the protection of heritage features (bridge abutments
- x) and former rail lines); and
- xi) an Archaeological Resource Management Strategy.

d) The dedication of a 30 m wide easement or licence in favour of the *City* over the land for which a public recreational trail is to be provided and that such easement or licence is in a form and configuration satisfactory to the City of Cambridge Commissioner of Community Services.

### 2.12.5 Conestoga College Cambridge Campus

New

1. Lands designated as Employment Corridor on Map 2 and more particularly shown on Figure 40 may be used for the purposes of a Post-Secondary education facility and associated accessory uses and uses permitted in the Employment Corridor designation subject to the policies in this Plan.

Policy 17.7.8  
a) and b)  
deleted

2. Notwithstanding policy 2.14.5.1, the lands designated as Low and Medium Density Residential on Map 2 may also be developed to a maximum of thirteen (13) residential units upon completion and approval of the following:

- a) a scoped *Environmental Impact Statement* to define impacts on any adjacent natural features, and particularly in reference to managing the water budget, stormwater management and any impacts on Blair Creek;
- b) a detailed site plan analysis specifying the coverage of the lands, whereby the total will not exceed a 35 percent Impervious Cover Limit (ICL) for these lands. Coverage

shall include all hard surface areas, including but not limited to roads, sidewalks, walkways, parking areas, driveways, and buildings. The maximum Impervious Cover Limit may be increased through innovative and proven (quantity and quality) techniques to the satisfaction of the *City* and the Grand River Conservation Authority; and

- c) a Stormwater Management Analysis and Implementation Plan to address the findings of the Blair, Bechtel and Bauman Creeks Subwatershed Plan (BBBSP) including the Impervious Cover Limits (ICLs) to provide at-source stormwater management to address water quality and quantity, while minimizing end-of-pipe solutions. This analysis should examine the maximization of infiltration, including dry wells, infiltration galleries, and perforated pipe alternatives.

## 4. Glossary

Please see separate glossary.

## 5. Mapping Updates

Maps in the current Official Plan will require updates to maintain consistency with new or revised policies for the growth management structure to reflect the name changes for some land use designations, to implement Places to Grow and maintain consistency with the Regional Official Plan. These include:

- Map 2 (formerly Map 15 – General Land Use)
- Figure 7: Blair Village Special District

## 6. Policies Recommended for Deletion

The following is a list of policies recommended for deletion.

### **Policy 17.7.1**

Deferral No. 10 – Applies to lettered areas as shown on Figure 7, excluding Langdon Hall and 7a). The words “Class 1 Industrial District” are deferred for all remaining lands in this Special District.

REASON – deferral has been satisfied and cleared by Region.

### **Policy 17.7.2 – Portions of Vision Statement**

It is the policy of the *City* that the following Vision Statement for the Blair area

will be used as a general guide in regulating *development* and land use in the Blair Village Special District:

*The development of a “village green” at the historic intersection of Old Mill and Blair Roads will be encouraged to provide a central community focal point, where residents and visitors can interact in a compact, garden parkette setting.*

*The vision of the recommended land use plan anticipates the completion of the village community to a logical bio-physical boundary. The vision incorporates a range of housing types that will allow for integration of social and economic classes, and ages including young adults with children to senior citizens. New residential development will evolve through infilling and subdivision of land as a logical extension of Blair south of the existing village to the municipal boundary, and this will constitute completion of the village to a logical boundary.*

*An integrated trail system will be developed, for passive recreational use, linking the Blair and Bechtel Creeks with the Grand River Blair Trail, the Langdon Hall property and historic railway lands. In addition to the expansion of the existing trail network in Blair, an active neighbourhood park will be developed to provide an opportunity for children and adults alike to pursue active recreation. This park will become a neighbourhood focal point for the entire Blair community.*

*Significant heritage attributes of the community will provide the impetus for the completion of a Heritage Conservation District Plan under the provision of the Ontario Heritage Act to ensure the protection of the remarkable heritage features in Blair. The heritage plan will also provide a design code that will define guidelines for building form, materials and details to best reflect the existing Blair community architecture, landscapes and land uses. Diverse village streetscapes ranging from narrow streets to wider more open streetscapes with a diversity of lot sizes and housing types will be directed by this guideline.*

*Construction of the North-South Arterial Road around Blair would significantly reduce the volume and speed of traffic on Blair Road that currently bisects the village, creating the single most negative impact to the existing community. This reduction of through traffic will allow for the continued village core growth along Blair Road and promote Blair as a destination for its historic streetscape, views and access to the Grand River, natural features and unique village attributes. **Deferral No. 11 – Applies to areas shown on Figure 7, excluding Langdon Hall and 7a).***

REASON - deferral has been satisfied and cleared by Region.

**Policy 17.7.3**

It is the policy of the *City* to undertake a *Heritage Conservation District* study for the Blair Village Special District shown as Figure 7 of this plan. The purpose of this study is to examine the merits of designating all or a portion of the Blair Village Special District as a *Heritage Conservation District* pursuant to the Ontario Heritage Act.

REASONS – Heritage Conservation District completed. North/South Arterial Road and Trails no longer planned. Village Green never planned or constructed. Deferrals satisfied.

**Policy 17.7.4**

It is the policy of the *City* that the lands designated as a Class 2 Residential District on Map 15, generally known as the village core, and more particularly shown as area “7a” on Figure 7 may also be used for the following additional purposes:

- a) a retail or service commercial use;
- b) a business or professional office primarily serving the Blair community;
- c) a restaurant;
- d) a clinic;
- e) a funeral home;
- f) an automobile service station but not a gas bar;
- g) a “village green” *community park*;

and, subject to the provisions of Section 2 of this plan, *Council* may pass site specific amendments to the *City’s Zoning By-law* to accommodate the *development* and use of lands in the area “7a” for such additional purposes without amending this plan.

REASON – Clinic, Funeral Home, and Restaurant included under retail and service commercial uses. Service Station deleted completely since this is not a recommended use for this area. Addition of educational/institutional uses to recognize rare.

**Policy 17.7.5**

It is the policy of the *City* to encourage the rehabilitation, preservation and economically viable use of the lands and buildings comprising the Langdon Hall estate designated on Map 15 as Class 1 Open Space District and Class 1 Agricultural Resource District and more particularly shown in Figure 7 as area “7b”. Subject to the provisions of Section 2 and Policy 17.7.2 of this plan, *Council* may pass site-specific amendments to the *City’s Zoning Bylaw* to permit the use of the property for the following purposes:

- a) a hotel in which rooms are provided for the accommodation of guests, and food and beverage services, meeting rooms and indoor recreational facilities;
- b) secondary or ancillary accommodation, such as cottage-style units;
- c) outdoor games courts, swimming pools, skating rinks, sitting-out areas, gardens and garden structures, primarily for the use of guests of the hotel;
- d) the growing of fruits and vegetables for the use of the hotel;
- e) any use permitted in all Districts in accordance with Policy 11.2 of this plan.

None of the uses referred to in Policy 17.7.5 shall be provided in the Langdon Hall Special District on lands designated on Map 15 as Class 1 Open Space District except in accordance with the provisions of Policy 6.1.5 of this plan.]  
**Deferral No. 12 – Excludes Langdon Hall.**

REASON – e) Redundant policies. Public and private Trails also specifically added and now require completion of an Environmental Impact Statement.

#### **Policy 17.7.6**

[It is the policy of the *City* that those lands designated as Class 2 Residential District on Map 15 and more particularly shown on Figure 7 as area “7c” may only be *developed* as a compatible extension to the existing village and consisting of a maximum of sixty residential units (and potentially in the range of forty to sixty residential units) upon completion and approval of the following:

- a) a *Heritage Conservation District* Plan under the Ontario Heritage Act to ensure that the new *development* will be compatible and harmonious with the existing village heritage and character through detailed guidelines for building design, streetscapes, landscapes and scenic roads. Should a Heritage Conservation District Plan not be adopted by *Council*, *development* will be required to comply with other design guidelines established by *Council*;
- b) an Environmental Assessment to identify the appropriate method of sanitary, water and storm sewer services, as necessary;
- c) an Environmental Assessment, if a road connection is anticipated from Langdon Drive to the subject lands over Bechtel Creek;
- d) an *Environmental Impact Statement* (EIS) for lands adjacent to (within 120 metres) of core greenspace, comprising the Regionally Significant Environmentally Sensitive Policy Area No. 37 (Blair Swamp), *Provincially Significant Wetlands* (Class 2 - Blair Creek Wetland and Class 3 - Bechtel Creek/Orr’s Lake Wetland Complex) and Grand River Conservation Authority regulated floodlines to satisfy the requirements of the *City*, the *Region* and the *Province*, and to implement the findings

of the Blair, Bechtel and Bauman Creeks Subwatershed Plan (BBBSP). Refinement in the delineation of greenspace boundaries should be undertaken as part of the required full site EIS and appropriate buffers should be identified based on the proposed land uses, servicing strategies, and the specific habitat sensitivities and requirements. A scoped EIS is required for all non-adjacent lands focusing on management of the water budget and stormwater management, and conforming to the BBBSP. The EIS should also address opportunities and enhancement of the greenspace system;

- e) a Stormwater Management Analysis and Implementation Plan to address the findings of the BBBSP, including the Impervious Cover Limits (ICLs), to provide at-source stormwater management to address water quantity and quality issues, as well as to examine enhancement retrofit opportunities for the existing John Bricker Road stormwater management swale connection to Blair Creek. This analysis should examine the maximization of infiltration, including dry wells, infiltration galleries, and perforated pipe alternatives, while minimizing end-of-pipe solutions; and
- f) a Traffic Impact Analysis identifying the impacts to the existing local village road network, particularly Ashton Street, Meadowcreek Lane, Old Mill Road, Langdon Drive, and the intersections of Old Mill/Blair Roads and Langdon Drive/Blair Road. Road improvements to carry traffic generated by future *development* shall be discouraged that would have a negative impact on the existing village character and historic roads, for example through the requirement for road widening and removal of mature treed boulevards, canopied road landscapes and vegetated shoulders. Road improvements must not contravene any Heritage Conservation District Plan affecting the Blair Village Special District.]

**Deferral No. 13**

REASONS – John Bricker subdivision completed and registered. All criteria have been satisfied.

**Policy 17.7.7**

[It is the policy of the *City* that the lands designated as Class 1 Industrial District on Map 15 and more particularly shown on Figure 7 as areas “7d” and “7e” may only be *developed* upon completion and approval of the following:

- a) a Heritage Conservation District Plan under the Ontario Heritage Act to ensure that the new *development* will be compatible and harmonious with the existing village heritage and character through detailed guidelines for building design, streetscapes, landscapes and scenic roads. Should a Heritage Conservation District Plan not be adopted by *Council*, *development* will be required to comply with design guidelines established by *Council*. The

Heritage Conservation District Plan or other design guidelines shall ensure a horizontal form of *development* in a campus setting with significant landscaping, buffering and screen details to minimize visual, sound, lighting and other impacts to existing and future residential areas, particularly on Morningside Drive, Highgrove Court and Old Mill Road;

b) an Environmental Assessment to identify the appropriate method of sanitary service;

e) This traffic impact analysis may identify the necessity for the North-South Arterial Road to be constructed as a minimum between Blair Road and Fountain Street, prior to the *development* of these lands. The traffic impact analysis is to be approved by *Council*;

f) a Justification Analysis to address the issue of need for additional prestige industrial business park lands;.] **Deferral No. 13**

REASONS – Heritage Conservation District Plan prepared and Environmental Assessment completed for the College lands. Justification Analysis completed. No bridge is planned for the Blair Area.

**Policy 17.7.8**

[It is the policy of the *City* that those lands designated as a Class 2 Residential District on Map 15 and more particularly shown on Figure 7 as area “7f” may only be *developed* to a maximum of thirteen residential units upon completion and approval of the following:

- a) a Heritage Conservation District Plan under the Ontario Heritage Act to ensure that the new *development* will be compatible and harmonious with the existing village heritage and character through detailed guidelines for building design, streetscapes, landscapes and scenic roads. Should a Heritage Conservation District Plan not be adopted by *Council*, *development* will be required to comply with design guidelines established by *Council*;
- b) an Environmental Assessment to identify the appropriate method of sanitary, water and storm sewer services, as necessary;] **Deferral No. 13**

REASONS – Heritage Conservation District prepared and Environmental Assessment completed for College lands.

**Policy 17.7.9**

It is the policy of the *City* that the following policies shall also apply in respect of the areas shown on Figure 7 as the Blair Village Special District:

- a) for any request for change in land use on lands adjacent to (within 120m of) the proposed greenspace system, comprising *Provincially Significant Wetlands* or *Regionally Significant Environmentally Sensitive Policy Areas*, an *Environmental Impact Statement* (EIS) shall be undertaken to

refine the delineation of the greenspace boundaries and define appropriate buffers based on the proposed land use, servicing strategies, and the specific habitat sensitivities. A scoped EIS would be required for all non-adjacent lands focusing on management of the water budget and stormwater management, and conforming to the BBBSP. The EIS should also address opportunities and enhancement of the greenspace system, where appropriate. The EIS must satisfy the requirements of the *Region*, and the *Province* and respect the findings of the BBBSP;

- b) the lands owned by the City of Kitchener on the east side of Morningside Drive, north of Fountain Street and south of Highway 401 and more particularly shown on Figure 7 as area 7g are designated in the City of Cambridge Official Plan as Class 1 Open Space District to reflect the designation of those lands as *Regional Environmentally Sensitive Policy Area No. 36 (Speed River and Grand River Confluence)*. Any use of those lands for the extension of the Doon Valley Golf Course, shall be subject to:

- i) an *Environmental Impact Statement*;
- iii) a public community trail being provided through those lands to connect the existing Blair Trail along the former Grand Trunk Railway and integrate the City of Cambridge Heritage Riverbank Trail with the City of Kitchener community trails extended into Homer Watson Park;
- vi) The dedication of a road widening across the Fountain Street frontage of the site to the satisfaction of the Regional Municipality of Waterloo; and
- vii) A Letter of Clearance has been received from the Ministry of Culture in regard to conservation and preservation of the significant archaeological resources on site;

- d) in addition to the environmental buffers to be identified through the completion of an *Environmental Impact Statement* for the lands adjacent to the Blair Outdoor Education Centre, that an additional buffer of 20 metres or more be provided where

possible, extending from John Bricker Road to the City of Cambridge municipal boundary with the Township of North Dumfries. This buffer would provide for the creation of an integrated trail system outside of the sensitive natural features associated with Blair Creek, providing additional protection to the Outdoor Education Centre and the natural features;

- e) an integrated trail system be investigated providing a looped passive recreational trail around and through the Blair Village Special District, adjacent to the Blair and Bechtel Creeks, and the informal Langdon Hall trails be connected and integrated into the City of Cambridge Heritage Riverbank Trail and City-Wide Multi-Use Trail network, subject to the approval of property owners. A key component to the completion of an integrated village trail is the

linking of the Blair and Bechtel Creek open space areas along the City of Cambridge municipal boundary;

f) the Regional Municipality of Waterloo is encouraged to undertake an Environmental Assessment of the North-South Arterial Road (former Highway 8 by-pass), including as a priority the section of the North-South Arterial which could reduce traffic through Blair Village, and that the North-South Arterial ultimately be constructed to implement the results of the Environmental Assessment;

g) to address the issue of excessive speed of vehicular traffic, the Region of Waterloo is encouraged to investigate traffic calming techniques on Blair Road, particularly from Meadowcreek Lane to Langdon Drive.

REASONS – Golf Course constructed completed and above criteria satisfied. Requirement for Integrated Trail System referred to in d) and e) eliminated by Council on approval of John Bricker Subdivision. Traffic calming/Arterial Road - Arterial Road no longer planned.

