

City of Cambridge

Official Plan Review

**Site Specific Policies
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

The City's Official Plan permits a wide range of uses and activities on certain parcels of land as a result of Council's approval of a development application. Those additional uses and any related criteria specifying the use of the lands can be permitted through Site Specific Policies.

There are instances where a change, or "amendment", to the Official Plan may be required or appropriate. These amendments may be a result of changing conditions or objectives, or the desires of individual land owners, developers, or the City itself. A common reason for amending the Official Plan is that the general nature of the Plan's policies may not recognize the potential, or limitations, of a particular property. Official Plan Amendments can be city-wide, area-wide or site-specific.

These policies are referred to as Special Districts in the current City Official Plan. The use of the term "district" in this context is not always clear, particularly when the Official Plan Amendment affects one parcel of land, rather than multiple parcels. Therefore this policy paper is recommending changing the terminology from Special Districts to Site Specific Policies.

This policy paper proposes to carry forward the current Special Districts with minor changes to include:

1. Updates to land use designation names to include the new names proposed in other Chapters of the Official Plan as part of this Official Plan review;
2. In some cases, removing the specific cross reference to other policies in the Official Plan and replacing them with more general cross references since the current Official Plan policy numbers and locations are proposed to be changed through this Official Plan review;
3. Updating the specific policy cross reference where required; and
4. Updating the Map and Figure number references where required.

The site specific policies for Blair (current Official Plan policies 17.7) are proposed to be relocated to Chapter 2 regarding Growth Management.

The site specific policy for the Regional Power Centre (17.40) is proposed to be included within Chapter 8 with the other commercial policies.

There are no site specific policies that are proposed to be deleted at this time.

Margin boxes are included for each of the Site Specific Policies to identify the municipal address of the subject property along with reference to the current Official Plan policy that affects the property.

2. Proposed Official Plan Policies

Chapter 8: Land Use Policies and Designations

8.10 Site Specific Policies

17.1

1. Notwithstanding the other policies of this Plan, a wider range of uses and activities than is specified for any designation may be permitted on lands which, in the opinion of *Council*, are suitable for such additional uses by reason of their exceptional physical, environmental or locational characteristics, existing land use, surrounding land uses, neighbourhood function, accessibility or availability.

17.2

2. *Council* may designate lands identified in accordance with Policy 8.10.1 as "Site Specific Policies " and, subject to the policies of this Plan, pass by-laws or otherwise facilitate or encourage the *development* and use of such lands for such additional purposes where provision is made in this Plan to specify the additional uses which may be permitted and any criteria which may be required to govern the *development* and use of such lands for such additional purposes.

Potential Future Review of Site Specific Policies

The current Site Specific Policies are being carried forward with minor updates to policy cross references and Map and Figure numbers. It is intended that the *City* will review these Site Specific Policies for conformity with *Provincial* and *Regional* policies at a later date.

**110 &
112
Hespeler
Road and
2 & 6
Paisley
Heights -
17.3**

3. The lands designated on Map 2 as Low/Medium Density Residential and more particularly shown as the subject lands on Figure 7 may only be used for the following purposes:
 - a) dwelling units in buildings designed for occupancy by one or more households;
 - b) a use specified in Section 8.1.2 (Uses Permitted/Prohibited) of this Plan as a use permitted in any use designation;
 - c) one establishment only for the fabrication, sale and repair of ornamental iron products;
 - d) a retail store in which not more than 300 m² of *gross leasable retail commercial floor area* are provided;
 - e) a bank;
 - f) a hairdresser's establishment;

- g) business and professional offices;
- h) dwelling units in a commercial building, provided, however, that no dwelling units shall be provided on the ground floor or in the cellar of the building;

and, subject to the policies of this Plan and particularly Policy 8.10.3.1 of this Plan, *Council* may pass site-specific Zoning By-law amendments to accommodate the *development* and use of lands shown as the subject lands on Figure 7 for such purposes without amending this Plan.

1. For the purposes of this Policy, there shall be no vehicular access to Hespeler Road from this property shown as the subject lands on Figure 7 of this Plan.

**35, 45, 65
& 75
Pinebush
Road
- 17.4**

4. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 as a Commercial Class 4 Designation and more particularly shown on Figure 8 should be *developed* and used for a range of industrial and commercial activities consistent with the location of these lands at a principal entrance to the *City* and its northern industrial parks and at the focus of its several residential communities. Subject to the policies of this Plan, *Council* may pass by-laws, dispose of the subject lands shown on Figure 8 by sale or lease on such terms as *Council* considers to be appropriate, enter into one or more agreements with developers submitting an acceptable site *development* proposal and otherwise facilitate or encourage the *development* and use of these lands for any of the following additional purposes without amending this Plan:
 - a) a hotel in which not less than 100 guest rooms are provided and in which retail shops catering primarily to guests of the hotel may also be provided as ancillary activities;
 - b) a convention centre and facilities for trade shows;
 - c) other uses which, in the opinion of *Council*, will support the activities of the industrial basin and are appropriate for the subject lands;
 - d) an industrial mall containing a total leasable floor area of not less than 500 m² to accommodate:
 - i. an office building in which at least 1,860 m² of gross floor area are provided for occupancy by one or more of the following uses:
 - ii. printing, publishing or broadcasting facilities;
 - iii. a data services establishment;
 - iv. a branch bank or trust company;
 - v. a food services establishment of not more than 500 m² of gross floor area which is not freestanding on the site;

- vi. the offices of a professional business consultant, such as architectural, engineering, town planning, land surveying, market research, management, industrial design, legal, or health care services;
 - vii. the executive and/or administrative or business offices of one or more of the following:
 - an industrial enterprise whose industrial activities may be conducted off-site either in the City of Cambridge or elsewhere;
 - a financial, insurance or real estate establishment;
 - a religious or non-profit institution;
 - a retail/wholesale business in which no sales are offered on site;
 - a service industry specifically limited to construction, transportation, communication and utilities uses;
 - viii. facilities for manufacturing, wholesaling or warehousing activities entirely conducted within wholly enclosed buildings;
- e) public and/or private commercial recreational facilities such as a stadium, arena, horse show arena or other facility of sufficient scale to serve the *City* as a whole and/or the *Region*, in which small scale, supporting, ancillary, retail and service commercial uses catering primarily to the users of the recreational facilities may also be provided.

**1550 Dunbar;
0, 15 & 35
International
Village Drive -
17.5**

5. Notwithstanding the permitted uses in this Plan the lands designated on Map 2 as a Business Industrial and more particularly shown on Figure 9 should be used to establish an "international village" consisting of buildings and facilities for the use of social, recreational, cultural and fraternal groups and organizations or institutions. Subject to the policies of this Plan, *Council* may pass by-laws, install required roads and services, make sites within these lands available by agreement of lease or sale to such groups and organizations or institutions under such terms and conditions as *Council* considers to be appropriate or otherwise facilitate or encourage the *development* and use of these lands for such additional purposes without amending this Plan; provided, however, that *Council* shall pass no by-law to limit or restrict the *development* and use of the lands designated on Map 2 as a Class 4 Commercial designation adjacent to the Dunbar Road subject lands shown on Figure 9 for any purpose permitted on such lands by the Zoning By-laws of the City of Cambridge on 7 January 1980 merely in order to protect the *development* and amenities of uses and activities in the Dunbar Road lands. *Council* shall cause notice to be inserted in any instrument of sale or lease of the subject lands shown on Figure 9 that industrial operations on lands adjoining the

subject lands may constitute a nuisance by reason of noise, vibration or unsightly storage and that such industrial operations may be more intensively or extensively developed to the limit permitted by the *City's Zoning By-law*.

**0 Main Street
East - 17.6**

6. In addition to the permitted uses in this Plan, the lands designated on Map 2 as Industrial and more particularly shown on Figure 10 may also be used for the following additional purposes:
- a) a banqueting hall
 - b) a commercial use contemplated in Section 8.6.2.4 for lands in a Class 4 Commercial designation, other than a retail commercial use, a business or professional office or, except as provided in Policy 8.6.3.5.1, an automobile service station and subject to the policies of this Plan, Council may pass by-laws to permit the subject lands to be used for such additional purposes without amending this plan; provided that the use is located within a maximum depth of 75 metres from the street line of Main Street East and that all of the provisions of Section 8.6.2.4 shall apply to the *development* and use of such lands for such purposes.

**675
Coronation
Boulevard -
17.8**

7. Notwithstanding the permitted uses in this Plan, the lands shown as the subject lands on Figure 11 of this Plan and designated as Low/Medium Density Residential on Map 2 may also be used for the purposes of business and professional offices.

**Mohawk
Road (former
Cambridge
Research
Station-
17.9**

8. Notwithstanding the permitted uses in this Plan, it is recognized that the research and development operations of the Ontario Prime Agricultural College of the University of Guelph on the lands of the Cambridge Research Station designated on Map 2 as Agricultural and Natural Open Space System and more particularly shown in Figure 12. Subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the use of the subject lands for the following purposes:
- a) that part of the subject lands designated on Map 2 of this Plan as Natural Open Space System may be used for any purpose specified in Policy 8.8.1 of this Plan and for agriforestry research;
 - b) that part of the subject lands designated on Map 2 of this Plan as Agricultural may be used for any purpose specified in Policy 8.9.1.2 of this Plan and for the following purposes:
 - i) research and development in agriculture, horticulture and silviculture;
 - ii) agricultural chemical research and testing;
 - iii) administrative offices, laboratories, technical buildings and storage facilities; and
 - iv) staff housing.

**200 Franklin
Boulevard
(South
Cambridge
Shopping
Centre -
17.10**

9. Notwithstanding the permitted uses in this Plan, lands in the South Cambridge Shopping Centre shown as the subject lands on Figure 13 of this Plan are designated as Class 2 Commercial, and up to 16,725 m² of *gross leasable retail commercial floor area* may be provided thereon, without the submission and approval of a the *retail impact statement* and community impact statement provided however, that all of the requirements of Policy 8.6.2.3.4 of this Plan shall be satisfied at such time as an amendment to this Plan may be proposed to provide more than 16,725 m² of *gross leasable retail commercial floor area* for these subject lands.

**401 Fountain
Street N -
17.11**

10. Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor and Natural Open Space System on Map 2 and more particularly shown as the subject lands on Figure 14 may also be used for the purposes of outside storage provided such storage is located and screened to the satisfaction of *Council* and the Grand River Conservation Authority and is provided for site-specifically in the *City's Zoning By-law*. The *Zoning By-law* may also be used to further regulate outside storage.

**1401 Franklin
Blvd
(Woodland
Park) - 17.12.**

11. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 as Employment Corridor and more particularly shown as the subject lands on Figure 15 of this Plan may be used for the purposes of a motor vehicle repair shop and business and professional offices.

**855
Blackbridge
Road (Brill
House) -
17.13**

12. Notwithstanding the permitted uses in this Plan, not more than one dwelling unit shall be erected or located on the lands designated on Map 2 of this Plan as Natural Open Space System and more particularly shown as the subject lands on Figure 16. Subject to the provisions of Section 2 of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of such lands for one detached one-family dwelling without further amending this Plan.

**Hespeler Road South
- from south side of Isherwood
and Munch Ave at north end to
Brooklyne Road**

17.14 – Extending geographic area to include Police Station No. 2/Children's Aid Society/ Cambridge Community Living to balance out the land area in the north.

13. Notwithstanding the permitted uses in this Plan, the *development* and use of lands fronting on both sides of Hespeler Road between the CN Rail right-of way and the lands located approximately three properties north of Munch Avenue, designated on Map 2 of this Plan as a Low/Medium Density Residential more particularly shown as the subject lands on Figure 17, is permitted for any of the following additional purposes:
- a) a retail establishment in which not more than 300 m² of *gross leasable retail commercial floor area* is provided but

**Hespeler Road South
- from south side of
Isherwood and Munch
Ave at north end to
Brooklyne Road**

17.14 – Extending geographic area to include Police Station, Rotary Club etc. to balance out the land area in the north.

- excluding a variety store, a grocery store, a video store or any food service establishment;
- b) the office, dispensary, surgery or clinic of a doctor, dentist, chiropractor, osteopath, chiropodist, optometrist, etc.;
 - c) a veterinary office, clinic or hospital including facilities for the accommodation of small animals while undergoing treatment but not including facilities for breeding, boarding or training animals;
 - d) a taxi dispatching office, a telegraph agency, a ticket and travel agency or a pharmacy but not including a retail drug store or departmental drug store;
 - e) a hairdressing establishment, a shoe repair shop, an establishment for the grooming of pets, a shop for the repair of small goods and wares or business machines or an upholsterer's establishment;
 - f) a depot or station for pick-up and delivery of laundry or dry cleaning but not including a dry cleaning plant; and
 - g) a commercial school or studio or a commercial establishment providing instruction in the arts or crafts;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this plan.

**237 & 255
King St W
(Kressview
Springs) -
17.15**

14. Notwithstanding the permitted uses in this Plan, a maximum of 313 dwelling units may be provided in buildings located on those lands more particularly shown as the subject lands on Figure 18. The residential density provisions of Sections 2.6 and 8.4.6 shall not apply to limit the number of dwelling units to be located on any sub-parcel of land created by severance of, or the registration of a plan of condominium on the lands shown in Figure 18, provided that a total of not more than 313 dwelling units are located on the entire parcel of land shown on Figure 18.

**219, 221 &
223 Water
Street North -
17.16**

15. Notwithstanding the permitted uses in this Plan, the redevelopment of the lands being 219, 221 and 223 Water Street North, designated on Map 2 as Low/Medium Density Residential, and more particularly shown as the subject lands on Figure 19 are encouraged. Subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the use of these lands for the following purposes:
- a) a retail or service commercial establishment in which not more than 300 m² of *gross leasable retail commercial floor area* is provided but excluding a variety store, grocery store, a video store or commercial recreational establishment;

**219, 221 &
223 Water
Street North
- 17.16**

- b) a business and professional office including: the office, dispensary, surgery or clinic of a doctor, dentist, chiropractor, osteopath, chiroprapist, optometrist etc.;
- c) a veterinary office, clinic or hospital including facilities for the accommodation of small animals while undergoing treatment but not including facilities for breeding, boarding or training animals;
- d) a taxi dispatching office, a telegraph agency, a travel agency or a dispensing pharmacy but not including a retail drug store or departmental drug store;
- e) any other business and professional office;
- f) a hairdressing establishment, a shoe repair shop, an establishment for the grooming of pets, a shop for the repair of small goods and wares or business machines or an upholsterer's establishment;
- g) a depot or station for pick-up and delivery of laundry or dry cleaning but not including a dry cleaning plant;
- h) a commercial school or studio or a commercial establishment providing instruction in the arts or crafts; and
- i) dwelling units in buildings designed for occupancy by one or more households.

**0 Lang's
Drive –
17.17**

16. Notwithstanding the permitted uses in this Plan, the use of lands on the north side of Lang's Drive, east of Trico Drive, described as Part of Lot 13, Registered Plan 1375 and more particularly described as Part 1 of Reference Plan 67R-3440, and designated on Map 2 of this Plan is permitted as a Business Industrial and more particularly shown as the subject lands on Figure 20 for the following purposes only without amending this Plan:
- a) commercial recreational establishments including a bingo hall, bowling alley, dance hall, banqueting hall, theatre or commercial educational facility;
 - b) an industrial mall containing a total leasable floor area of not less than 500 m² to accommodate:
 - i. printing, publishing or broadcasting facilities, a data services establishment, the executive and administrative offices of an industrial use including floor space required to accommodate the in-house technical and professional services of such industry, an industrial design establishment providing architectural, engineering, town planning, surveying, industrial design, interior design or marketing service;
 - ii. the executive and/or administrative or business offices of: a financial, insurance or real estate establishment, an industrial enterprise whose industrial activities may be

conducted off-site elsewhere but not necessarily within the City of Cambridge; and

- c) facilities for wholesaling, storage, stockpiling or warehousing activities, an industrial or construction equipment supplier a contractor's establishment, a catering establishment, computer programmer, data processing or other data services, provided all operations are entirely conducted within enclosed buildings.

21 McKay Street –
17.18

17. Notwithstanding the permitted uses in this Plan, the site located on the lands designated on Map 2 as Low/Medium Density Residential more particularly shown as the subject lands on Figure 21, may also be used for those service commercial uses that *Council* may deem appropriate to provide the necessary services to the surrounding residential area.

2391 Dundas Street South –
17.19

18. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as Low/Medium Density Residential, and more particularly shown as the subject lands on Figure 22, may also be used for a landscape-garden centre.

292 Elgin Street North –
17.20

19. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as a Business Industrial, and more particularly shown as the subject lands on Figure 23, may also be used for the purposes of a banqueting hall

1260 Bishop Street North –
17.21

20. Notwithstanding the permitted uses in of this Plan, the lands designated as Business Industrial on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 24, may also be used for any of the following purposes:

- a) fitness/health club;
- b) home improvement sales and service;
- c) sale and warehousing of automotive parts;
- d) laundromat and dry-cleaning depot excluding a dry cleaning plant;
- e) electronic repair and service;
- f) photocopying services;
- g) building and facilities for the use of non-profit social, recreational, cultural, or fraternal groups and organizations, or institutions;
- h) office supply establishment serving industrial and office clients;
- i) sales and service of business machines;
- j) picture framing sales and service;

- k) veterinary offices and grooming and boarding of household pets;
- l) business and-professional offices;
- m) a rent-all establishment;
- n) security or janitorial service;
- o) small equipment sales and service;
- p) a commercial school or studio;
- q) a crafts/craft person's shop

and subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this Plan.

**1278 King
Street East –
17.22**

21. Notwithstanding the permitted uses in of this Plan, in addition to the residential use, an appropriate commercial use having a *gross leasable retail commercial floor area* no greater than 300 m² may be provided on the lands at the northwest corner of King Street and Montrose Street described as Part Lot 7, Registered Plan 521 and designated on Map 2 as a Low/Medium Density Residential and more particularly shown as the subject lands on Figure 25. *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this Plan.

**13, 15 & 17
Cedar Street –
17.23**

22. Notwithstanding the permitted uses in this Plan, the lands designated on Map 2 of this Plan as Low/Medium Density Residential, more particularly shown as the subject lands on Figure 26 and located on the south side of Cedar Street between Richardson Street and Grand Avenue South, may also be used for a parking lot for the use located at the north west corner of Cedar Street and Grand Avenue South

**1 Hespeler
Road –
17.24**

23. Notwithstanding the permitted uses in this Plan, *Council* may apply a Holding symbol '(H)' to the zoning of the lands designated on Map 2 as Class 3 Commercial and more particularly shown as the subject lands on Figure 27 to prohibit the *development* of a food store in excess of 1400 m² of *gross leasable retail commercial floor area* until such time as Cambridge *Council* has accepted the findings of a Market Impact Study demonstrating that there would be no adverse impact on other food stores in the city, particularly the food store in the downtown area. This holding provision shall be removed by amendment to the *City's Zoning By-law*.

Council may apply the Holding symbol '(H)' to the zoning of lands designated Class 3 Commercial designation to ensure implementation of a remedial work plan for site contamination and

verification of compliance with the Ministry of Environment Guidelines for Use at Contaminated Sites in Ontario, (June 1996 as amended). This holding provision shall be removed by amendment to the *City's Zoning By-law*.

**245
Riverbank
Drive (Drive
and Putt)**
17.25 –

24. Notwithstanding the permitted uses in this Plan, the lands fronting on Riverbank Drive, but south of Freeport Creek, extending to the CP Railway line and bounded on the west by the Cambridge *City* boundary and on the east by the Regional Police Headquarters, designated on Map 2 of this Plan as Prime Agricultural and Natural Open Space System and more particularly shown on Figure 28 may also be used for the purposes of a golf driving range, a miniature golf course, an executive golf course (a nine hole chip and putt course), a 9 hole golf course and associated uses subject to the following:

- a) a stormwater management facility is also permitted as shown on Figure 28 and designated on Map 2 as a Natural Open Space System and may be further used as a golf tee off area only above the 301.1 m elevation;
- b) the associated uses will be strictly limited to those normally accessory, subordinate and incidental to a golf course such as club house (which may include a licensed food services establishment) a proshop, maintenance sheds, parking and storage facilities;
- c) permanent and construction access to the golf facility shall be from King Street and is strictly prohibited from Riverbank Drive;
- d) the golf course development shall only be permitted on the basis of municipal water supply and shall not be permitted if the source of water includes private wells. Municipal sanitary servicing is not required;

and *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this Plan.

**255 Elgin
Street N -**
17.26

25. Notwithstanding the permitted uses in this Plan, the use of lands on the east side of Elgin Street North, north of Bronson Avenue, being Lots 178 to 182, 191 to 195, Registered Plan 265, part of lane closed by By-law 4393 and part of Somerset Road closed by By-law 4793 and municipally known as 255 Elgin Street North, and designated on Map 2 as Business Industrial and more particularly shown as the subject lands on Figure 29, are also permitted for the following uses:

- places of amusement;
- restaurant;

**255 Elgin
Street N –
17.26**

- small equipment ware and business machines, sales and service;
- establishment providing instructions in the arts or crafts/craftsperson's shop;
- fitness club/health centre;
- beauty salon/barber shop;
- laundromat and dry-cleaning depot excluding a dry cleaning plant;
- banks, trust companies or credit unions;
- business and professional offices;
- a commercial school or studio;
- office equipment sales and service;
- picture framing sales and service;
- home improvement sales and service;
- veterinary offices and grooming and boarding of household pets;
- sales and warehousing of automotive parts and equipment parts;
- a 'Rent-All' establishment;
- an office supply establishment;
- a photocopying establishment;
- security or janitorial service;
- electrical/plumbing sales and service;
- home brewing;
- establishments for the instruction, development, application or use of computer-based technologies and related services;
- printing and/or publishing establishment;
- custom signs;
- mini golf/golf pro supplier;
- automotive sound systems service and installation;
- pool supply sales, service and installation;
- courier or delivery services;
- electronic repair and service;
- funeral home;
- retail store in which not more than 300 m² of *gross leasable retail commercial floor area* is provided;

and, subject to the policies of this Plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this Plan.

**155 Robinson
Road –
17.27**

26. Notwithstanding the permitted uses in this Plan, the site located at 155 Robinson Road – designated on Map 2 as Low/Medium Density

Residential, more particularly shown as the subject lands on Figure 30, may also be used for business and professional offices.

**3680
Speedsville
Road –
17.28**

27. Notwithstanding the permitted uses in this Plan, the land designated as Prime Agricultural, and more particularly shown on Figure 31, may also be used for a nursing home of not more than 143 beds.

**301 Water St
S & 10
Birkinshaw
Road –
17.29.**

28. Notwithstanding the permitted uses in this Plan, those lands designated on Map 2 as a Class 3 Commercial, and more particularly shown as the subject lands on Figure 32, may only be developed and used for the purposes of a local shopping centre having at least 500m² of *gross leasable retail commercial floor area* and subject to the policies of this Plan. *Council* may encourage the *development* of such lands for this purpose without further amendment to this Plan. In this Plan and for the purpose of calculating the maximum *gross leasable retail commercial floor area*, proposed shopping centres on the northeast and southeast corners of Myers Road and Water Street shall be considered as one local shopping centre with a total *gross leasable retail commercial floor area* limitation of 5,000 m² for the combined total of the two sites. This restriction may be further defined in the zoning by-law.

**Cambridge
Business Park
Expansion –
17.30**

29. Notwithstanding the Prestige Industrial and Business Industrial designations on Map 2, no change to the zoning by-law applicable to the land shown on Figure 33 may be approved which provides for the *development* of uses other than those uses permitted within the Prime Agricultural designation until such time as a traffic impact study has been prepared and submitted to the satisfaction of the *Regional Commissioner of Engineering* which addresses:

- a. the impact of the *development* of all these lands on the *Regional* transportation system, including but not restricted to the Highway No. 8 interchange at Sportsworld Drive and *Regional Road No. 17*;
- b. the road improvements required to accommodate *development* of these lands taking into consideration the planned and proposed *development* in and around the Breslau Settlement Area in the Township of Woolwich and the Gateway Business Park in the City of Kitchener;
- c. the proposed staging for re-zoning the lands relative to the implementation of the road improvement; and

where major road improvements are required in accordance with results of the above noted study for the *development* of all or a part of the subject lands, holding provisions shall be used

in the zoning by-law to prohibit such *development* until the appropriate road improvements have been implemented.

**Conestoga
Boulevard
(Lena Cres,
Pamela Lane,
Knack Lane,
Booty Lane) -
17.31**

30. Notwithstanding the permitted uses in this Plan, the development and use of lands on the east side of Conestoga Boulevard, north of the Can-Am Parkway being Part of Lot 15, Registrar's Compiled Plan 1378 and Part of Lots 1 and 2, Concession 2 Beasley's Lower Block, and designated on Map 2 as High Density Residential and Low/Medium Density Residential and more particularly shown as the subject lands on Figure 34 for the purposes of a seniors lifestyle community including multiple residential buildings having a maximum density of 150 units per net residential hectare of land is encouraged. *Council* may encourage the development of such lands for a range of independent and *assisted housing* geared to senior citizens including freehold rowhouse units, apartment units, a retirement home and recreation centre, and a long term care facility without further amendment to this Plan where the owner/developer has entered into a registered agreement to ensure that not less than 30% of the dwelling units in excess of 75 units per net residential hectare of land are built and maintained as *affordable* units geared to lower income households in the community. This provision may be further defined in the zoning by-law.

**4860
Townline
Road
(Blackbridge
Mill Inn) –
17.32**

31. a) Notwithstanding the permitted uses in this Plan, the rehabilitation, preservation and economically viable use of the lands and buildings comprising the Blackbridge Mill Inn, 4860 Townline Road, designated on Map 2 as Natural Open Space and Low/Medium Density Residential and more particularly shown as the subject lands on Figure 35 is encouraged and, subject to the policies of this Plan, *Council* may pass site-specific by-laws to permit the use of the property for the following purposes:

- i) a country inn/hotel in which rooms are provided for the accommodation of guests and where meeting rooms, banquet and conference facilities, indoor recreational facilities and food and beverage services (but not a tavern) may also be provided as accessory uses to the inn/hotel;
- ii) outdoor games courts, swimming pool, skating rinks, sitting areas, gardens and garden structures and a canoe launch or dock, primarily serving the guests of the inn/hotel;
- iii) the growing of fruits and vegetables for the use of the inn/hotel;
- iv) any use permitted in all designations in accordance with Section 8.1 (Uses Permitted/Prohibited) of this Plan;

- b) The uses referred to in (a) (i) above in this Site Specific Policy and the erection of any buildings or structures and parking areas to be provided on the subject lands on Figure 35 in shall be located on lands located above the regulatory floodline as determined by the GRCA.
- c) The uses referred to in (a) (ii) and (iii) above in this Site Specific Policy are permitted only in accordance with the provisions of Section 3.A.8 regarding the preparation of Environmental Impact Statements, these uses and the creation of access and parking areas may also be provided on lands designated Natural Open Space System.
- d) The development and use of buildings and lands on the subject lands on Figure 35 and described herein shall be phased in to correspond with the capacity of the existing or improved/ alternative septic system on the property and the eventual connection of the site to public sanitary sewers such that:
 - i) Until municipal sanitary sewers are made available to the site, any zoning amending by-law passed in respect of the subject lands on Figure 35 shall include the holding symbol “(H)” in conjunction with the zoning classification, and the zoning amending by-law shall specify the limit of development/re-development that may occur using the existing septic system, where *Council* is satisfied that the existing system has sufficient treatment capacity to accommodate such limited development. A zoning amending by-law passed under this provision shall specify that no further or more intense use of the lands may occur without the removal of the holding symbol.
 - ii) Provided that *Council* may pass by-laws pursuant to the provisions in this Plan and the Planning Act, R.S.O. 1990, c.P. 13, as amended, to increase the limit of development/re-development that may occur without the removal of the holding symbol where *Council* is satisfied that the existing septic system can be improved and/or enlarged or an alternative sewage treatment system can provide sufficient capacity or the use of holding tanks only as an interim measure until municipal sanitary sewers are available, to accommodate such additional development without adverse environmental impact and without negating the viability of connecting the property to a public sanitary sewer in the future; and
 - iii) *Council* may pass by-laws to remove the holding symbol from the zoning classification applied to the lands at such time as *Council* is satisfied that

**4860
Townline
Road
(Blackbridge
Mill Inn) –
17.32**

arrangements have been made to connect the site to the municipal sanitary sewer system.

**182 Pinebush
Road – 17.33**

32. Notwithstanding the permitted uses in this Plan, lands on the north side of Pinebush Road, west of Wayne Avenue and legally described as Lot 10, Registrar’s Compiled Plan 1365 and designated on Map 2 of this Plan as an Employment Corridor and more particularly shown as the subject lands on Figure 36, may be used for the following additional purposes:

A Wellness Centre including a fitness centre, sports medicine, dermatology, daycare centre, esthetics, physiotherapy, sports training, personal training, diet and nutrition centre and massage therapy;

and Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional purposes without amending this Plan.

**112
Pinebush
Road -
17.34**

33. Notwithstanding the permitted uses in this Plan, the lands designated as Employment Corridor on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 37, may also be used for the following purposes:

- a) an establishment for the display and sale of motor vehicles but does not include a motor vehicle repair shop, an auto body repair shop, a vehicle painting facility or the bulk storage of oil, gasoline or petroleum products;
- b) an office building having a gross floor area of less than 1,860 m²;
- c) a free-standing bank or trust company;
- d) a wholesale showroom;
- e) the fabrication & sale of cemetery monuments;
- f) a car wash; and

subject to the policies of this Plan, Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional purposes without amending this Plan

**900 Jamieson
Parkway –
17.35**

34. Notwithstanding the permitted uses in this Plan, on the lands designated as Low/Medium Density Residential on Map 2 and shown as the subject lands on Figure 38 a local shopping centre shall be permitted at the southwest corner of Jamieson Parkway and Townline Road, subject to the following provisions:

- a) the maximum *gross leasable retail commercial floor area* shall be limited to a maximum of 2,787 m²;
- b) no grocery stores shall be permitted within this development.

and, subject to the policies of this Plan, Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

970 Franklin Blvd – 17.36

35. Notwithstanding the permitted uses in this Plan the lands at the northwest corner of Elgin Street and Franklin Boulevard designated on Map 2 as Class 3 (Neighbourhood Shopping Centre) Commercial and more particularly shown as the subject lands on Figure 39 may be developed and used for the purpose of a neighbourhood shopping centre where residential dwelling units are also provided in a mixed residential-commercial development. The number of dwelling units to be provided and regulations applicable thereto may be further refined in the zoning by-law and subject to the policies this Plan, Council may pass by-laws or otherwise encourage the development and use of such lands for such purposes.

Policy #17.37 not used.

890 Langs Drive - 17.38

36. Notwithstanding the permitted uses in this Plan, the lands located at 890 Langs Drive, being Lot 44, Registrar's Compiled Plan 1374 and designated on Map 2 as Business Industrial, may have a maximum of 204 m² of floor area devoted to retail sales accessory to the warehousing and wholesale sales of industrial and commercial supply products;

and, subject to the policies of this Plan, Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

0 Clyde Road) - 17.39

37. Notwithstanding the permitted uses in this Plan, the lands designated as Industrial on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 40, may be serviced by private sanitary services and may be used for a building materials yard for the storage of reclaimed and new building materials and general industrial uses that do not use water as part of the industrial process;

Policy #17.40 not used.

and, subject to the policies of this Plan, Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

Green Gate Blvd. - 17.41

38. Notwithstanding the maximum permitted net residential density in this Plan the lands on the north side of Greengate Boulevard, east of Franklin Boulevard designated on Map 2 as a Low/Medium Density Residential and more particularly shown as the subject lands on Figure 41 may be developed and used for the purpose of

multiple residential dwelling units to a maximum of net residential density of 150 dwelling units per hectare. The specific number of dwelling units and regulations applicable thereto may be further defined in the zoning by-law and subject to the policies of this Plan; Council may pass by-laws or otherwise encourage the development and use of such lands for such purposes.

**41 Hopeton
Street -
17.42**

39. Notwithstanding the permitted uses in this Plan, the lands located at 41 Hopeton Street, being Part of Lot 6, South West of Dundas Street, Plan 440 and more particularly shown as Parts 1 & 2 of Reference Plan 67R-489 and designated on Map 2 as Low/Medium Density Residential and more particularly shown as the subject lands on Figure 42, may also be used for the display and sale of cemetery monuments or business and professional offices or a retail store which is not more than 91 m² of *gross leasable retail commercial floor area* is provided;

and, subject to the policies of this Plan, Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

**95 McLaren
Ave -
17.43.**

40. Notwithstanding the permitted uses in this Plan, the lands located on the south side of McLaren Avenue and legally described as Part of Lots 3, and 23, Registrar's Compiled Plan 1135, and designated on Map 2 as a Industrial and more particularly shown as the subject lands on Figure 43 **may not be** developed and used for the following purposes:

- Lagoons, landfills, disposal of abattoir and rendering wastes
- Auto wrecking and salvage yards
- Foundries
- Non-ferrous and previous metal smelting and refining
- Metal rolling, casting and extruding operation including steel pipes and tubes
- Manufacturing of unfinished fabricated metal products and parts
- Metal finishing operations (i.e. electroplating, electro coating, galvanizing, painting, application of baked enamel)
- Manufacturing of cable, wire and wire products
- Jewelry and silverware manufacturing
- Assembly or aircraft and aircraft parts, motor vehicles, truck, bus bodies, trailers, rail cars, mobile homes, ships and boats

**95 McLaren
Ave -
17.43.**

- Manufacturing of engines, engine parts, steering and suspension parts, wheels and brakes
- Manufacturing agricultural, commercial and industrial machinery
- Manufacturing, packaging, crating or bottling of chemicals, resins, paints, varnish, printing inks, adhesives or dyes
- Manufacturing of pharmaceuticals and medicines
- Petroleum products refining and asphalt batching
- Manufacturing of electronic components such as semiconductors, printed circuit boards, and cathode ray tubes
- Manufacturing of wet electrical industrial equipment and wet batteries
- Commercial and industrial dry cleaning of textiles and textile products
- Leather tanning and finishing
- Wood and wood product preservation and treatment
- Transportation terminals for chemicals or hazardous substances
- Warehousing, and bulk storage of oil, gasoline or petroleum products, and gasoline stations
- Warehousing and cleaning products, pesticides, herbicides, fungicides and chemicals
- Bulk road salt storage
- Snow storage and disposal facilities
- Rubber products manufacturing
- Manufacturing of electrical appliances, equipment, motors, lighting fixtures and lamps
- Manufacturing of electric light bulbs and tubes
- Manufacturing of dry batteries
- Manufacturing of soaps and toiletry preparations
- Fishing and dyeing of textiles
- Manufacturing of plastic and foam parts and products
- Furniture, casket, cabinet and other wood products manufacturing and assembly
- Manufacturing of coated glass
- Manufacturing of paper, newsprint and boxes
- Photographic developing facilities
- Printing of newspaper, packaging and books
- Repair of industrial machinery
- Repair of motor vehicles, aircraft, water craft, rail vehicles, trucks, buses and machinery
- Airports, train and public transit terminals

- Medical, health and other laboratories
- Contractors establishments and yards

For the purpose of this policy, manufacturing shall mean the production, compounding and processing of raw, semi-processed, fully processed or recycled goods or materials. Manufacturing does not include assembly of such goods or materials.

**1962 Eagle
Street North -
17.44**

41. Notwithstanding the permitted uses this Plan, the lands designated Class 4 (Hespeler Road) Commercial designation on Map 2 of this Plan, and more particularly shown as the subject lands on Figure 44, may only be used for motor vehicle sales, with accessory service/repair facilities;

and, subject to the policies of this Plan, Council may pass by-laws or otherwise facilitate or encourage the development of these lands for such additional uses without amending this Plan.

**201 Savage
Drive -
New**

42. The lands identified as the subject lands on Figure 45 are the site of the former Regional landfill. Notwithstanding the permitted uses in this Plan, these lands are permitted for use as a waste transfer station. Any future additional or alternative uses for this property will require an amendment to this Plan.

3. Glossary

Please see separate glossary.

4. Mapping Updates

Generally the following types of map changes are proposed:

Map 2 - General Land Use will be updated to include the numbering references for the Site Specific Policies in Chapter 8. Figures will be updated to correspond with the numbering references in Chapter 8.

All of the Figures will be updated to identify the property affected by the Site Specific Policy as the “subject lands”.

Current Figures 13 and 15 will be amended to reflect the correct property boundaries.

Current Figure 14 Hespeler Road South - from Munch Ave at north end to Brooklyne Road will be amended to include the lands south of Isherwood on the west side of Hespeler Road to include the Police Station, Rotary Club, Carol Currier facility, etc; to balance out the lands included in the north part of this Site Specific Policy area.

Current Figure 17 (Lang’s Drive) will need to be updated to reflect the parcel lotting on the east side of Trico Drive.

New Figure 45 to be prepared for 201 Savage Drive, site of the former Regional landfill which is now used for a waste transfer station. The site specific policy will permit the continued use of these lands for a waste transfer station.

5. Policies Proposed to be Deleted

There are no site specific policies proposed to be deleted at this time.