

City of Cambridge

Official Plan Review

**Special Districts
Background Paper**



September 2010

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1. City Official Plan extracts for Special Districts

1. Introduction

The City of Cambridge Official Plan (OP) was last updated in the mid-1990's; adopted by City Council on September 22, 1997 and approved by the Regional Municipality of Waterloo on July 14, 1999. The policies in that plan reflect the direction of the 1996 Provincial Policy Statement and the 1995 Regional Official Policies Plan. Since that time, a new Provincial Policy Statement (PPS) was issued in 2005 and a new Regional Official Plan (ROP) was adopted by Regional Council in 2009.

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 planning application. Those additional uses and any related criteria specifying the use of the lands can be permitted through site specific policies called Special Districts.

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.

The Special Districts provide for specific development requirements or constraints, allow for policy exceptions, and/or may require the preparation of certain studies and the mitigation of adverse impacts prior to development. Properties affected by a special district policy are identified on various maps in the Official Plan. Although each Special District policy has a separate map showing the location of the subject land, for the purpose of brevity in this paper, each of those maps is not included in this paper.

This discussion paper reviews the current Special Districts policies within the Official Plan and the changes to Provincial policy and legislation since the mid-1990s and the next steps required for reviewing the Special Districts policies.

2. Current Cambridge Official Plan Policies

The City's Official Plan includes site specific policies which affect specific parcels of land. The full text of the policies which have received Regional approval is contained in **Appendix 1**.

Section 3: Land Use Policies and Designations
Chapter 17: Special Districts

17.1 Designation of Special Districts

- 17.2 Application of Special Districts
- 17.3 Paisley Heights Special District
- 17.4 Pinebush Road Special District
- 17.5 Dunbar Road Special District
- 17.6 East Main Street Special District
- 17.7 Blair Village Special District
- 17.8 Coronation Boulevard Special District
- 17.9 Cambridge Research Station Special District
- 17.10 South Cambridge Shopping Centre Special District
- 17.11 Fountain Street/Highway 401 Special District
- 17.12 Woodland Park Special District
- 17.13 Brill House Special District
- 17.14 Hespeler Road South Special District
- 17.15 Kressview Springs Special District
- 17.16 Water Street North Special District
- 17.17 Langs Drive Special District
- 17.18 McKay Street Special District
- 17.19 Dundas Street South Special District
- 17.20 Elgin Street North Special District
- 17.21 Bishop Street Special District
- 17.22 Montrose and King Street Special District
- 17.23 Tiger Brand Special District
- 17.24 Delta Special District
- 17.25 Drive and Putt Special District
- 17.26 255 Elgin Street North Special District
- 17.27 Robinson Road Special District
- 17.28 Cambridge Country Manor Special District
- 17.29 Myers Road/Water Street South Special District
- 17.30 Cambridge Business Park Expansion Special District
- 17.31 Conestoga Boulevard Special District
- 17.32 The Blackbridge Mill Inn Special District, 4860 Townline Road
- 17.33 182 Pinebush Road Special District
- 17.34 ABC Auto Sales Special District – 112 Pinebush Road Special District
- 17.35 Jamieson Commercial Special District
- 17.36 Northview Special District – Elgin Street North at Franklin Boulevard
- 17.37 Number not used
- 17.38 Amre Supply, 890 Langs Drive Special District
- 17.39 Timeless Materials Company Special District
- 17.40 Regional Power Centre
- 17.41 Greengate Boulevard Special District
- 17.42 41 Hopeton Street Special District
- 17.43 McLaren Avenue Special District
- 17.44 1962 Eagle Street North Special District

3. Legislative Framework

3.1 *Provincial Context*

3.1.1 Planning Act

Section 21.1 of the Planning Act permits amendments to Official Plans and requires that decisions for Official Plan amendments shall be consistent with Provincial Policy Statements (PPS), and Provincial plans (e.g. Provincial Growth Plan).

Section 27.1 of the Planning Act permits the Council of a lower-tier municipality, such as the City of Cambridge in the Region of Waterloo, to amend its Official Plan, and requires that the amendments conform to the Official Plan of the upper-tier municipality.

3.2 *Regional Context*

3.2.1 Regional Official Plan

The Regional Municipality of Waterloo adopted a new Regional Official Plan (ROP) on June 16, 2009.

Chapter 10, policy 10.E.5 of the ROP sets out:

Although the scope and content of respective Area Municipal official plans may differ in recognition of the unique circumstances within each municipality, Area Municipal Official Plans and Official Plan Amendments:

- a) will be in conformity with this Plan;
- b) may contain policies which are more restrictive than the policies in this Plan on the same subject, but may not be more permissive than the policy direction established in this Plan.

4. New Policy Directions and Required Updates

1. The subsequent policy paper regarding the Special District policies will present recommendations based upon a review of the policies to determine whether there are any Special District policies which:
 - a. have not been acted upon by the property owner and are currently in conflict with Provincial Policy Statement (PPS) and/or the Provincial Growth Plan;

- b. have the policy framework in place but zoning is not in place and whether the required zoning amendment to implement the Special District policy would conflict with PPS and/or the Provincial Growth Plan;
- c. no longer comply with Provincial policies and have been implemented. The special district policy could be recommended for deletion and the use could continue as a legal non-conforming use;
- d. if there are proposed changes to land use classifications/Districts that would include the same permitted uses as some of the Special Districts, those Special Districts could be removed and the applicable, more general land use classification/District would be applied to the subject property; and/or
- e. have been implemented/completed and no longer need to be included in Chapter 17 and/or on the maps.

The proposed location of Special District policies in the updated City Official Plan will also be included in the subsequent policy paper.

2. Some of the Special District policies include wording such as:

And subject to the provisions of section xx 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.

In some cases this general permission may no longer be consistent with Provincial Policy and/or the Provincial Growth Plan. The Special Districts with this wording will need to be reviewed to see if the general permission should be recommended to remain or not.

3. Based upon feedback received, the term Special District may not have clear meaning to those that are not familiar with the City's Official Plan. Since the City's OP includes various land use classifications called Districts which permit certain uses in specific locations across the City, Special Districts is used to refer to properties that are affected by special policies. Some Official Plans include the term "site specific policies" rather than Special Districts. The subsequent policy paper may recommend a new term rather than using "Special District".

5. Map Updates

Map 15 General Land Use Plan will need to be updated to display the Special Districts that have been approved since the last update of the Official Plan along with removing Special District references for those properties that no longer require a Special District due to the policy approval being implemented.

6. Land Owner Consultation

Any proposed change(s) to a special district policy will involve contact with the current property owner(s) to advise them of the proposed change(s) with reasons. This consultation will be in addition to the overall public consultation program for the Official Plan review.

7. Summary

All Official Plan amendments have traditionally been treated and designated in the Official Plan as Special Districts. The OP review provides the opportunity to review and consider which Special District policies should still remain in the Official Plan, which ones need to be amended to conform with Provincial and Regional policies and which ones should be recommended for deletion from the Plan.

APPENDIX 1 – OFFICIAL PLAN EXTRACTS

Chapter 17: Special Districts

17.1 Designation of Special Districts

Notwithstanding the other provisions of Section 3 of this plan, it is the policy of the *City* that a wider range of uses and activities than is specified for any District 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 Application of Special Districts *[title added in consolidation]*

Council may designate lands identified in accordance with Policy 17.1 as "Special Districts" and, subject to the provisions of Section 2 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.

17.3 Paisley Heights Special District

17.3.1 Notwithstanding the provisions of Policy 14.2 of this plan, it is the policy of the *City* that the lands designated on Map 15 as a Class 1 Residential District and more particularly shown on Figure 3 may be used for the following purposes only:

- a) dwelling units in buildings designed for occupancy by one or more households;
- b) a use specified in Policy 11.2 of this plan as a use permitted in any use District;
- 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 provisions of Section 2 and Policy 17.3.2 of this plan, *Council* may pass site-specific Zoning By-law amendments to accommodate the *development* and use of lands in the Paisley Heights Special District shown on Figure 3 for such purposes without amending this plan.

17.3.2 For the purposes of Policy 17.3.1 of this plan, it is the policy of *Council* that there shall be no vehicular access to Hespeler Road from the Paisley Heights Special District shown on Figure 3 of this plan.

17.4 Pinebush Road Special District

Notwithstanding the provisions of Policy 13.4.2 of this plan, it is the policy of the *City* that the lands designated on Map 15 as a Class 1 Industrial District and more particularly shown on Figure 4 should be *developed* and used for a range of industrial and commercial activities consistent with the location of the Special District at a principal entrance to the

City and its northern industrial parks and at the focus of its several residential communities. Subject to the provisions of Section 2 of this plan, *Council* may pass by-laws, dispose of lands in the Special District 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 lands in the Special District 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 in the Special District;
- d) an industrial mall containing a total leasable floor area of not less than 500 m² to accommodate:
 - i) any use listed in Policy 13.4.2.1 d);
 - ii) 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.

17.5 Dunbar Road Special District

Notwithstanding the provisions of Policy 13.4.2 of this plan, it is the policy of the *City* that the lands designated on Map 15 as a Class 1 Industrial District and more particularly shown on Figure 5 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 provisions of Section 2 of this plan, *Council* may pass by-laws, install required roads and services, make sites within the Special District 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 lands in the Special District 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 15 as a Class 4 Commercial District adjacent to the Dunbar Road Special District shown on Figure 5 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 Special District. *Council* shall cause notice to be inserted in any instrument of sale or lease of lands in the Dunbar Road Special District that industrial operations on lands adjoining the Dunbar Road Special District 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.

17.6 East Main Street Special District

Notwithstanding the provisions of Policy 13.4.3 of this plan, it is the policy of the *City* that the lands designated on Map 15 as a Class 2 Industrial District and more particularly

shown on Figure 6 may also be used for the following additional purposes:

- a) a banqueting hall;
- b) a commercial use contemplated in Policy 13.3.5 for lands in a Class 4 Commercial District other than a retail commercial use, a business or professional office or, except as provided in Policy 13.3.7.3, an automobile service station;

and, subject to the provisions of Section 2 of this plan, *Council* may pass by-laws to permit lands in the Special District to be used for such additional purposes without amending this plan; provided, however, that *Council* shall not in such by-laws provide for any lands greater in depth than 75 metres from the street line of East Main Street to be used for such purposes; and provided further that all of the provisions of Policy 13.3.5.3 shall apply to the *development* and use of such lands for such purposes.

17.7 Blair Village Special District

17.7.1 It is the policy of the *City* that the lands designated on Map 15 as a Class 1 Industrial District, Class 2 Residential District, Class 1 Open Space District and Class 1 Agricultural Resource District, and more particularly shown on Figure 7 may only be *developed* and used in conjunction with the following policies governing the Blair Village Special District. 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.

17.7.2 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 community of Blair will remain a village in character, form and function, 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. 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 southerly limit of area 7C, 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.] **Deferral No. 11 continues to apply for this paragraph**

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.

In all, 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.”

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.

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*;

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 By-law 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 area “7b” (Langdon Hall estate) 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.

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 twenty one 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.

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 from a municipal sewage treatment plant;
- c) a scoped *Environmental Impact Statement* to define environmental buffers to those sensitive features associated with Blair Creek at Fountain Street and to any wetlands, particularly, managing the water budget, stormwater management and any modifications to the Fountain Street swale;
- d) 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. Furthermore, the Stormwater Management Analysis and Implementation Plan shall include a salt management plan;
- e) completion of the Hwy. 401 interchange at Fountain Street/Homer Watson Boulevard and a Traffic Impact Analysis identifying how the development of these lands will impact the local and *Regional* road network. This analysis must address the issue of traffic impacts to the Blair village core (area "7a"), whereby any increases in the volume of traffic on Blair Road as a result of the *development* of areas "7d" and "7e" must be accommodated without compromising the area's village character. The traffic impact analysis must be approved by *Council* and the Region of Waterloo;
- f) a Justification Analysis to address the issue of need for additional prestige industrial business park lands; and
- g) 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.

17.7.8 It is the policy of the *City* that the lands designated as a Class 1 Industrial District on Map 15 and more particularly shown on Figure 7 as area "7e" may also be developed for a post-secondary education facility subject to the provisions of Policy 17.7.7.

17.7.9 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;
- c) a scoped *Environmental Impact Statement* to define impacts on any adjacent environmental features, and particularly in reference to managing the water budget, stormwater management and any impacts on Blair Creek;
- d) 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
- e) 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.

17.7.10 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*;
 - ii) no vehicular access being provided to those lands from the City of Cambridge side of Highway 401; and

- 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;
- iv) the registration of a conservation easement in favour of the Regional Municipality of Waterloo, 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:
 - a site plan(s) which identifies: trees; 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;
 - 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;
 - a Pesticide and Fertilizer Management Plan;
 - a Mitigation/Human Use Management Plan, which includes restrictions on the use of the golf course from November 15th to March 31st annually, or as determined in consultation with the Ministry of Natural Resources, and fencing installation, maintenance, monitoring and education requirements;
 - a Vegetation/Landscape Planting and Management Plan;
 - a Stormwater Management Plan;
 - a Lot Grading and Drainage Control Plan;
 - an Erosion and Sedimentation Control Plan;
 - a strategy for the protection of heritage features (bridge abutments and former rail lines); and
 - an Archaeological Resource Management Strategy.
- v) The dedication of a 30 m wide easement or licence in favour of the City of Cambridge over the land for which a public recreational trail is to be provided and that such easement or licence be in a form and configuration satisfactory to the City of Cambridge Commissioner of Community Services;
- 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;

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

- c) buffers shall be incorporated into *developments* 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;

- 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 environmental features associated with Blair Creek, providing additional protection to the Outdoor Education Centre and the natural environmental 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) 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. [OPA No. 24]

17.8 Coronation Boulevard Special District

Notwithstanding the provisions of Policy 14.2 of this plan, it is the policy of the *City* that the lands shown on Figure 8 of this plan and designated as a Class 1 Residential District on Map 15 may also be used for the purposes of business and professional offices.

17.9 Cambridge Research Station Special District

Notwithstanding the provisions of Chapters 12 and 16 of this plan, it is the policy of the *City* to recognize and provide for the research and development operations of the Ontario Agricultural College of the University of Guelph on the lands of the Cambridge Research Station designated on Map 15 as Class 1 Agricultural Resource District and Class 1 Open Space District and more particularly shown in Figure 9. Subject to the provisions of Section 2 of this plan, *Council* may pass by-laws or otherwise facilitate or encourage the use of the lands in this Special District for the following purposes:

- a) that part of the Special District designated on Map 15 of this plan as Class 1 Open Space District may be used for any purpose specified in Policy 12.2 of this plan and for agriforestry research;
- b) that part of the Special District designated on Map 15 of this plan as Class 1 Agricultural Resource District may be used for any purpose specified in Policy 16.1.2 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.

17.10 South Cambridge Shopping Centre Special District

Notwithstanding the provisions of Policies 13.3.1 b), 13.3.3.2 a) and 13.3.3.4 a) and b) of this plan, it is the policy of the *City* that lands in the South Cambridge Shopping Centre

Special District shown in Figure 10 of this plan may be designated as a Class 2 Commercial District, and up to 16,725 m² of *gross leasable retail commercial floor area* may be provided thereon, without the submission and approval of the *retail impact statement* and community impact statement referred to in Policies 13.3.3.4 a) and b) of this plan; provided, however, that all of the requirements of Policy 13.3.3.4 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* in the South Cambridge Shopping Centre Special District.

17.11 Fountain Street/Highway 401 Special District

Notwithstanding the provisions of Policies 13.4.2 and 12.2 of this plan, it is the policy of the *City* that the lands designated as Class 1 Industrial District and Class 1 Open Space on Map 15 and more particularly shown on Figure 11 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.

17.12 Woodland Park Special District

Notwithstanding the provisions of Policy 14.2 of this plan, it is the policy of the *City* that the lands designated on Map 15 as a Class 1 Residential District and more particularly shown in Figure 12 of this plan may be used for the purposes of a motor vehicle repair shop and business and professional offices.

17.13 Brill House Special District

Notwithstanding the provisions of Policy 12.2 of this plan, it is the policy of the *City* that not more than one dwelling unit shall be erected or located on the lands designated on Map 15 of this plan as a Class 1 Open Space District and more particularly shown in Figure 13. 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.

17.14 Hespeler Road South Special District

Notwithstanding the provisions of Policies 14.2 and 15.2 of this plan, it is the policy of the *City* to provide for 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 15 of this plan as a Class 1 Residential District and as a Class 1 Institutional District, more particularly shown in Figure 14, 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 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 dispensing 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 provisions of Section 2 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.

17.15 Kressview Springs Special District

Notwithstanding Policy 9.2.2 of this plan, it is the policy of the *City* that a maximum of 313 dwelling units may be provided in buildings located on those lands more particularly shown in Figure 15. The provisions of Policy 9.2.2 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 15, provided that a total of not more than 313 dwelling units are located on the entire parcel of land shown in Figure 15.

17.16 Water Street North Special District

Notwithstanding the provisions of Policy 14.2 of this plan, it is the policy of the *City* to encourage the redevelopment of the lands being 219, 221 and 223 Water Street North, designated on Map 15 as a Class 1 Residential District, and more particularly shown on Figure 16. Subject to the provisions of Section 2, *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;
- b) a business and professional office including: 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 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.

17.17 Langs Drive Special District

Notwithstanding the provisions of Policy 13.4.3 of this plan, it is the policy of the *City* to encourage the use of lands on the north side of Langs 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 15 of this plan as a Class 2 Industrial District and more particularly shown on Figure 17 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 teaching facility;
- b) an industrial mall containing a total leasable floor area of not less than 500 m² to accommodate:
 - i) printing, publishing of 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;
- 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.

17.18 McKay Street Special District

Notwithstanding Policy 14.2 of this plan, it is the policy of the *City* that the site located on the lands designated on Map 15 as a Class 1 Residential District more particularly shown in Figure 18, may also be used for those service commercial uses that *Council* may deem appropriate to provide the necessary services to the surrounding residential neighbourhood.

17.19 Dundas Street South Special District

Notwithstanding the provisions of Policy 14.2.1 b) of this plan, it is the policy of the *City* that those lands designated on Map 15 as a Class 1 Residential District, and more particularly shown on Figure 19, may also be used for a landscape-garden centre.

17.20 Elgin Street North Special District

Notwithstanding Policy 13.4.3 of this plan, it is the policy of the *City* that those lands designated on Map 15 as a Class 2 Industrial District, and more particularly shown on Figure 20, may also be used for the purposes of a banqueting hall.

17.21 Bishop Street Special District

Notwithstanding the provisions of Policy 13.4.3 of this plan, it is the policy of the *City* that the lands designated as Class 2 Industrial District on Map 15 of this plan, and more particularly shown on Figure 21, 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;
- 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/craftperson's shop;

and subject to the provisions of Section 2 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.

17.22 Montrose and King Street Special District

Notwithstanding the provisions of Policy 14.2 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 north-west corner of King Street and Montrose Street described as Part Lot 7, Registered Plan 521 and designated on Map 15 as a Class 1 Residential District and more particularly shown on Figure 22. *Council* may pass by-laws or otherwise facilitate or encourage the *development* of these lands for such additional purposes without amending this plan.

17.23 Tiger Brand Special District

Notwithstanding the provisions of Policy 14.2 of this plan, it is the policy of the *City* that the lands designated on Map 15 of this plan as a Class 1 Residential (Urban) District, more particularly shown in Figure 23 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.

17.24 Delta Special District

Notwithstanding the provisions of Section 13.3.4 of this plan, *Council* may apply a Holding symbol '(H)' to the zoning of the lands designated on Map 15 as a Class 3 Commercial District and more particularly shown on Figure 24 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 District 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.

17.25 Drive and Putt Special District

Notwithstanding the provisions of Policies 3.2.1.1.1, 12.2.1 and 16.1.2 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 15 of this plan as an Agricultural Resource District and more particularly shown on Figure 25 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 25 and designated on Map 15 as a Class 1 Open Space District 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.

17.26 255 Elgin Street North Special District

Notwithstanding the provisions of Policies 13.3.7.2 and 13.4.3 of this plan, it is the policy of the *City* to encourage 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 15 as a Class 2 (General) Industrial District and on Figure 2(d) as Strip Commercial Area, and more particularly shown on Figure 26, for the following uses:

- places of amusement;
- restaurant;
- 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;
- banks, trust companies or credit unions;
- business and professional offices;
- a commercial school or studio;
- office equipment sales and service;
- landscaping and garden centre 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 provisions of Section 2 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.

17.27 Robinson Road Special District

Notwithstanding Policy 14.3 of this plan, it is the policy of the *City* that the site located at 155 Robinson Road designated on Map 15 as a Class 2 Residential District, more particularly shown on Figure 27, may also be used for business and professional offices.

17.28 Cambridge Country Manor Special District

Notwithstanding the provisions of Policies 16.1 and 16.4 of the plan, it is the policy of the *City* that the land designated as Class 1 (Prime) Agricultural Resource District, and more particularly shown on Figure 28, may also be used for a nursing home of not more than 143 beds.

17.29 Myers Road/Water Street South Special District

Notwithstanding the provisions of Section 13.3.4 of this plan, it is the policy of the *City* that those lands designated on Map 15 as a Class 3 Commercial District, and more particularly shown on Figure 29, 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 provisions of Section 2 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.

17.30 Cambridge Business Park Expansion Special District

Notwithstanding the Class 2 (General) Industrial District designation on Map 15, it is the policy of the *City* that no change to the zoning by-law applicable to the land shown on Figure 30 may be approved which provides for the *development* of uses other than those uses permitted within the Agricultural Resource District until such time as a traffic impact study has been prepared and submitted to the satisfaction of the *Regional* Commissioner of Engineering which addresses:

- i) 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;
- ii) 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;
- iii) 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 lands subject to this Special District, holding provisions shall be used in the zoning by-law to prohibit such *development* until the appropriate road improvements have been implemented.

17.31 Conestoga Boulevard Special District

Notwithstanding the provisions of section 9.3.2.3 of this plan, it is the policy of Council to encourage the development and use of lands on the east side of Conestoga Boulevard, north of the Can-Amara 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 15 of the official plan as a Class 1 (Urban) Residential District 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. Council may encourage the development of such lands for a range of independent and assisted housing geared to senior citizens including freehold roughhouse (*sic*) 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. **[OPA No. 6]**

17.32 The Blackbridge Mill Inn Special District, 4860 Townline Road

- a) Notwithstanding the provisions of Policies 3.2.1, 12.2.1 (g) and 14.2.1 (a) and (b) of this plan, it is the policy of the *City* to encourage the rehabilitation, preservation and economically viable use of the lands and buildings comprising the Blackbridge Mill Inn, 4860 Townline Road, designated on Map 15 as Class 1 (Urban) Residential and Class 1 (Significant Natural Features) Open Space Districts and more particularly shown on Figure 32 and, subject to the policies of section 2 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 districts in accordance with policy 11.2 of this plan;
- b) The uses referred to in Policy 17.32 (a) (i) and the erection of any buildings or structures and parking areas to be provided in the Blackbridge Mill Inn Special District shall be located on lands designated on Map 15 as Class 1 (Urban) Residential District and located above the regulatory floodline as determined by the Grand River Conservation Authority.
 - c) The uses referred to in Policy 17.32 (a) (ii) and (iii) may be provided in the Blackbridge Mill Inn Special District on lands designated on Map 15 as Class 1 (Urban) Residential District, and only in accordance with the Provisions of Policy 6.1.5 of this plan, these uses and the creation of access and parking areas may also be provided on lands designated Class 1 (Significant Natural Features) Open Space District.
 - d) The development and use of buildings and lands in the Blackbridge Mill Special District 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.
 - i) Until municipal sanitary sewers are made available to the site, any zoning amending by-law passed in respect of the lands in the Blackbridge Mill Inn Special District 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 Policy 18.2 of this plan and Section 36 of 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.
 - 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 arrangements have been made to connect the site to the municipal sanitary sewer system. **[OPA No. 7]**

17.33 182 Pinebush Road Special District

Notwithstanding the provisions of section 13.4.2.1 of this Plan, it is the policy of Council

that 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 15 of this plan as a Class 1 (Corridor) Industrial District and more particularity shown on Figure 33, 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. **[OPA No. 8]**

17.34 ABC Auto Sales Special District – 112 Pinebush Road Special District

Notwithstanding the provisions of Section 13.4.2 of this plan, it is the policy of the City that the lands designated as Class 1 (Corridor) Industrial District on Map 15 of this plan, and more particularly shown on Figure 34, 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) A 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 provisions of section 19 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. **[OPA No. 10]**

17.35 Jamieson Commercial Special District – Jamieson Parkway and Townline Road

Notwithstanding the provisions of Section 13.3.7 of this plan, 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 provisions of section 19 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. **[OPA No. 14]**

17.36 Northview Special District – Elgin Street North at Franklin Boulevard

Notwithstanding the provisions of Chapter 13.3.4 and 13.3.7.1.3 of this plan the lands at the northwest corner of Elgin Street and Franklin Boulevard designated on Map 15 as a Class 3 (Neighbourhood Shopping Centre) Commercial district and more

particularly shown on Figure 36 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 provisions of Section 2 of this plan, Council may pass by-laws or otherwise encourage the development and use of such lands for such purposes. [OPA No. 12]

17.37 Number not used

17.38 Amre Supply, 890 Langs Drive Special District

Notwithstanding the provisions of Section 13.4.3.1 of this plan, the lands located at 890 Langs Drive, being Lot 44, Registrar's Compiled Plan 1374 and designated on Map 15 as a Class 2 (General) Industrial District, 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 provisions of section 19 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. [OPA No. 15]

17.39 Timeless Materials Company Special District – North Side of Clyde Road, East of CP Rail

Notwithstanding the provisions of Sections 3.2.1 and 13.4.3 of this plan, it is the policy of the City that the lands designated as Class 2 (General) Industrial District on Map 15 of this plan, and more particularly shown on Figure 39, 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.

And subject to the provisions of section 19 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. [OPA No. 17]

17.40 Regional Power Centre

This amendment included a Special Districts map schedule. Policy amendments were made to Chapter 13 – Business Environment Districts, Chapter 18 - Implementation and Chapter 21 – Interpretation to include various definitions and floor area limitations for commercial development. [OPA No. 18]

17.41 Greengate Boulevard Special District

Notwithstanding the provisions of Chapter 9.3.2.3. of this plan the lands on the north side of Greengate Boulevard, east of Franklin Boulevard designated on Map 15 as a Class 1 (Urban) Residential District and more particularly shown 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 provisions of Section 2 of this plan, Council may pass by-laws or otherwise encourage the development and use of such lands for such

purposes. [OPA No. 19]

17.42 41 Hopeton Street Special District

Notwithstanding the provisions of Section 14.2.1 of 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 15 as a Class 1 (Urban) Residential District, 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 provisions of section 19 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. [OPA No. 20]

17.43 McLaren Avenue Special District

Notwithstanding the provisions of Section 13.4.3, 13.4.4 and 13.4.5 of 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 May 15 as a Class 2 (General) Industrial District 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
- 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. **[OPA No. 21]**

17.44 1962 Eagle Street North Special District

Notwithstanding the provisions of Section 13.3.5 of this plan, it is the policy of the City that the lands designated Class 4 (Hespeler Road) Commercial District on Map 15 of this plan, and more particularly shown on Figure 44, may only be used for motor vehicle sales, with accessory service/repair facilities.

And, subject to the provisions of section 19 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. **[OPA No. 25]**

Chapter 19: Amendment

19.2 For the purposes of Policy 19.1, it is the policy of the *City* that:

a) where it is proposed to change any statement of objectives expressed in Section 1 of this plan, a planning appraisal shall be prepared to explain the need for the proposed new direction to be taken in the long range planning and *development* of the *City* and to show the impact of such proposed new direction on the policies contained in Sections 2, 3 or 4 of this plan;

b) when it is proposed to change any statement of policy contained in Sections 2, 3 or 4 of this plan, a planning appraisal shall be prepared to show how the proposed change of policy remains consistent with the relevant statement of objectives included in Section 1 of this plan;

c) when it is proposed to change any map or figure of this plan, a planning appraisal shall be prepared to explain how such change is consistent with the relevant statements of objectives or policy provided in this plan and in accordance with the criteria established by any relevant statement of policy provided in Sections 2, 3 or 4 as a prerequisite to such change being made;

d) the planning appraisal referred to in Policies 19.2 a), b) and c) above shall be attached as information to the formal amendment document in which the proposed change to the statement of objectives or policy or to a map or figure is made; but such planning appraisal shall not itself be adopted by *Council* as part of the formal amendment document in which the change is made.

19.3 It is the policy of the *City* that, prior to adopting an amendment to this plan or any major program designed to implement any provision of this plan, public meetings shall be held and information published for the purpose of obtaining the participation and cooperation of the *City's* residents and businesses in determining the solution of problems or matters affecting the *development* of the *City*; and, subject to the provisions of the Planning Act and regulations made thereunder, *Council* may from time to time specify procedures to be observed in obtaining such public participation or cooperation or may otherwise facilitate public discussion or an exchange of information on such problems or matters.

19.4 It is the policy of the *City* that amendments to this plan will not be required where the locations, boundaries, classifications or other features of land shown or described in this plan are changed by the *Region*, the *Province*, or other legislated authority and the change has been implemented by way of an approved amendment to the Regional Official Policies Plan.