

Patterson Planning Consultants Inc.

DIGITAL SUBMISSION

Our File: P-1143

May 27, 2020

Mr. J. Matthew Blevins, MCIP, RPP
Senior Planner
City of Cambridge, Community Development
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge, ON, N1R 5W8

Dear Mr. Blevins:

**Re: Zoning By-law Amendment Application
436 Fountain Street South and part of 328 Fountain Street South, Cambridge
Kiah Group (Vista Ridge) Inc. / Kiah Group Inc.**

Patterson Planning Consultants Inc. is pleased to submit this Zoning By-law Amendment Application on behalf of Kiah Group (Vista Ridge) Inc. and Kiah Group Inc., for the lands municipally known as 436 Fountain Street South and a portion of 328 Fountain Street South, in the City of Cambridge. The requested amendment is to allow development of detached one family dwellings on a private road as part of a "Vacant Land plan of Condominium"; and to rezone a portion of the lands included in the Condominium Plan to a site specific "R3" to permit the development of detached one-family dwelling units with minimal modifications to reflect the development of two units in the project. The owner has submitted a "Vacant Land plan of Condominium" to the Region of Waterloo, and requires the amendment to the Zoning By-law to implement the plan.

In support of this application, enclosed herein please find the following:

- A copy of the cheque in the amount of \$7,000.00, payable to the Corporation of the City of Cambridge, in payment of the Zoning By-law Amendment Fee;
- A copy of the cheque in the amount of \$8,600, payable to the Corporation of the City of Cambridge, in payment of the Condominium Application Fee;
- A copy of the completed Zoning By-law Amendment Application form;
- A copy of the Development Pre-Consultation Comments;
- Planning Opinion Report in support of the proposal;
- Environmental Impact Study;
- Draft Plan of Condominium Plan;
- The Functional Engineering materials;

- The Photometric Plan;

As per the attached materials from the Region of Waterloo TAPS website, please note that the Clean Water Act does not apply to either 436 Fountain Street South or 328 Fountain Street South.

We trust this digital material and the above information are sufficient for the acceptance of a complete application at this time.

If hard copies are required please advise of numbers and process to submit and we will ensure those are provided to you.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
Patterson Planning Consultants Inc.



Scott J. Patterson, BA, CPT, MCIP, RPP
Principal

SJP/s

Copy: Region of Waterloo (cover letter only)