

North Cambridge Business Park
Official Plan Amendment and Zoning By-law Amendment
Public Information Centre (December 14, 2017)
Information Handout

What is the purpose of the project?

The purpose of this Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) is to establish appropriate land use designations, policies and zoning regulations for the lands identified as the North Cambridge Business Park as shown on the attached map.

- An Official Plan is a policy and mapping document providing direction on how all land in the city should be used. An OPA is a formal process that changes a municipality's Official Plan for a specific area.
- A Zoning By-law regulates the use of all land within the city, such as permitted uses, minimum lot sizes, landscaping, parking, etc. A ZBA is a formal process that changes a municipality's Zoning By-law for a specific area.

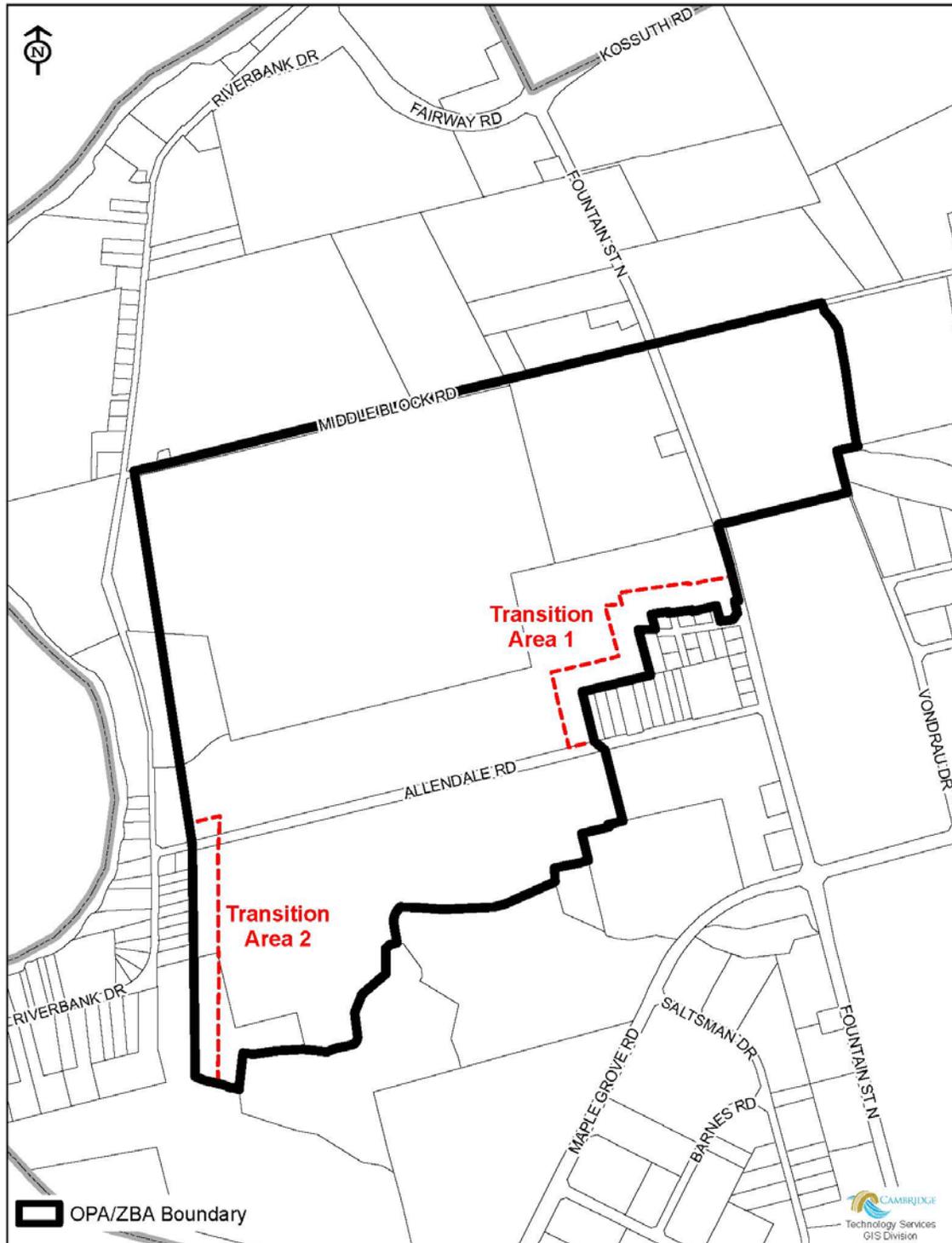
City Planning staff is preparing an OPA and ZBA for Council consideration so that the North Cambridge Business Park lands can be "shovel ready" for new large-lot employment uses. Public input prior to a final document being sent to Council is needed.

What is the purpose of this Public Information Centre?

This Public Information Centre (PIC) is intended to inform landowners and the public of the land uses being considered for the future North Cambridge Business Park Official Plan and Zoning By-law Amendments. **The focus of this PIC is to receive feedback on the proposed land uses as well as the proposed approach in the transition areas.** For convenience, a list of the proposed land uses and the proposed approach in the transition areas is included in this information handout.

Where is the project area?

The lands identified as the North Cambridge Business Park are generally bound by Riverbank Drive, Middle Block Road, Fountain Street North and Freeport Creek. Two transition areas, each 70 metres (229 feet) wide, are proposed between future employment uses and existing residential uses.



Proposed land uses

The following uses are being proposed for the North Cambridge Business Park:

- Industrial uses including assembling, fabricating, manufacturing, processing, repair and servicing activities, warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing, reproduction and industrial service trades;
- Offices;
- Research and development including laboratories;
- Information technology related uses including data centres and information processing establishments;
- Hotel, conference centre and banquet facilities;
- Couriers and delivery services;
- Accessory uses to the uses above;
- Limited complementary uses including: fitness establishments; recreational facilities; commercial education facilities; food service; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service within an industrial mall;
- Limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use; and
- Transport uses (limited to the southeast portion of the project area only).

Noxious uses are proposed to be prohibited. This includes uses that create a nuisance due to:

- Noise;
- Vibration;
- Emissions of gas, fumes, dust, odour; and
- Unsightly storage of goods.

Proposed approach in the transition areas

All of the uses proposed for the North Cambridge Business Park are also proposed within the transition areas. The following approach is being proposed in the **transition areas** to minimize the negative effects on existing residential properties:

- Industrial uses can take place only within an enclosed building;
- No outdoor storage;
- No outdoor speakers;
- No loading facilities abutting residential properties;
- Screening for rooftop mechanical equipment;
- Increased setbacks for development adjacent to existing residential (15 metres (49 feet) increased from 7.5 metres (24.5 feet));
- Visual barriers (e.g. 2.4 metre (8 foot) solid fence, 3 metre (10 foot) berm, trees);
- Daycare uses permitted on parcels adjacent to existing residential where there are transition areas (subject to a noise study).

For any inquiries, or to submit written comments by January 2, 2018, please contact:

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