



Notice of Complete Application and Public Meeting for a Proposed Zoning By-law Amendment

442-448 River Rd

The purpose of this notice is to advise the public of a completed Zoning By-law amendment application for 442-448 River Rd that has been submitted to the City for review and a public meeting to consider the application before the Planning and Development Committee of Council. Details on the meeting location, background, and purpose of the application are noted below.

The land is legally described as Part of Lane (#211), Parts of Lots 21, 22 and 23, Registered Plan 590 (formerly Geographic Township of Waterloo) and municipally addressed as **442 and 448 River Rd.**

Public Meeting Date: December 10, 2019

Time: 7:00 p.m.

Place: Council Chambers, Historic City Hall, 46 Dickson Street, Cambridge

Subject: 442-448 River Rd

File: R04/19

Background:

On June 19, 2019 Cambridge Council enacted an Interim Control By-law for the River Rd. neighbourhood which includes the subject lands. The purpose of the Interim Control By-law is to prohibit new development within the area for a period of one year while the City completes a land use and servicing study. Although the Interim Control By-law prohibits new development within the one year time frame, it does not prevent a land owner from submitting a Planning application to the City for consideration and the City is obligated to review any application received while the Interim Control By-law is in effect. Therefore, the City is holding this statutory public meeting as required by the Planning Act for this proposal.

The purpose of this meeting is to formally introduce the proposal to the Planning and Development Committee of Council and the public in order to receive feedback on the application. No decision will be made on December 10, 2019.

Purpose and Effect of the Zoning By-law Amendment Application:

The subject properties are currently zoned Holding – Residential 4 - (H)R4 and Residential 2 – R2 in Zoning By-law 150-85. The purpose of the Zoning By-law Amendment is to:

- Remove the “Holding” zone to permit development of the lands.
- Rezone a portion of 442 River Rd from R2 to R4.
- To permit single detached lots to front onto a private vacant land condominium road.

The effect of the requested amendment, if approved, will be to permit the development of the lands for a total of 18 single detached lots fronting on a private road. A concept plan of the proposed development is included in this notice.

Additional Information:

Further information regarding the proposed Zoning By-law Amendment can be obtained at the Community Development Department, 50 Dickson Street (third floor) between 8:30 a.m. and 4:30 p.m. Monday to Friday, or by visiting the City's Current Development Application webpage via the following address <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>, or by contacting the person listed below.

Ward No.: 2

File No.: R04/19

Contact Person: Bryan Cooper

Telephone: (519) 623-1340 Ext. 4598

Email: cooperb@cambridge.ca

TTY: (519) 623-6691 / Fax (519) 740-9545

Notification:

If you wish to be notified of any future Committee or Council meetings at which recommendations are to be considered, or if you wish to be notified of the approval or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City of Cambridge Community Development Department at P.O. Box 669, Cambridge Ontario, N1R 5W8 or sign the register at the public meeting. Requests for notification may also be dropped off at 50 Dickson Street at the 3rd floor Planning Division counter. With the exception of this Public Meeting Notice, notice of future meetings on this proposal will only be sent to those persons who have requested to be notified.

Appeals:

If a person or public body does not make oral submission at a public meeting or make written submissions to the City of Cambridge before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the City of Cambridge with respect to the Zoning By-law Amendment to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submission at a public meeting or make written submissions to the City of Cambridge before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Concept Plan:

