



Notice of Complete Applications and Public Meeting for proposed Official Plan/Zoning By-law Amendments and draft plan of subdivisions

Take notice that the City of Cambridge and the Region of Waterloo has received “complete applications” for Official Plan Amendments, Zoning By-law Amendments and three Draft Plans of Subdivisions located on the lands referred to as the “**Cambridge West Lands**”. A location map showing the extent of the affected lands is shown below.

A statutory Public Meeting will be held on November 7th 2017 at 7:00 p.m in the Council Chambers, Historic City Hall, 46 Dickson Street

The following is a summary of the relevant applications:

Official Plan Amendment (File R07/14):

The purpose of this Official Plan amendment is to implement the previously approved Cambridge West Master Environmental Servicing Plan (MESP) by amending certain schedules and mapping of the City of Cambridge Official Plan. Specifically, this amendment proposes to identify the limits of environmental features within the Cambridge West lands on Schedule 2 – General Land Use Plan and amending Map 7A of the Official Plan to identify the proposed collector road network (among other updates to the Official Plan’s mapping).

Secondary Plan - Official Plan Amendment (File R11/16):

The purpose of the Secondary Plan is to amend the City’s Official Plan to identify the land use pattern for the entire Cambridge West area. The proposed plan identifies areas intended for residential, commercial, institutional, recreational and open space uses and proposes Official Plan policy to guide the development of this area of the City.

Zoning By-law Amendment (File R11/16):

The purpose of this Zoning By-law Amendment application is to rezone the “Hallman and Domm” lands in the Cambridge West area (see below location map) from “Holding Residential Three” - (H)R3 (single detached residential) to the appropriate zone classifications to implement the Cambridge West Secondary Plan and related draft plans of subdivision (described below). Proposed zone classes include residential (single detached dwellings and multiple dwellings), commercial/mixed use, open space and institutional.

Zoning By-law Amendment (File R21/16)

The purpose of this Zoning By-law Amendment application is to rezone the “Huron Creek” lands in the Cambridge West Area (see below location map) from “Holding Residential Three” - (H)R3 (single detached

residential) to R5 and R6 -Residential (single detached) and Open Space (OS1 and OS4) to implement the Cambridge West Secondary Plan and related draft plan of subdivision (described below).

Draft Plan of Subdivisions:

Three separate draft plans of subdivisions have been submitted for land holdings within the Cambridge West area:

1. Brian Domm Farms Ltd (File 30T-16103):
 - Proposes a unit range between 317-369 dwelling units. Proposed land uses include single detached dwellings, multiple dwellings and open space uses (stormwater management facilities, natural open space and park space).

2. Hallman Construction Ltd (File 30T-16104):
 - Proposes a unit range between 519-610 dwelling units. Proposed land uses include single detached dwellings, multiple dwellings, mixed use, open space uses (stormwater management facilities, natural open space and park space) and a proposed school block.

3. Huron Creek Holdings Ltd (File 30T-16105):
 - This draft plan of subdivision proposes a total of 90 lots for single detached dwellings, one block for stormwater management, and one park block. Street connections to Newman Drive, Rosecliff Place and Wilkinson Avenue are proposed.

The Purpose of the above noted applications is to establish the policy framework and detailed land use planning for the Cambridge West area.

The Effect of the above noted applications is to permit the development of the Cambridge West lands for the proposed residential, commercial, institutional and open space purposes.

Date: Tuesday, November 7th 2017 **Time:** 7:00 p.m.

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

Subject: Cambridge West Lands

Additional Information:

Further information regarding the proposed Official Plan / Zoning By-law Amendments and draft plans of subdivision can be obtained at the City's Website <https://www.cambridge.ca/en/learn-about/Cambridge-West-Community.aspx> and at the Community Development Department, 50 Dickson Street (third floor) between 8:30 a.m. & 4:30 p.m. Monday to Friday, or by contacting the person listed below.

Ward No.: 5

File No.:
R07/14
R11/16
R21/16
30T-16103
30T-16104
30T-16105

Contact Person: Bryan Cooper

Email: cooperb@cambridge.ca

Telephone: (519) 621-0740 Ext.4598

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

*****Please
note that all property owners have a right to make applications to change the zoning/official plan designation of their properties or for other planning approvals. This notice is intended to make you aware of the proposal as described and to invite your comments. No decisions are made on an application at the time of the Public Meeting (which will be scheduled at a future date).

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 of the proposal, or of the refusal of a request to adopt the official plan amendment or to amend the zoning by-law, you must sign the register provided at the upcoming public meeting for this purpose, or make a written request to the City of Cambridge Development and Infrastructure Department at P.O. Box 669, Cambridge Ontario, N1R 5W8. With the exception of the future Public Meeting Notice, notice of future meetings on this proposal will only be sent to those persons who have requested to be notified.

Additional Information:

A copy of the application for the proposed amendments and draft plans can be viewed at City Hall, Cambridge Development and Infrastructure Department, 50 Dickson Street (third floor) between 8:30 a.m. and 4:30 p.m. Monday to Friday, or by telephoning the contact person listed above. The staff report for an application is available online the Thursday afternoon prior to the Planning and Development Committee meeting at www.cambridge.ca. Agendas and reports can be found by following the path: http://www.cambridge.ca/city_clerk/council_general_committee_and_planning_development_committee_meetings_general_information. If an accessible format or accommodation is required please contact accessibility@cambridge.ca.

For more information about this matter, including information about preserving your appeal rights, please Bryan Cooper at cooperb@cambridge.ca.

Approval Authority (Official Plan Amendment and Draft plan of Subdivision):

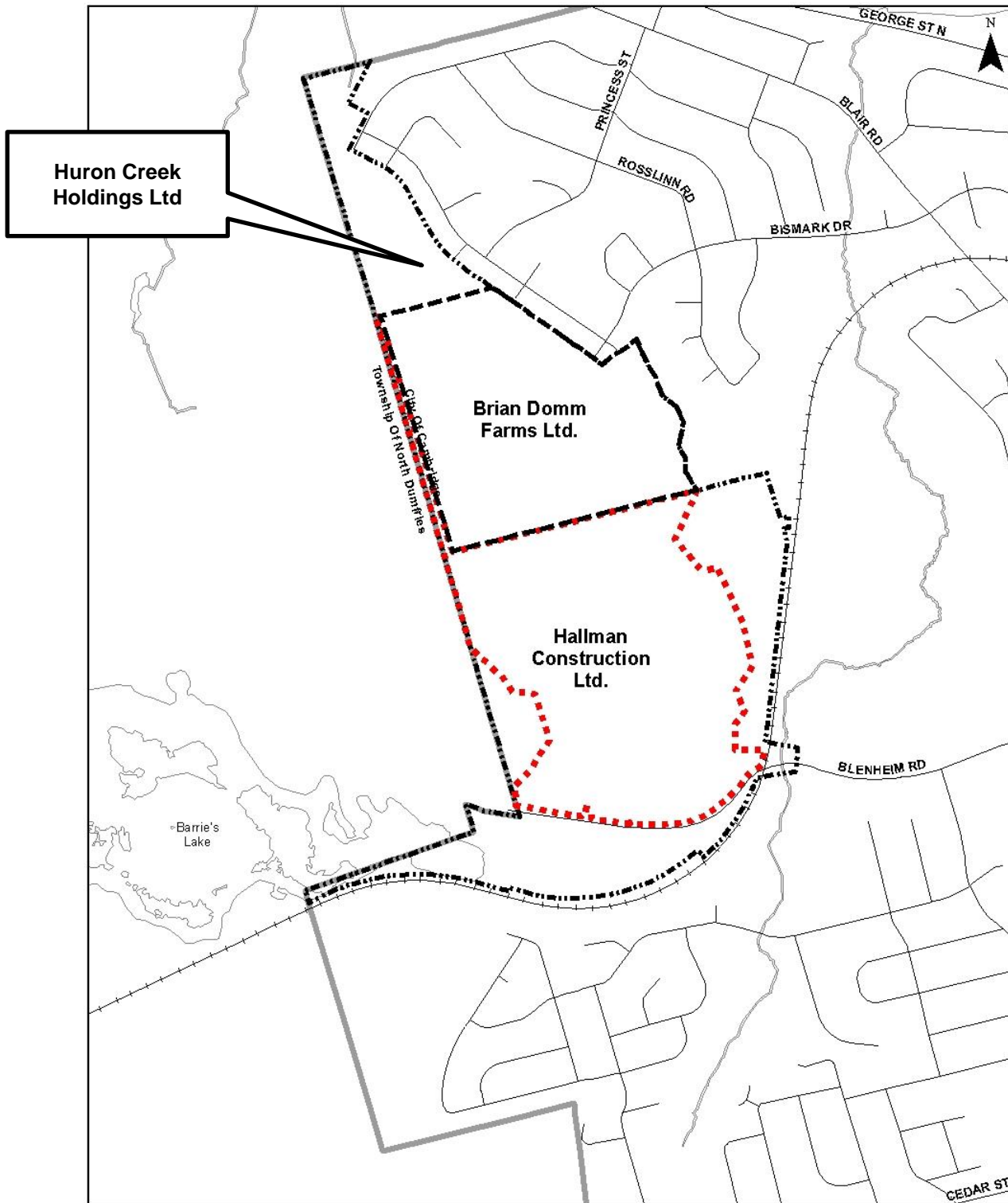
The Regional Municipality of Waterloo is the approval authority the Official Plan Amendment and draft plan of subdivision. If you wish to be notified of the decision of the approval authority in respect to these applications, you must make a written request to the Regional Municipality of Waterloo, 150 Frederick Street, Kitchener Ontario, N2G 4J3.

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 official plan amendment is adopted, draft plan of subdivision is approved and the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision of the City of Cambridge to the Ontario Municipal Board.

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 official plan amendment is adopted, draft plan of subdivision is approved and 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable ground to add the person or public body as a party.

Location Map:



Boundary of Cambridge West
area (Secondary Plan Area)