
Amendment No. 14 to the City of Cambridge Official Plan

Basis of the Amendment

The purpose of this amendment is to apply Two-Zone Floodplain Policies along Groff Mill Creek from the current, more restrictive One-Zone Floodplain Policies, in order to create more developable lands in the Hespeler Road growth area.

The Amendment

1. Policy 3.B.6.1.1.25 a) and 3.B.6.1.1.25 b) of the City of Cambridge Official Plan is hereby modified by removing and replacing the existing Policy 3.B.6.1.1.25 a) and 3.B.6.1.1.25 b) with the following:

25. The lands identified by this Plan as being within the Regulatory Floodplain in Two-Zone Floodplain Policy Areas shall be designated and zoned as follows:

a) all vacant or otherwise undeveloped lands in the *floodway* portion of the floodplain:

i) on September 22, 1997 for Hespeler and Preston; or

ii) as of the effective date of this amendment for Groff Mill Creek,

are designated Natural Open Space System in this Plan and shall be zoned to prohibit buildings or structures;

b) all lands where development existed in the *floodway* portion of the floodplain:

i) on September 22, 1997 for Hespeler and Preston; or

ii) as of the effective date of this amendment for Groff Mill Creek,

are designated Natural Open Space System in this Plan. The lands may be zoned to recognize the existing use, and a prefix or prefixes may apply, which shall serve as notice that properties so zoned are constrained beyond regulations in the *City's* Zoning By-law. In this circumstance, floodproofing measures as deemed necessary by the GRCA shall be applied on a site-specific basis; and

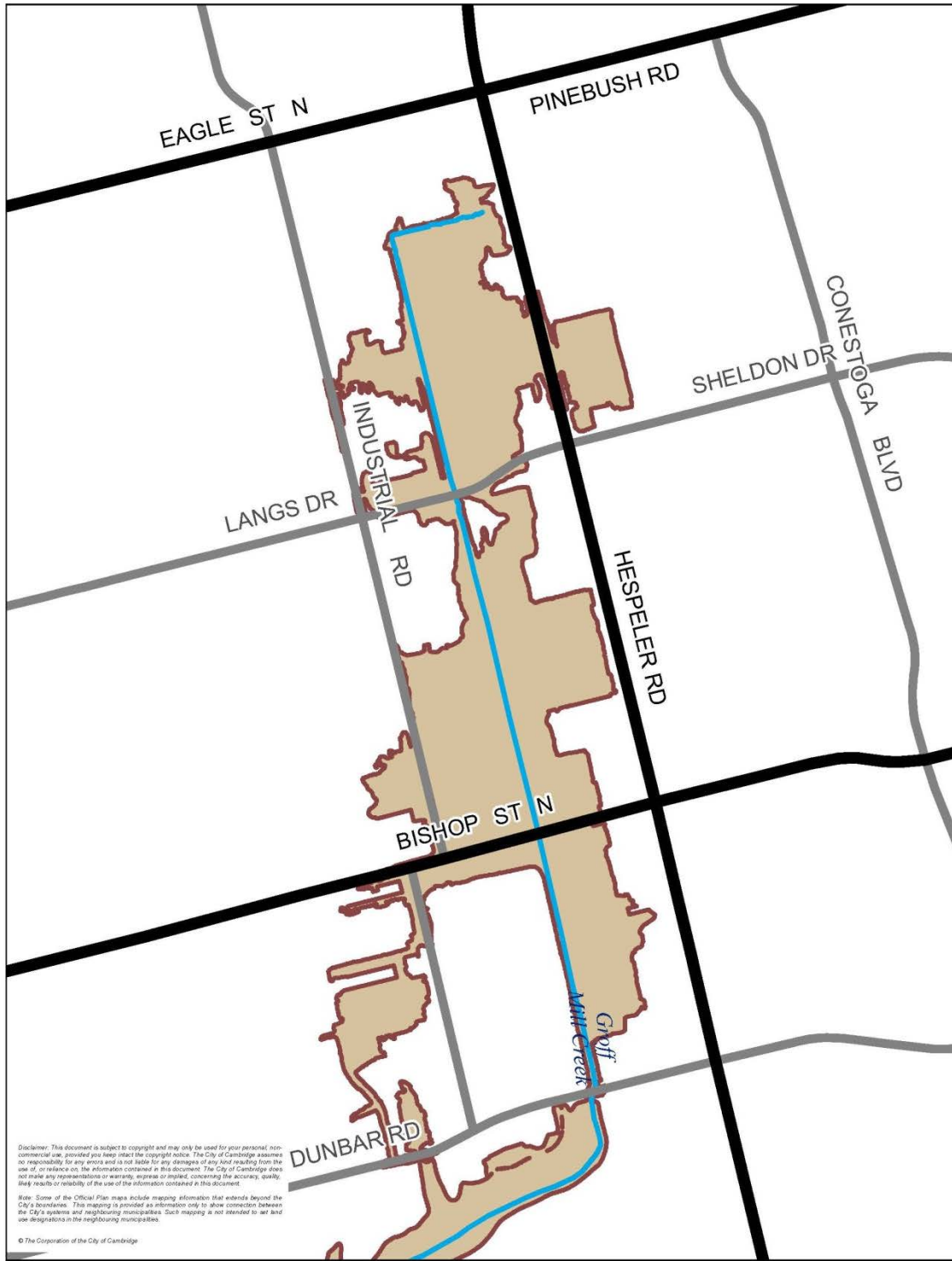
2. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby modified by revising the Land Use Designations applicable to the Groff Mill Creek Two-Zone Floodplain Policy Area as shown in Schedule 'A' to this amendment.

3. Chapter 14, Map 10 of the City of Cambridge Official Plan is hereby modified by revising the Regulatory Storm Floodplain (GRCA) for Groff Mill Creek north of Dunbar Road as shown in Schedule 'B' to this amendment.

4. Chapter 14, Map 11 of the City of Cambridge Official Plan is hereby modified by adding a map for the Groff Mill Creek Two-Zone Floodplain Policy Area as shown in Schedule 'C' to this amendment.

Note: the effective date is the date the amendment is approved by the Region.

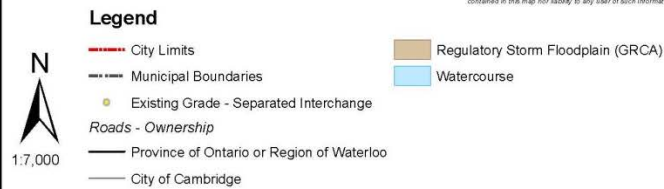
Schedule B – Map 10 Floodplains



City of Cambridge Official Plan



MAP 10 Floodplains OPA14

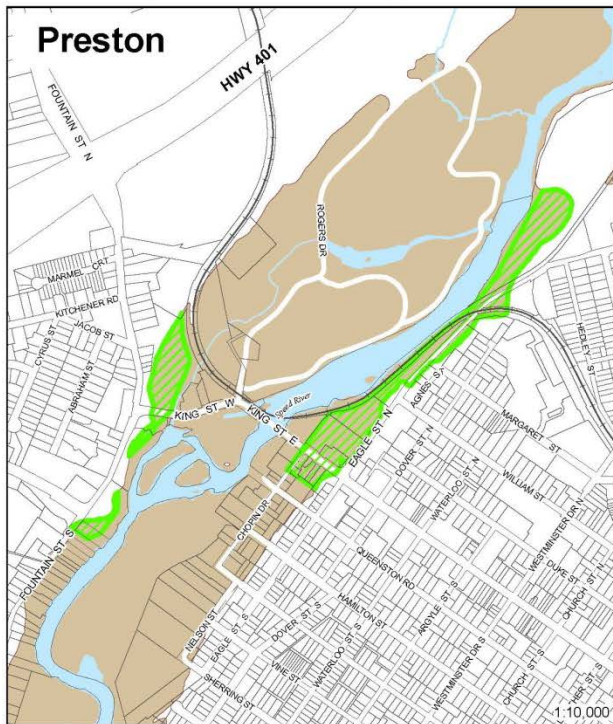
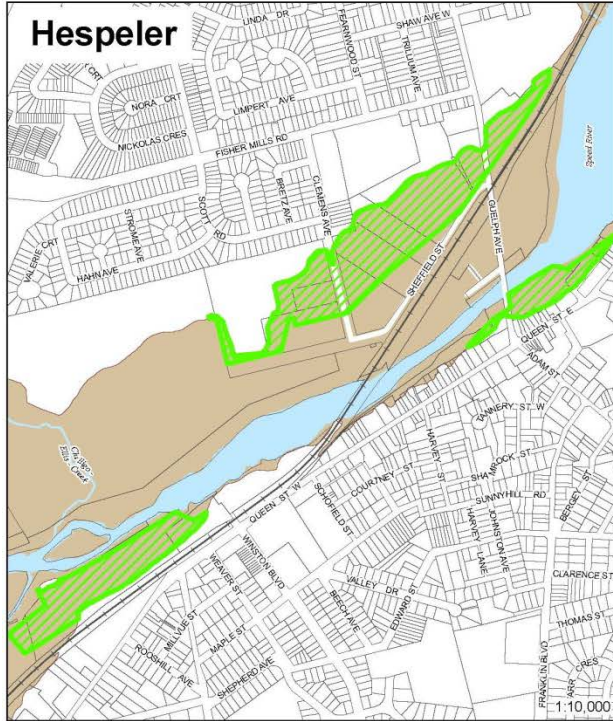


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Schedule C – Map 11 Preston, Hespeler and Groff Mill Creek Two-Zone Floodplain Policy Areas



City of Cambridge Official Plan



MAP 11
Preston, Hespeler and Groff Mill
Creek Two-Zone Floodplain Policy
Areas
OPA 14



Legend

- Railway
- Flood Fringe
- Parcel
- Watercourse
- Regulatory Storm Floodplain (GRCA)

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