



PLANNING JUSTIFICATION REPORT

PREPARED FOR:

**Official Plan Amendment,
Zoning By-law Amendment &
Draft Plan of Subdivision
Hallman Construction Limited &
Brian Domm Farms Ltd.
Westwood Village (Phase 2)**

April 2, 2026

Your Vision

Designed | Planned | Realized

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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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1.0 Introduction

MacNaughton Hermsen Britton Clarkson Planning Limited ('MHBC Planning') have been retained by Hallman Construction Limited ('Hallman') and Brian Domm ('Domm') to provide planning advice, lead a multi-disciplinary team in the preparation of proposed residential plans of subdivision, prepare a comprehensive planning report and design guidelines in support of an Official Plan Amendment, Zoning By-law Amendment and Plans of Subdivision applications. One Official Plan Amendment and one Zoning By-law Amendment are proposed and relates to the lands owned by both Hallman and Domm. Although separate subdivision applications are proposed for each property, the lands have been evaluated together to ensure a coordinated approach to the design and development of the Hallman and Domm lands, hereinafter and collectively referred to as the 'subject lands'.

The subject lands are located in the Township of North Dumfries and are immediately adjacent to a comprehensively planned community referred to as the 'Westwood Village (Phase 1) Community'. Subject to approval by the Ministry of Municipal Affairs and Housing, the lands will become part of the City of Cambridge with the Phase 1 Community. The subject lands represent the logical extension and second phase of the Westwood Village (Phase 1) Community.

The Hallman lands are legally described as Part of Lots 13 and 14, Concession 11 and Part of Road Allowance between Concessions 11 and 12 in the Township of North Dumfries. The Domm lands are legally described as Part of Lots 13 and 14, Concession 11 and Part of Road Allowance between Concessions 11 and 12, in the Township of North Dumfries. The Hallman subdivision relates to lands with an area of approximately 19.437 hectares (48.02 acres). The Domm subdivision relates to lands with an area of approximately 12.065 hectares (29.81 acres). In total, approximately 31.502 hectares (77.84 acres) of land are included within the two Draft Plans of Subdivision.

The proposed Official Plan Amendment, Zoning By-law Amendment and Plans of Subdivision applications have been submitted together and should be processed concurrently to ensure the comprehensive consideration and evaluation of all applications. To this end, consolidated reports that address both properties have been prepared.

The purpose of this report is to evaluate the proposed applications in the context of relevant planning, design and policy considerations. This report also considers and synthesizes all other technical reports that have been prepared in support of 'Complete Applications'. This report should be reviewed and considered together with all reports, including the Urban Design Guidelines dated February 1, 2021 that have also been prepared by MHBC.

This Planning Report includes:

- An overview of existing conditions, surrounding land uses (both existing and planned), and the locational context of the subject lands;
- A summary of the Cambridge West Master Environmental Servicing Plan ('MESP') and other relevant planning and environmental assessment processes;
- An overview of the Westwood Village (Phase 2) Community Draft Plan;
- A proposed Official Plan Amendment;
- A summary of the subdivision applications (land use, road patterns, density, parks, and servicing); subdivision design and other planning considerations;

- A proposed Zoning By-law Amendment;
- A summary/synthesis of other reports prepared in support of “Complete Applications”;
- An analysis of the applications relative to matters of provincial interest, the existing policy framework (Provincial, Regional and Municipal), subdivision criteria, and other relevant planning considerations;
- An approach to engaging with and consulting the public.

This report builds upon the extensive planning, design, transportation, environmental and engineering analysis associated with the adjacent Westwood Village (Phase 1) Community.

1.1 Complete Applications

Formal submissions to the Region of Waterloo, the Township of North Dumfries, and the City of Cambridge were made in April 2021, which included a request for a boundary expansion for the subject lands to be added to the City of Cambridge. Comments were received on October 29, 2024 that indicated general support of the proposed applications as well as the proposed boundary expansion to the City of Cambridge. A joint public meeting was held on January 28, 2025 to review the Boundary Adjustment Agreement between the City of Cambridge and the Township of North Dumfries. A subsequent submission was made to the Region of Waterloo and Ministry of Municipal Affairs and Housing for approval in September 2025, which awaiting final approval by the Minister.

While the Boundary Adjustment Agreement is under review by the Ministry, MHBC has consulted with the Township and the City staff to determine a process in order to advance the applications for review. It was confirmed by the Township and City that a collaborative approach would be undertaken for review of the application, involving a resubmission to the Township of North Dumfries and review by both municipalities. Based on discussions with the Township of North Dumfries and the City of Cambridge, the following materials have been submitted with this report:

1. Draft Plan of Subdivision (Hallman Construction Ltd.), prepared by MHBC Planning Limited, dated March 25, 2026;
2. Draft Plan of Subdivision (Brian Domm), prepared by MHBC Planning Limited, dated March 25, 2026;
3. Consolidated Draft Plan of Subdivision, prepared by MHBC Planning Limited, dated March 25, 2026;
4. Urban Design Guidelines, prepared by MHBC Planning Limited, dated March 2026;
5. Functional Servicing Report, prepared by MTE Consultants, dated April 2, 2026;
6. Preliminary Stormwater Management Report, prepared by MTE Consultants, dated April 2, 2026;
7. Preliminary Water Distribution Report, prepared by MTE Consultants, dated April 2, 2026;
8. Hydrogeological Assessment Report Addendum, prepared by MTE Consultants, dated April 2, 2026;
9. Scoped Environmental Impact Study (EIS) Report, prepared by WSP Canada Ltd., dated April 2, 2026;
10. Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated April 2, 2026.

2.0 Subject Lands & Surrounding Area

The subject lands are currently within the Township of North Dumfries, immediately adjacent to the City of Cambridge. Subject to approval of the Boundary Adjustment Agreement by the Ministry of Municipal Affairs and Housing, the subject lands will be transferred to the City of Cambridge, immediately west of the approved Westwood Village (Phase 1). The Westwood Village (Phase 1) Community has been comprehensively planned through a secondary planning process that was integrated with a Class Environmental Assessment process. Infrastructure planning provides for the development of both the Phase 1 and Phase 2 communities. The subject lands represent the logical extension of the Westwood Village (Phase 1) Community and related services have been planned to support the development of both the Phase 1 and Phase 2 communities. The location of the subject lands is shown in **Figure 1**.

The design of the Westwood Village (Phase 1) Community is based on an urban structure comprised of community focal points including a mixed-use commercial node located at the intersection of Bismark Drive and re-aligned Blenheim Road. The subject lands front the west side of the Newman Drive extension. Newman Drive forms part of the overall collector road network and connects to Bismark Drive. The Westwood Village (Phase 2) Community has been designed to build off of the Phase 2 Community and is connected to and will provide support for the planned mixed-use node.

The subject lands are adjacent and/or in proximity to natural environmental features. Features of note include:

- The Blair-Bechtel-Cruickston Environmentally Sensitive Landscape (ESL) defines the north, south and westerly limits of the designated Urban Area. The ESL provides a natural boundary between the Westwood Village (Phase 2) Community and the predominantly rural area to the west;
- Barries Lake;
- Provincially Significant Wetlands; and, Cruickston Creek

The subject lands have historically been used for agricultural purposes. As of the date of this report, area grading and construction of the Westwood Village (Phase 1) Community is underway. The approved grading design provides for a cut/fill balance which includes the placement of fill on the subject lands.

The locational context of the subject lands and surrounding land uses (existing and planned) are shown on **Figure 2**. Land uses within the vicinity of the subject lands include:

NORTH: The Blair-Bechtel-Cruickston Environmentally Sensitive Landscape (ESL) is a designated Landscape Level System and is located immediately north, south and west of the subject lands. Landscape Level Systems are recognized as part of the Region's Greenland Network and include large areas of land with significant concentrations of environmental features. Approved land use policies focus on protecting and enhancing

the ecological integrity and functions of these landscape systems. The rare Charitable Research Reserve is also located to the north and west of the subject lands and is within the Blair-Bechtel-Cruickston ESL. rare is a major landowner in the area and has a vision for the reserve that provides for the protection of environmental features and agricultural lands within the reserve.

The Blair Road Residential Community is located to the northeast of the subject lands. The Blair Road community is a predominately low-rise residential community with an existing trail network and neighbourhood parks. Two elementary schools (Saint Augustine Catholic School and Blair Road Public School) are located within this community. Existing Bismark and Newman Drive together with street stubs provide for the logical extension of roads and services through the Westwood Village (Phase 1) Community.

EAST: The Newman Drive Extension defines the east limit of the subject lands. The Westwood Village (Phase 1) Community is located immediately to the east and has been approved as a contemporary residential community comprised of a mix and range of unit types, neighbourhood servicing uses, a public elementary school, parks, community trails and servicing infrastructure. The Devil's Creek Wetland and Forest – Environmental Significant Policy Area (ESPA) is located immediately to the east of the Westwood Village (Phase 1) Community. The Devils Creek trail system connects to a system of existing and planned community trails.

West Galt is located approximately 4 kilometres to the east and is separated from the subject lands by the Westwood Village (Phase 1) Community, Devils Creek and other lands.

SOUTH: Lands to the south consist of natural heritage features and agricultural land uses. Barrie's Lake is located on the south side of Roseville/Blenheim Road and approximately 500 metres from the subject lands. The Canadian Pacific Railway ("CPR") line is located to the south of Barrie's Lake. Existing and planned residential development is located to the southeast of Blenheim Road.

WEST: Natural heritage features are located to the immediate west of the subject lands and form part of the Blair-Bechtel-Cruickston Environmentally Sensitive Landscape (ESL). The rare Charitable Research Reserve is also located to the west of the subject lands and within the Blair-Bechtel-Cruickston ESL.

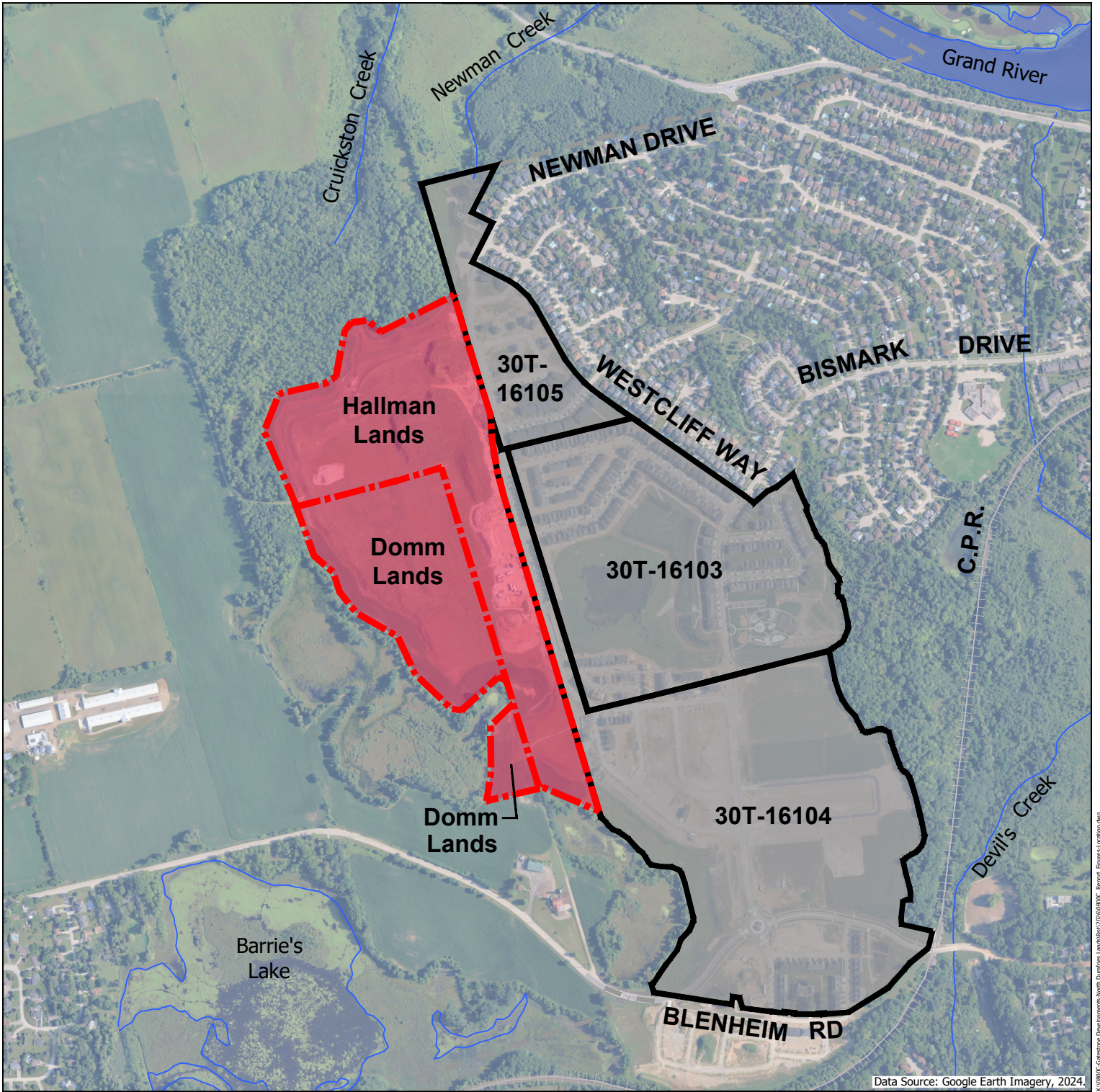
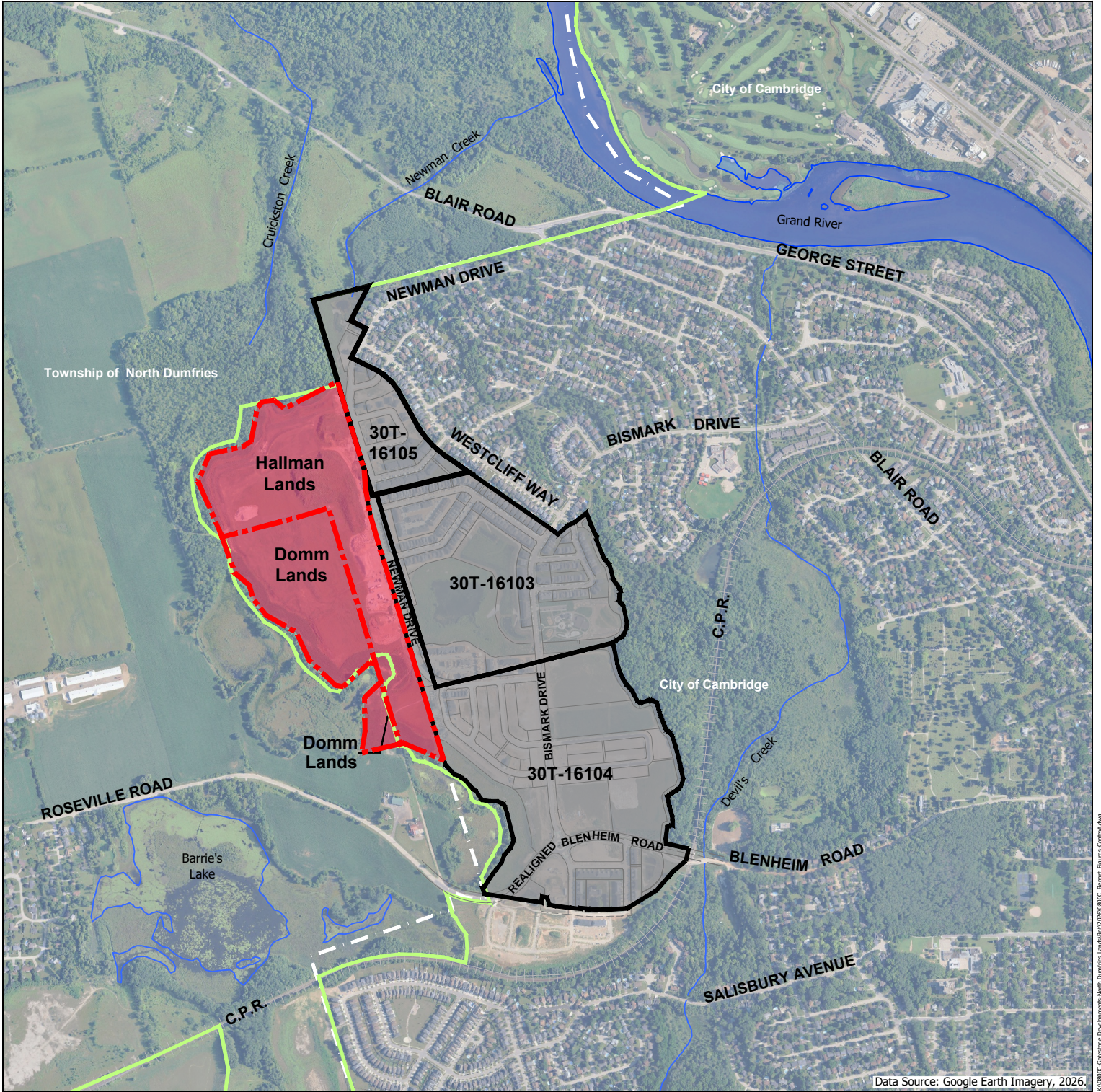


Figure 1 - Location Map






-  Subject Lands
-  Westwood Village (Phase 1) Community
-  Westwood Village (Phase 2) Community





Data Source: Google Earth Imagery, 2026.

Figure 2 - Context Plan

-  Subject Lands
-  Westwood Village (Phase 1) Community
-  Westwood Village (Phase 2) Community
-  Environmentally Sensitive Landscape
-  Blair-Bechtel-Cruickston



3.0 Background

3.1 Cambridge West Master Environmental Servicing Plan (MESP)

Provincial, Regional, City of Cambridge and Township land use policies recognize watersheds and subwatersheds as the appropriate and meaningful scale for planning. Subwatershed studies are to be completed prior to the approval of Official Plan Amendments, Community Plans or Secondary Plans that permit substantial areas of new development to occur within a subwatershed.

The Cambridge West MESP was prepared in satisfaction of subwatershed requirements and integrates environmental analysis, subwatershed planning with infrastructure including (among other matters) transportation planning. The Cambridge West MESP was completed in November, 2013 and approved by Cambridge Council on March 17, 2014, GRCA on January 24, 2014 and the Region of Waterloo on April 19, 2014. The Cambridge West MESP was based on technical studies including a natural heritage study; hydrogeological study; a transportation network study; and servicing studies (stormwater, sanitary sewer, and water).

The study area for the Cambridge West MESP is shown on **Figure 3** and includes a 'General Study Area' and a 'Development Study Area'. The General Study Area (GSA) includes the Devil's Creek, Newman, Cruickston Creeks and Barrie's Lake subwatersheds. The subject lands are located within the General Study Area. The analysis for the GSA considered subwatershed surface drainage functions, as well as natural heritage features and functions. The limits of natural heritage features were surveyed through the MESP process. The MESP includes recommended buffers associated with these features. The Development Study Area (DSA) includes the Westwood Village (Phase 1) Community. The MESP is based upon multi-year, multi-season analyses of significant natural heritage features and the function of these features.

The Cambridge West MESP provides direction to broader based planning in the area including the Westwood Village (Phase 1) Community (formally referred to as Cambridge West), as well as the subject lands. The Cambridge West MESP satisfied Phases 1 and 2 of the Class Environmental Assessment process for certain infrastructure projects required for the development of the general area. Infrastructure planning for the Cambridge West Community has had regard to servicing requirements associated with the subject lands including (among other matters) the planned collector road network, sanitary services, water distribution/services, and stormwater management/storm drainage.

Implementation of the Cambridge West MESP is to occur through the review and approval of development applications (Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Subdivision). Studies prepared in support of the applications that have been submitted for the subject lands build upon the studies prepared in support of the MESP and Class EA processes as well as the Cambridge West Secondary Plan, and subdivisions within the Phase 1 Community.

3.2 Collector Road Environmental Assessment

Municipal Infrastructure projects in Ontario are subject to Ontario's Environmental Assessment Act (EA Act). The EA process for 'Schedule B' infrastructure projects such as stormwater management facilities, trunk watermains and sanitary sewers was finalized through the approval of the Cambridge West MESP. The MESP also satisfied Phases 1 and 2 of the Municipal Class EA for the collector road network required to serve the area.

The MESP recommended a preferred collector road network and provided that the precise alignment of the collector road network would be determined by integrating Phases 3 and 4 of the EA process with an Official Plan Amendment that would designate/identify the alignments in the City of Cambridge Official Plan. A comprehensive evaluation of the alternative collector road alignments and mitigation measures has occurred. The evaluation is documented in an Environmental Study Report dated November, 2018 prepared in satisfaction of Phase 4 of the Class EA process. The Cambridge West Collector Road Class Environmental Assessment and related amendment (OPA No. 36) to the City of Cambridge Official Plan have now been finalized. The final design of the collector roads for construction purposes (Phase 5) is underway and is being completed as part of detailed engineering design associated with subdivisions within the Westwood Village (Phase 1) Community.

3.3 Cambridge West Secondary Plan & Westwood Village (Phase 1) Community

The Westwood Village (Phase 1) Community (Cambridge West) is within the designated Urban Area and represents one of the largest undeveloped greenfield areas within the Township of North Dumfries. The Cambridge West Secondary Plan establishes principles for the design and development of the Westwood Village (Phase 1) Community. It also establishes the general land use pattern and the conceptual location of community infrastructure such as schools, commercial areas, parks, trails, roads, and services. The Secondary Plan builds upon the framework and recommendations of the approved Cambridge West Master Environmental Servicing Plan (MESP).

The Cambridge West Secondary Plan outlines a land use strategy that is intended to guide the detailed planning and development of the Westwood Village (Phase 1) Community. The Westwood Village (Phase 1) Community has been planned to contribute to the achievement of a complete Cambridge community and provides opportunities for a range of housing, population related employment, transportation options including active transportation, community facilities and institutional uses. The Secondary Plan establishes an appropriate urban structure that organizes community planning elements and directs uses to 'Community Focal Points' that are to be linked together by the planned transportation network. The subject lands represent the logical extension of the Westwood Village (Phase 1) Community and are also referred to as the Westwood Village (Phase 2) Community throughout this report.

The Westwood Village (Phase 1) Community will provide opportunities for people to walk, cycle or take transit to community amenity and focal point areas. The Phase 1 Community has been designed to ensure walkability to parks, schools and other neighbourhood features and connect to the surrounding area. The Westwood Village (Phase 2) Community should be designed and planned with these principles in mind.

Bismark Drive has been planned as a transit and servicing spine and is intended to evolve into a transit supportive corridor. Two Neighbourhood Focal Points are centered on major intersections within this corridor. The subject lands are accessible to the neighbourhood focal points that are planned.

The Natural Open Space System within and adjacent to the Westwood Village (Phase 1) Community is based upon, and implements, the Natural Heritage Strategy of the Cambridge West MESP. The goal of the Natural Open Space System is to maintain, restore and where appropriate, enhance existing natural features and associated ecological functions to ensure their continued existence within the urban landscape. The design of the Westwood Village (Phase 2) Community should implement the goals and objectives established for the Natural Heritage System in a manner that protects the adjacent Blair-Bechtel-Cruickston Environmentally Sensitive Landscape (ESL) and related Core Environmental Features.

The Westwood Village (Phase 1) Community has been planned to create a sense of identity and place through the use of various means including attractive built form, architectural design treatments, high quality building materials, decorative lighting, decorative street signs, boulevard treatments, gateway features and landscaping elements. Planning for the Westwood Village (Phase 2) Community should embrace these design features to assist in the successful integration of the two communities.

The Cambridge West MESP identifies a preferred servicing and storm water management strategy. As noted, the servicing strategy for the Westwood Village (Phase 1) Community anticipates and plans for the development of the subject lands. Planning for the Westwood Village (Phase 2) Community is to reflect the overall servicing strategy. Consideration should be given to the elimination of the storm pond contemplated for Phase 2.

The Cambridge West Secondary Plan identifies an overall servicing strategy and includes detailed staging and associated infrastructure requirements. The development of the subject lands is dependent upon infrastructure to be provided within Westwood Village (Phase 1) Community. Section 4.8 of this Report provides additional details including a recommended staging/phasing strategy for the Phase 2 Community.

The design of the Westwood Village (Phase 1) Community is based on the following design principles and objectives that should be considered in the design of the Phase 2 Community to ensure the seamless integration of the two communities:

- Achieve a high-quality community design and built form that contributes to place-making.
- Achieve a safe, pedestrian friendly environment that is well-connected and encourages active transportation.
- Include an active transportation network that connects residents with planned parks and surrounding communities.
- Emphasize the public realm particularly at major entrances to the community, terminating views and other highly visible locations.
- Provide a positive pedestrian experience along street frontages through architectural design/articulation, enhanced landscaping, active streetscapes and a walkable community.
- Include cohesive landscape and wayfinding features.
- Contain a range and mix of residential land uses.
- Identify and provide for the long-term protection of Core Environment Features.
- Incorporate low impact and sustainable development strategies.

- Contribute to a complete community that is walkable and can accommodate various modes of transportation.
- Plan for a more compact built form at densities that support the introduction of transit to the area.
- Contribute to achieving the density targets of the approved Regional Official Plan.
- Integrate and connect public spaces.
- Locate higher density residential uses along collector roads.
- Ensure compatibility of scale and built form between new, proposed and existing development in the vicinity.
- Design the area in a manner that is sensitive to the adjacent natural heritage system and mitigates impacts on natural features, functions and linkages through buffers, development setbacks, and stormwater management best practices.
- Promote sustainable design throughout the community including the efficient use of energy, land, and infrastructure.
- Design spaces that provide safe living and walking environments through consideration of Crime Prevention Through Environmental Design (CPTED) principles.
- Address universal and age-friendly design considerations.
- Coordinate the location of parks with the active transportation network including community trails, sidewalks, walkways and bike lanes.
- Coordinate traffic calming and pedestrian protection measures with the open space, parks, sidewalk and walkways.

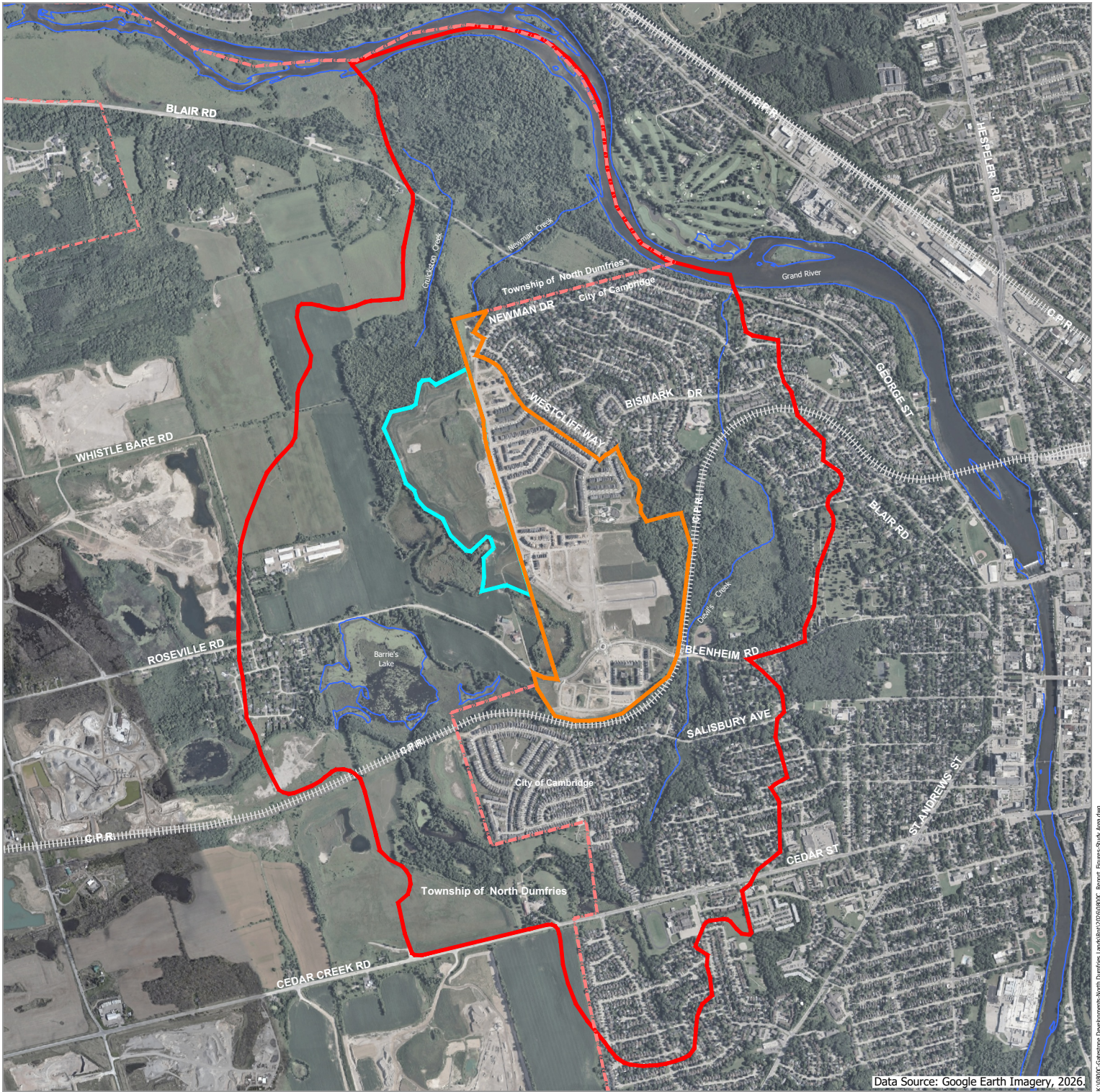
3.4 Boundary Adjustment Agreement

A Joint Public Meeting was held on January 28, 2025 to consider a Boundary Adjustment Agreement between the Township of North Dumfries and the City of Cambridge for the subject lands to be added to the City of Cambridge. Ultimately, the Boundary Adjustment Agreement was approved by Township and City Council and the package was subsequently submitted to the Region of Waterloo and the Ministry of Municipal Affairs and Housing for approval final approval. Until approval is granted by the Minister, the subject lands remain under the jurisdiction of the Township of North Dumfries with the assumption that the lands will be transferred to the ownership of the City of Cambridge at a later date.

The Boundary Adjustment Agreement identifies the lands to be annexed from North Dumfries and confirms responsibilities for the Township of North Dumfries and City of Cambridge. Article 8 – Municipal By-laws sets out requirements for the application of municipal official plans and by-laws. The clauses under this section state that after the effective date of the agreement, the lands will become the jurisdiction of the City of Cambridge and subject to their policy framework. Transition clauses are included under this section to address the review of an application in advance of the approval of the agreement, stating that the Township remains the approval authority until such time that the lands have been effectively annexed.

Therefore, this report and the draft amendments have been prepared proposing to amend the Township of North Dumfries Official Plan and Zoning By-law to reflect the City of Cambridge policy framework with the assumption that the Boundary Adjustment Agreement will be approved by the Ministry at a later date and the lands will form part of the City of Cambridge urban boundary. Draft plan conditions will also be provided following this submission to reflect City of Cambridge and Region of Waterloo standard requirements and are similar to the approved conditions for the Westwood Village (Phase 1) Community. The intent of this approach is to streamline the planning process and

prevent the need for additional planning approvals once the lands have been added to the City of Cambridge.



Data Source: Google Earth Imagery, 2026.

Figure 3 - Cambridge West Master Environmental Servicing Plan - Study Area

- General Study Area
- Development Study Area
- Additional Study Area
- Municipal Boundary



4.0 Summary of Proposed Development

A design workshop took place on March 9, 2020 to review design objectives and identify elements to include in the design of the proposed community, which has been carried through into the designs for the Phase 2 Community. The consensus was to ensure that the proposed development is appropriately integrated with Westwood Village (Phase 1) community with similar densities, road network and high-quality design. Design guidelines have been prepared as a result of the meeting, which are further outlined in the Urban Design Guidelines submitted as part of this application.

The proposed Westwood Village (Phase 2) Community Draft Plan of Subdivision is below as **Figure 6**. The following summarizes some of the main design features of the Community Plan:


1. The adjacent Core Environmental features have been protected. To this end, the limits of features have been surveyed and recommended buffers have been reflected in the design of the community.
2. A wildlife corridor is proposed, the location of which has been coordinated with the eco-passage planned for Newman Drive. The wildlife corridor in combination with the eco-passage will link natural heritage features located to the west with the central wetland located to the east and within the limits of Subdivision 30T-16103.
3. The stormwater management pond contemplated by the approved Cambridge West MESP located within the Township of North Dumfries has been eliminated. Clean water will continue to be directed to the wetland to ensure surface water contributions to the wetland are maintained.
4. Groundwater infiltration measures are proposed on a 'distributed basis'. The overall infiltration strategy meets and exceeds approved infiltration targets of the Cambridge West MESP.
5. Internal property lines were ignored ensuring a comprehensive and coordinated approach to the design of the community.
6. A park is proposed within the design in a location that will ensure future residents are within walking distance.
7. 'Eyes on the parks' are proposed as a community safety design feature.
8. Streets and sidewalks have been oriented to provide views and vistas associated with the natural heritage and park system.
9. The size and configuration of the park space provide for a range of programming opportunities.
10. A pedestrian scale community that promotes walkability and social interaction is contemplated.
11. A modified grid pattern of streets is proposed. The grid pattern was adjusted to reflect the limits of Core Environmental Features and associated buffers.
12. Proposed sidewalks and walkways provide connections to the existing and proposed park that create a series of walking 'loops'.
13. Three (3) local streets are proposed to connect to Newman Drive and provide for the distribution of traffic and pedestrian movement both within and external to the community.
14. Proposed streets and related sidewalks intersect with approved street locations within the Westwood Village (Phase 1) Community providing connectivity between the approved and proposed communities.

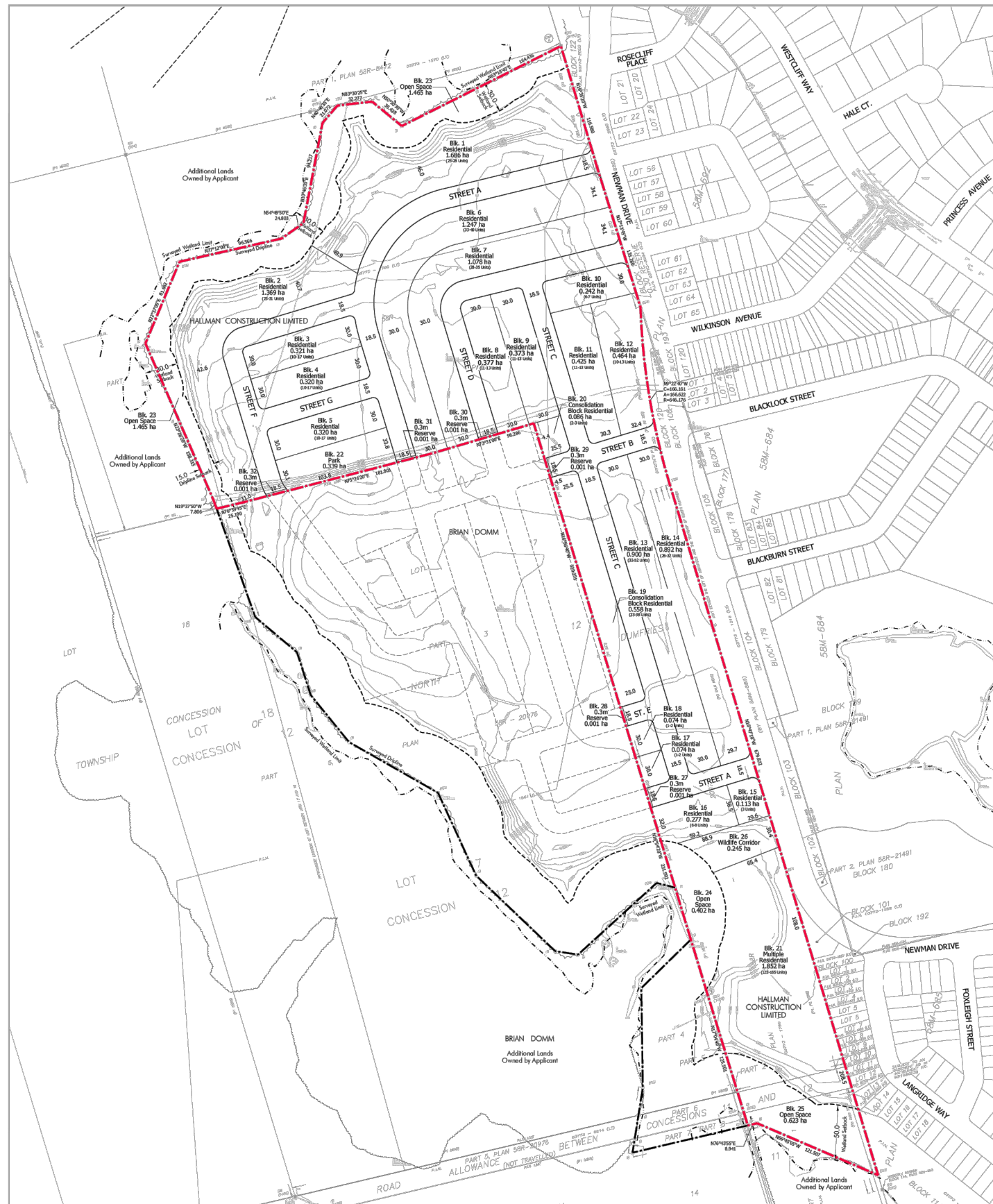
15. Sidewalks are proposed on both sides of all streets. The sidewalk system connects to the multi-use trail planned for Newman Drive and the active transportation system planned for the Westwood Village (Phase 1) Community.
16. A range of unit types/residential land uses as well as a variety of lot widths are proposed with an overall density of 59 to 83 people and jobs per hectare.
17. Building heights associated with proposed residential land uses provide the opportunity for views of the tree canopy.
18. The design of proposed streets has been coordinated with other functional considerations including services and overland drainage routes.
19. The design of the proposed community has been coordinated with the overall servicing strategy associated with the Westwood Village (Phase 1) Community.

In summary, the community has been designed to integrate with and connect to the Westwood Village (Phase 1) Community and as the logical extension of that community. Design integration includes (among other matters) the extension of the modified grid pattern of streets, the alignment of intersections, a coordinated approach to stormwater management, drainage and servicing, a complementary system of parks and connections to the planned active transportation network.

Detailed Draft Plans of Subdivision have been included in this report as **Figure 4** to **Figure 6** below.

Figure 4 - Draft Plan of Subdivision (Hallman)

 Subject Lands



DRAFT PLAN OF SUBDIVISION

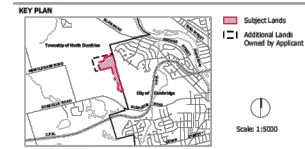
LEGAL DESCRIPTION
 PART OF LOTS 13 AND 14, CONCESSION 11
 PART OF LOTS 17 AND 18, CONCESSION 12
 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12
 TOWNSHIP OF NORTH DUMFRIES
 REGIONAL MUNICIPALITY OF WATERLOO

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INCORPORATION HEREBY BRITTON CLARSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

Date: _____
 Paul Giespan, Authorized Signing Officer
 (Hallman Construction Limited)

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Date: _____
 Trevor D.A. Harris, Surveyor, O.L.S.
 MTE OLS LTD.



ADDITIONAL INFORMATION
 Required Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.P.13 as Amended

(a) As Shown	(d) As Shown	(g) As Shown
(b) As Shown	(e) As Shown	(h) As Shown
(c) As Shown	(f) As Shown	(i) As Shown

(j) As Shown (k) As Shown (l) As Shown (m) As Shown (n) As Shown (o) As Shown (p) As Shown (q) As Shown (r) As Shown (s) As Shown (t) As Shown (u) As Shown (v) As Shown (w) As Shown (x) As Shown (y) As Shown (z) As Shown

AREA SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential	1-18	257-943	10,552 ha
Low Density Residential (Consolidation Block)	19-20	25-41	6,644 ha
Multiple Residential	21	125-185	1,852 ha
Park	22		6,339 ha
Open Space	23-25		2,400 ha
Wildlife Corridor	26		6,245 ha
Green Reserve	27-30		6,654 ha
Roads			3,309 ha
Total	32	407-549	19,437 ha

- NOTES**
- All dimensions are in metres unless otherwise shown.
 - Topographic Survey Base prepared by MTE (0806).
 - Boundary information prepared by MTE (Plan 58R-22941 dated August 6, 2023).
 - Deline and Wetland Limits provided by WSP.

Revision No.	Date	Issued / Revision	By

Stamp

Date	March 24, 2025
File No.	0806
Plan Book	1:1,280 (30 x 30)
Drawn By	D.G.S./P
Checked By	D.A.


Project
 WESTWOOD PHASE 2
 Applicant: Hallman Construction Limited
 539 Riverbend Drive
 Kitchener, Ontario

File Name: DRAFT PLAN OF SUBDIVISION **Page No.:** 1 of 1

Scale Bar: 0 10 25 50 75 100



Figure 5 - Draft Plan of Subdivision (Domm)

 Subject Lands

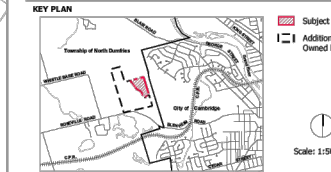


DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
 PART OF LOTS 14, CONCESSION 11
 PART OF LOTS 17 AND 18, CONCESSION 12
 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12
 TOWNSHIP OF NORTH DUMFRIES
 REGIONAL MUNICIPALITY OF WATERLOO

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE MACNAUGHTON HERSEN BREITON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
 Date: _____ Brian Domm, Owner

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 Date: _____ Trevor D.A. McNeil, Surveyor, O.L.S. MTE & S.L.T.D.



ADDITIONAL INFORMATION
 Required Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.P.13 as Amended
 (a) As Shown (d) As Shown (i) As Shown
 (b) As Shown (e) As Shown (j) As Shown
 (c) As Shown (f) As Shown (k) All Services as Required
 (g) Residential, Multiple Residential, (h) Municipal Water Supply (l) As Shown
 Open Space

AREA SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential	1-14	143-205	5.336 ha
Low Density Residential (Consolidation Block)	15,16	0	0.121 ha
Multiple Residential (Consolidation Block)*	17	60-79*	0.122 ha
Park	18		0.662 ha
Open Space	19,20		3.680 ha
Roads			2.144 ha
Total	20	203-280	12.065 ha

*Due to multiple block configuration/sizes, some of the multiple residential units on the Domm Draft Plan of Subdivision are accounted for on the adjacent Hallman Draft Plan of Subdivision

- NOTES**
- All dimensions are in metres unless otherwise shown.
 - Topographic Survey Base prepared by MTE (date).
 - Boundary information prepared by MTE (Plan SBR-22341 dated August 6, 2025)
 - Displine and Wetland Limits provided by WSP.

Revision No.	Date	Issued / Revision	By

Stamp

Date	March 24, 2026
File No.	8800C
Plan Scale	1:1,250 (30 x 30)
Drawn By	D.G.S./SP
Checked By	D.A.


Project
 WESTWOOD PHASE 2
 Applicant: Brian Domm
 1359 Dickle Settlement Road
 Cambridge, Ontario

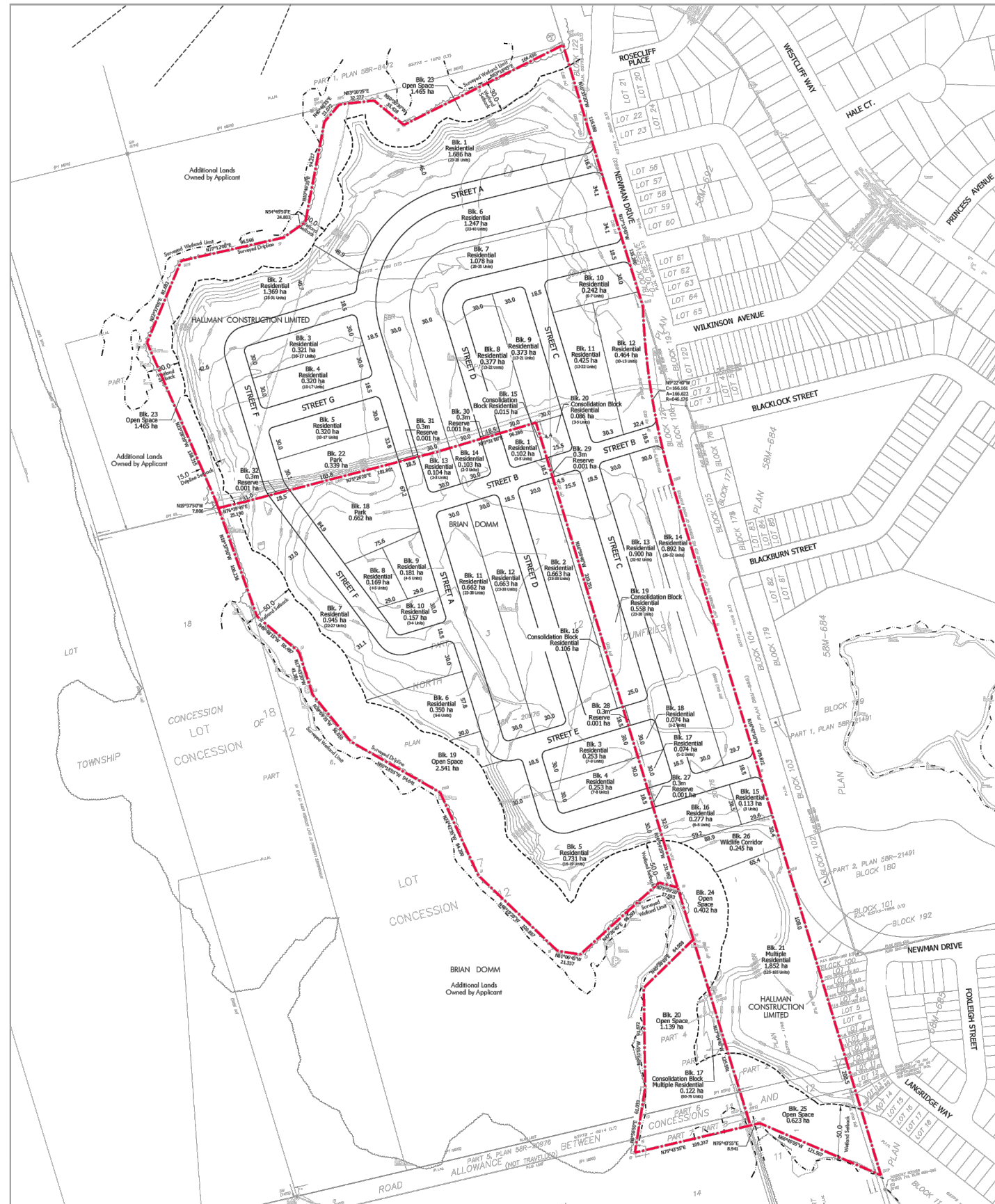
File Name DRAFT PLAN OF SUBDIVISION **Draw No.** 1 of 1



K:\3800C-Guesthouse Developments-North Dumfries Land\400\Drawn Draft Plan 25Mar2026.dwg

Figure 7 - Consolidated Draft Plan of Subdivision

 Subject Lands



CONSOLIDATED DRAFT PLANS OF SUBDIVISION

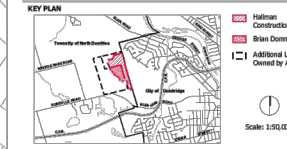
LEGAL DESCRIPTION
PART OF LOTS 13 AND 14, CONCESSION 11
PART OF LOTS 17 AND 18, CONCESSION 12
AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12
TOWNSHIP OF NORTH GERRIES
REGIONAL MUNICIPALITY OF WATERLOO

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACKINIGHT HENRISEN BRITTON CLARISON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

Date: _____
Paul Grogan, Authorized Signing Officer
(Hallman Construction Limited)

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Date: _____
Trevor D.A. HTE, Surveyor, O.L.E.
MTE OLS LTD.



ADDITIONAL INFORMATION
Regulated Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.13 as Amended
(a) As Shown (b) As Shown (c) As Shown (d) As Shown (e) As Shown (f) As Shown (g) As Shown (h) As Shown (i) As Shown (j) As Shown (k) As Shown (l) As Shown (m) As Shown (n) As Shown (o) As Shown (p) As Shown (q) As Shown (r) As Shown (s) As Shown (t) As Shown (u) As Shown (v) As Shown (w) As Shown (x) As Shown (y) As Shown (z) As Shown

AREA SCHEDULE - Hallman Construction Limited 30T

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential	2-18	263-269	18,853 ha
Low Density Residential (Consolidation Block)	19-20	25-43	0,644 ha
Multiple Residential	21	175-185	1,882 ha
Park	22		0,339 ha
Open Space	23-25		2,490 ha
Wildlife Corridor	26		0,245 ha
0.3m Reserve	27-32		3,026 ha
Roads			3,320 ha
Total	32	414-577	31,437 ha

AREA SCHEDULE - Brian Domm 30T

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential	1-14	144-207	5,336 ha
Low Density Residential (Consolidation Block)	15-16		0,121 ha
Multiple Residential (Consolidation Block)*	17	60-75*	0,122 ha
Park	18		0,662 ha
Open Space	19-20		3,680 ha
Roads			2,144 ha
Total	20	294-292	12,065 ha

AREA SCHEDULE - Total

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential	32	407-576	15,889 ha
Low Density Residential (Consolidation Block)	4	25-43	0,765 ha
Multiple Residential	1	175-185	1,882 ha
Multiple Residential (Consolidation Block)*	1	60-75*	0,122 ha
Park	2		1,001 ha
Open Space	5		6,170 ha
Wildlife Corridor	1		0,245 ha
0.3m Reserve	6		1,026 ha
Roads			5,483 ha
Total	52	618-859	31,502 ha

*Due to multiple block configurations, some of the multiple residential units on the Domm Draft Plan of Subdivision are accounted for on the adjacent Hallman Draft Plan of Subdivision.

- NOTES**
- All dimensions are in metres unless otherwise shown.
 - Topographic Survey Base prepared by MTE.
 - Boundary information prepared by MTE (Plan 588-22341 dated August 6, 2023).
 - Outline and Wetland Limits provided by WSP.

Revision No.	Date	Issued / Revision	By

Stamp	Date	March 25, 2026
	File No.	0800C
Project	Plan Scale	1:1,250 (D x 34)
	Drawn By	D.G.S./JP
File Name	Checked By	D.A.
	Project	WESTWOOD PHASE 2 Applicant: Hallman Construction Limited 539 Riverbend Drive Kitchener, Ontario
Scale Bar	Sheet No.	1 of 1
	Scale	0 10 20 30 40 50 60 70 80 90 100



5.0 Proposed Applications

5.1 Summary of Proposed Official Plan Amendment

The subject lands are identified as an 'Urban Area' in the Township of North Dumfries Official Plan and are further designated as 'Designated Greenfield Area' on Map 2 – Planned Township Structure. An amendment to the Township of North Dumfries Official Plan is required to establish the land use planning framework for the subject lands and to guide the detailed planning and development of the Westwood Village (Phase 2) Community.

The proposed Official Plan Amendment reflects the City of Cambridge land use planning framework, as the lands are assumed to be annexed from the Township of North Dumfries and later implemented by the City. The proposed land use planning framework integrates the Phase 2 Community with the approved Westwood Village (Phase 1) Community located to the east while respecting and protecting Core Environmental Features located within the adjacent Blair-Bechtel-Cruikston ESL.

The purpose of the proposed Official Plan Amendment is to provide a land use planning framework for the lands that designates the single-detached and townhouse dwellings as 'Low / Medium Density Residential', the apartment dwelling as 'High Density Residential', and the natural buffers as 'Natural Open Space System'. In order to implement the land use planning framework, it is proposed to amend the Township Official Plan as follows:

1. Add Special Policy 2.6.XX – Special Policy Area for Westwood Village (Phase 2) Community;
2. Amend Map 2 – Planned Township Structure by adding reference to Special Policy 2.6.13.XX; and,
3. Add Map 2.1.XX – Westwood Village (Phase 2) Community Land Use Designations.

A draft Official Plan Amendment and associated schedules are included as **Appendix A**, which provides the land use planning framework and site-specific policies to permit the development of the lands into a residential subdivision.

5.2 Draft Plan of Subdivision (Hallman Lands)

The draft Plan of Subdivision proposed for the Hallman lands is included as **Figure 4** of this Report and is summarized as follows:

- The Hallman lands are generally 'L' shaped and the limits of the Hallman draft plan are defined by future Newman Drive to the east, setbacks from natural heritage features to the north and south, and the limits of the Domm plan located to the west.
- Three (3) streets are proposed to connect to Newman Drive and extend into the Westwood Village (Phase 2) Community as part of an overall grid pattern of streets. The streets generally run in a north/south and east/west direction. The north/south streets run parallel to Newman Drive. The east/west streets and in particular, Street 'A' are intended to extend westerly to and through the Domm subdivision as a 'loop' road.

- All streets are proposed to satisfy City of Cambridge engineering standards in accordance with understandings reached at the Pre-Submission Consultation meeting. Road allowance widths are proposed at 18.5 metres and accommodate sidewalks on both sides of all streets.
- A wildlife corridor is identified as Block 26 and has been planned together with the Newman Drive eco-passage. These features provide connectivity between environmental features to the west and the central wetland located to the east.
- A portion of the proposed park is located within the limits of the Hallman subdivision (approximately 0.339 hectares) and is shown as Block 22. This block provides frontage for the greenspace located on the west side of proposed Street 'A' and east side of Street 'G'.
- A total of 289 to 412 low density residential units are proposed in the form of single-detached dwellings and street townhouse dwellings.
- A high-density residential block is proposed (identified as Block 23) proposing an apartment with 125 to 165 residential units.
- A total of 414 to 577 residential units are proposed throughout this portion of the subdivision.
- A range of residential lot widths are contemplated.

The Draft Plan of Subdivision for the Hallman lands proposes a gross density of 58 to 81 people and jobs per hectare.

5.3 Draft Plan of Subdivision (Domm Lands)

The draft Plan of Subdivision proposed for the Domm lands is included as **Figure 5** and is summarized as follows:

- The Domm lands are generally triangular in shape and the limits of the Domm subdivision are defined by setbacks from natural heritage features located to the west and south limits of the Hallman subdivision located to the east.
- Street connections are proposed to extend from the Hallman lands into the Domm lands and as a continuation of the modified grid pattern of streets that is proposed. Similar to the Hallman plan, the streets generally run in a north/south and east/west direction.
- All streets satisfy City of Cambridge engineering standards and road allowance widths are 18.5 metres and will accommodate sidewalks on both sides of all streets.
- A portion of the proposed park is located within the Domm lands (Block 18) and is to be consolidated with the remainder of the park (Block 22) within the limits of the Hallman lands. Block 18 has an area of approximately 0.662 hectares. The proposed park will have a total consolidated area of approximately one hectare and approximately 100 metres of frontage on Street 'A' and Street 'G'.
- Approximately 144 to 207 residential units are proposed within the Domm lands in the form of single-detached dwellings and street townhouses.
- The high-density residential block (Block 17) will be consolidated with Block 21 within the Hallman lands, which is comprised of approximately 60-75 units.
- A total of 204 to 282 residential units are proposed throughout the Domm lands.
- A number of consolidation blocks have been identified and are to be consolidated with adjacent blocks within the limits of the Hallman Draft Plan of Subdivision.

A gross density of 61 to 85 people and jobs per hectare for this portion of the lands.

The two Draft Plans have been considered together and exceed the minimum density target of the Regional Official Plan by proposing a gross density of 59 to 83 people and jobs per hectare.

5.4 Summary of Proposed Zoning By-law Amendment

A Zoning By-law Amendment is required to implement the proposed land use planning framework. The Zoning By-law Amendment proposes to amend the Township of North Dumfries Zoning By-law 689-83 in order to permit residential development. In alignment with Article 8 of the associated Boundary Adjustment Agreement, the amendment will reflect the zone structure of the City of Cambridge Zoning By-law 26-007, which was recently approved by City Council on February 3, 2026. The intent is to ensure that the zoning can be easily implemented upon approval of the Boundary Adjustment Agreement so that no further approvals are required by the City of Cambridge as it relates to zoning.

The Zoning By-law Amendment proposes to amend the lands from Agriculture (Zone 1) to Residential Two (R2), Residential Three (R3), Open Space (OS), and Environmental Protection (EP) using a site-specific by-law in order to permit the development of the subject lands into a residential subdivision. One (1) zone change application is proposed for both the Domm lands and lands owned by Hallman Construction Limited.

The proposed zoning schedule and draft Zoning By-law Amendment is included as **Appendix B** of this report. Proposed zoning is summarized as follows:

1. Lands located between the surveyed limits of Core Environmental Features and recommended setbacks are proposed to be zoned as Environmental Protection (EP) with a more restrictive range of uses consistent with the intent of the naturalized buffer that is proposed.
2. The low-density residential portion of the lands are proposed to be zoned to Residential Two (R2) to facilitate the development of single detached and townhouse dwellings.
3. The high-density residential portion of the lands is proposed to be zoned Residential Three (R3) to facilitate the development of an apartment building.
4. The neighbourhood park is proposed to be zoned as Open Space (OS).

The draft Zoning By-law Amendment proposes the following site-specific exemptions within the residential zones in order to permit the proposed development and to be compatible with Westwood Village (Phase 1) Community.

- A minimum required exterior side yard of 2.4 metres.
- A minimum required front yard to garage of 6.0 metres.
- A minimum required rear yard of 6.0 metres.
- No step-back required for exterior walls above the 6th storey.
- A maximum total building length of 80 metres.
- A maximum floor area of 3,000 square metres for any storey above 7.

The intent of site-specific provisions is to avoid further approvals through the detailed planning process, including future Plan of Condominium or Site Plan Approval and to ensure that the proposed development is cohesive with Westwood Village (Phase 1). The reduced side, front and rear yard requirements reflect the previously approved Site-Specific Zoning By-law for Phase 1 and are in alignment with the Cambridge West Urban Design Guidelines.

The reduced setback requirements will ensure a consistent streetscape and building placement through the entire Westwood Village Community. The amendments to the step-backs, building length and floor area are specific to apartment buildings in the Residential Three (R3) Zone, which is proposed in the south portion of the subdivision. The requested amendments are required to permit

an apartment design that provides a number of units to meet the Regional policy for 30 percent of units to be in forms other than single-detached, semi-detached or townhouse dwellings without adverse impacts to abutting low-rise development. The proposed apartment will be designed with enhanced architectural elements and high quality materials to maintain the intent of the applicable provisions of the Zoning By-law.

It is our opinion that the site-specific requests are appropriate given the context of the site and surrounding neighbourhood, enhance the overall design of the residential subdivision, and will not result in adverse impacts. Further information regarding the site-specific amendments as well as planning rationale is included in Section 6 of this report.

6.0 Policy Analysis

6.1 The Planning Act

Part I of the *Planning Act* sets out matters of provincial interest that decision makers shall have regard to in carrying out their responsibilities. The provincial interest in land use planning is largely reflected in the provincial policy framework, official plans that implement provincial policies and through consideration of applications made under the *Planning Act*. It is recognized that the official plan is the most important vehicle to integrate and comprehensively implement provincial policies.

Section 51(24) of the *Planning Act* provides criteria for a draft plan of subdivision. The below is an analysis of the proposed development as it relates to Section 51(24):

- a) The effect of the development of the proposed subdivision on matters of provincial interest;**
 - An overview of matters of provincial interest is included in Section 7.2 of this report. It is concluded that there has been adequate regard to matters of provincial interest as outlined in this report.
- b) Whether the proposed subdivision is premature or in the public interest;**
 - Sufficient pre-development groundwater and environmental monitoring has occurred. The adjacent Phase 1 community has been substantially completed, which provides services and road access to the subject lands. Subwatershed and infrastructure planning has occurred. Therefore, it is concluded that the subdivisions are not premature and are in the public interest.
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision;**
 - The subdivision conforms to the Regional Official Plan and the broader policy framework of the City of Cambridge Official Plan. The design of the subdivisions considers adjacent subdivision plans and are designed to be logical extensions of approved plans. The subdivisions integrate the Westwood Village (Phase 1) Community.
- d) The suitability of the land for purposes of subdividing;**
 - Background studies and analysis confirm the subject lands are suitable for the purposes and land uses intended. Preliminary grading of the subject lands has taken place in anticipation of the development that is proposed.
- e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;**
 - The street network is based on traffic and engineering input with street widths that comply with the City of Cambridge road standards and direction received. The proposed streets align with streets approved in the Phase 1 Community. The subdivision roads connect to Newman Drive, which forms part of the approved collector road network that will link to the Region's arterial road network.
- f) The dimensions and shapes of the proposed lots;**

- The proposed lots have been sized for the intended land uses and reflect contemporary design standards. The proposed blocks have been sized based on demonstration plans which confirm the blocks have appropriate shapes and dimensions.
- g) The restrictions or proposed restrictions, if any, on the land to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;**
- Appropriate zoning regulations are proposed, which together with draft plan and/or site plan conditions provide appropriate restrictions. Buffers are proposed to be zoned for open space purposes with appropriate restrictions and draft plan conditions that prohibit residential development within buffers.
- h) Conversion of natural resources and flood control;**
- There are no Core Environmental Features within the limits of the subdivisions. Environmental features that are in proximity to the subdivisions are to be protected by a naturalized buffer. A stormwater management and groundwater infiltration strategy are proposed and implement the objectives of the approved MESP (subject to a modification to the MESP that is considered to be a net environmental benefit). The subject lands are not affected by flooding and related hazards.
- i) The adequacy of utilities and municipal services;**
- Utilities and services have been planned and will be made available to the subject lands through the development of the adjacent Phase 1 Community.
- j) The adequacy of school sites;**
- A public elementary school site is planned for the Phase 1 Community. Long-term school accommodation plans and EDC background studies do not identify the need for a school(s) within the limits of the subject lands.
- k) The area of the land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;**
- Public lands including parks and walkways have been planned for and identified on the proposed plans of subdivision. Easements will be confirmed at the detailed engineering design stage and secured through draft plan conditions.
- l) The extent to which the plans design optimizes the available supply, means of supplying, and efficient use and conservation of energy;**
- The subdivisions are considered efficient and provide for passive solar opportunities. Proposed design guidelines include a recommended sustainability strategy that addresses (among other matters) the efficient use and conservation of energy.
- m) The interrelationship between the design of the proposed subdivision and site plan control matters relating to any development of the land, if the land is also located within a site plan control area designated under subsection 41(2) of the *Planning Act*.**
- Cluster townhouse blocks are subject to site plan control. The interplay between the design of the subdivision and site plan design has been addressed by the proposed design guidelines and can be further addressed through draft plan conditions.

It is concluded that the proposed draft plans of subdivision have considered and have had appropriate regard for Section 51(24) of the *Planning Act*.

6.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (the 'PPS') was issued by the Province of Ontario in accordance with Section 3 of the Planning Act. The 2024 PPS applies to all decisions regarding the exercise of any authority that affects a land use planning matter made on or after October 20, 2024. The 2024 PPS streamlines the province-wide land use planning policy framework by replacing the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure. The PPS encourages a diverse mix of land uses in order to provide choice and diversity to create complete communities.

A variety of modes of transportation are required to facilitate pedestrian movement, active transportation opportunities and less reliance on the automobile. The PPS strongly encourages development that will provide long term prosperity, environmental health and social wellbeing. One of the key considerations of the PPS is that planning decisions 'shall be consistent' with the Policy Statement. The following is an analysis of the proposed development in the context of the policies in the PPS.

6.2.1 Housing

Section 2.2 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents of the regional market area by implementing minimum housing targets, considering existing infrastructure and resources, and promoting various forms of transportation.

The proposed development represents a compact form of development through the introduction of various forms of housing, which will contribute to the overall housing supply in the area and to the range and mix of housing in the broader neighbourhood. Together, the proposed Draft Plans of Subdivision provide a density of 59 to 83 people and jobs per hectare. The proposed applications will facilitate the use of lands for residential purposes, further contributing to the minimum density and housing targets for both the Region and the City of Cambridge.

The proposed development will utilize existing infrastructure and services that were established through past development. The increased number of housing units in the area will further support existing and planned transit services as well as other amenities in the area. Additionally, the subject lands will include planned parks and open space.

6.2.2 Settlement Areas

Section 2.3.1 of the PPS encourages the growth and development of Settlement Areas, which should consider a variety of densities and land uses to efficiently use land and resources as well as existing infrastructure and various modes of transportation.

The proposed applications will facilitate the development of the lands within an area designated for residential use. The proposed development includes a wide range of residential uses that will have a

compact form to efficiently utilize land and resources. The Westwood Village (Phase 2) Community will be integrated into the existing context and will efficiently utilize existing municipal infrastructure.

The proposed density of the development will minimize negative impacts to climate change, as the location of the development is in proximity to future transit services, schools, parks and open space, as well as various other existing amenities. As such, the development will reduce vehicle trips and minimize negative impacts to air quality.

The development proposes pedestrian infrastructure to connect to the existing municipal sidewalk as well as the existing surrounding trail network, which will promote active transportation in the area. The subject lands are located within an area with nearby transit routes and will support transit services within the area.

The PPS also identifies the City of Cambridge as a large and fast-growing municipality where it is encouraged that designated growth areas are planned for a density target of 50 residents and jobs per gross hectare. The proposed Draft Plans of Subdivision provides an overall density of 59 to 83 people and jobs per hectare.

6.2.3 Transportation

Section 3.2 of the PPS identifies that transportation systems should be provided that are safe and energy efficient that encourage the use of electric vehicles. It also requires prioritization of existing and planned infrastructure with incorporation of transportation demand management strategies.

The Westwood Village (Phase 2) Community has been planned to integrate to the existing road network from Phase 1 as well as the broader collector road network via Newman Drive within the City of Cambridge. The proposed densities and the design of Westwood Village Phase 1 and Phase 2 Communities support the introduction of transit to the area. The Phase 2 community connects to the active transportation network planned for Phase 1 and includes an extensive trail and sidewalk system.

6.2.4 Sewage, Water and Stormwater

The PPS has preference for connection to municipal sewage and water services, especially in areas of intensification. The proposed road network provides for a logical extension of services from Phase 1 to Phase 2 Community. The Functional Servicing and Stormwater Management Report prepared in support of the proposed development assesses the feasibility of the servicing strategy and confirms that Westwood Village (Phase 2) can be serviced by municipal infrastructure. Services such as stormwater management facilities, sanitary sewers, watermains, storm sewers and hydro have been planned and adequately designed.

6.2.5 Natural Heritage

Section 4.1 of the PPS provides for the protection of natural features and related areas over the long term. A large portion of the lands are regulated by the Grand River Conservation Authority (GRCA) and have been mapped to identify the watercourse known as Cruickston Creek as well as the associated floodplains and wetlands. A portion of the subject lands will remain undeveloped to protect the existing environmental features.

The proposed development has been designed to mitigate any adverse impacts to the existing environmental features, which is confirmed by the conclusions of the Environmental Impact Study submitted in support of this application.

6.2.6 Natural Hazards

The PPS requires that development be directed away from areas of natural hazards where there is a potential risk to health and safety, which would include flooding or erosion hazards such as the identified Blair-Bechtel-Cruickston Creek watercourse.

As per the draft Plan of Subdivision, all development is outside of the regulated areas and provides safe access away from any potential hazards.

6.3 Overview of the Region of Waterloo Official Plan (ROP)

As of January 1, 2025, changes to Ontario's land use planning framework under Bill 23, the More Homes Built Faster Act, 2022, came in effect for the Regional Municipality of Waterloo. This resulted in a change to certain land-use planning responsibilities. The Region of Waterloo Official Plan is now a local plan of each of the seven area municipalities. Reference is made to the latest office consolidation of the Regional Official Plan, October 31, 2024.

6.3.1 Regional Structure

The subject lands are identified by the Regional Official Plan as 'Urban Area' on Map 1 – Regional Structure (**Figure 7**). The ROP further designates the Westwood Village (Phase 2) Community as 'Designated Greenfield Area' on Map 2 – Urban System, which aligns with the intent for lands within the Regional urban boundary, which is shown on **Figure 8** below.

Section 2.5.2.1 of the ROP confirms that urban areas have the greatest capacity to accommodate growth and are the primary focus for a range of uses, including a variety of housing options such as the Westwood Village (Phase 2) Community. The proposed development will be serviced by a municipal water and wastewater system that extends from the existing infrastructure put in place for the Westwood Village (Phase 1) Community.

The ROP further directs the 'Designated Greenfield Areas' to serve a primarily residential function to meet or exceed a minimum density of 59 residents and jobs per hectare, which is measured across the entire Designated Greenfield Area. The Westwood Village (Phase 2) Community will contribute to the minimum density target by providing an average density of 71 people and jobs per hectare across the subject lands.

6.3.2 Housing

Policy 3.A.6 of the Regional Official Plan requires 30 percent of new residential units to be in forms other than single-detached, semi-detached, and street fronting townhouse units on lots containing one or more hectare of developable land. The intent of this policy is to ensure an appropriate range and mix of housing types are provided to serve various households.

The subject lands have a total area of 31.502 hectares and propose approximately 618 to 859 residential units. Based on Policy 3.A.6, 185 to 258 residential units are required to be provided at higher densities than singles and street townhouses. The proposed apartment dwelling includes 185 to 240 units that will provide an alternative housing options from the more traditional single-detached and townhouse dwellings provided.

6.3.3 Greenlands Network

Map 4 of the ROP identifies the lands as 'Environmentally Sensitive Landscape' specifically known as Blair-Bechtel-Cruickston, which is identified on **Figure 9**. The Blair-Bechtel-Cruickston ESL is located immediately west of the Westwood Village (Phase 2) Community. Policies relating to landscape level systems focus on protecting the functions of the landscape and provide for: the long-term protection of ESL's from urban development; the continuation of agricultural and related uses; and prohibit the expansion of urban areas within or into environmentally sensitive landscapes. The Blair Bechtel-Cruickston ESL delineates the long-term urban boundary of the Westwood Village (Phase 2) Community. The limits of Core Environmental Features within the ESL and adjacent to the subject lands have been surveyed. Naturalized buffers are proposed as a measure to protect Core Environmental Features and define the western, northern and southern limits of the Westwood Village (Phase 2) Community.

6.3.4 Source Water Protection

The ROP includes policies related to the protection and conservation of the Region's drinking-water resources including Wellhead Protection Sensitivity Areas (WPSAs), which are classified from 1 – 8. The classifications allow for varying degrees of management relative to the vulnerability of the underlying groundwater, the importance of the well to the capacity of the Region's municipal drinking water supply as well as the length of time groundwater within a WPSA takes to reach the municipal drinking water supply well. Map 6a of the ROP (included as **Figure 10** of this report) confirms the subject lands are within Wellhead Protection Sensitivity Area 8. WPSA 8 delineates the area outside of the peak 10-year time of travel to the limit of the total land area contributing water to a municipal drinking water supply well.

6.3.5 Summary

The subject proposal conforms to the Regional Official Plan by demonstrating that the subject lands can accommodate residential growth in accordance with the goals and objectives of the applicable policies.

6.4 Overview of the Township of North Dumfries Official Plan

6.4.1 Township of North Dumfries Planned Structure

The subject lands are technically within the jurisdiction of the Township of North Dumfries until the associated Boundary Adjustment Agreement is approved by the Ministry of Municipal Affairs and Housing.

The subject lands are within the Township's Urban Area and area identified as 'Designated Greenfield Area' on Map 2 – Planned Township Structure in the Township Official Plan (**Figure 11**). The subject lands are further identified as a 'Special Policy Area 2.5.2(b)(iv)' on Map 2 – Planned Township Structure. It is relevant to note that the subject lands are the only designated Urban Area and, therefore, are anticipated to develop at higher urban area densities such as that of the proposed development. There is currently no detailed land use planning framework for the subject lands included in the Township Official Plan, facilitating the need for a Special Policy Area for Westwood Village (Phase 2).

The Township Official Plan also identifies the Core Environmental Features that border the subject lands to the north, west and south of the lands on Map 5A – Greenlands Network and confirm that there is no encroachment of these features within the limits of the proposed plans of subdivision.

The subject lands are subject to the policies under Section 2.1.4 of the Township Official Plan, which outline requirements for developable lands within the urban area. Policy 2.1.4 requires that development within the urban area is connected to municipal water and wastewater services through a Cross-Boarder Servicing Agreement with the City of Cambridge, which will no longer apply once the lands are annexed from the Township. Necessary technical studies have been completed and submitted in support of this application to demonstrate that the proposed applications can be adequately serviced from existing municipal infrastructure within the City of Cambridge and that additional traffic generated can be accommodated within the existing and planned transportation network.

The Township Official Plan sets out a density target for Designated Greenfield Areas of 45 residents and jobs per hectare on lands within a plan of subdivision. However, as per Policy 2.5.2(b)(iv), the lands are required to be developed to meet or exceed the minimum average density and jobs per hectare in order to contribute to the achievement of the Region's overall density target of 50 residents and jobs per hectare across the entire Designated Greenfield Area. The Official Plan includes housing policies that encourage a mix and range of housing types, sizes and densities to meet the needs of existing and future residents.

In alignment with the Township Official Plan, the proposed development results in an average density of 71 people and jobs per hectare and provides a variety of housing types including single detached dwellings, townhouse dwellings and apartment units across the subject lands demonstrating conformity.

6.4.2 Land Use Policies

The Township Official Plan designates the subject lands as an 'Designated Greenfield Area' and 'Urban Area' on Map 2 – Planned Township Structure. Policy 2.5.2(b)(iv) identifies the lands as an area to meet or exceed a minimum average density of 45 residents and jobs per hectare. In order to achieve the minimum density requirement, an Official Plan Amendment is required to allow development of the subject lands into a residential subdivision through a Special Policy Area.

The proposed Official Plan Amendment is intended to build upon the existing policy structure by providing a specific land use planning framework for the subject lands, as outlined in **Appendix A**. It is proposed to identify the subject lands as a Special Policy Area with land use designations that reflect that of the City of Cambridge Official Plan. The purpose is to ensure that the policy framework

can be immediately implemented once the associated Boundary Adjustment Agreement is approved and the lands become under the jurisdiction of the City of Cambridge.

It is proposed to designate the subject lands as 'Low/Medium Density Residential' to accommodate single-detached and townhouse dwellings and 'High Density Residential' to permit the apartment building. A portion of the lands is also proposed to be designated as 'Natural Open Space System' to protect the natural environmental features that exist beyond the property boundaries.

The proposed 'Low/Medium Density Residential' designation is meant to permit a full range of housing types including single-detached dwellings, semi-detached dwellings, and townhouse dwellings. The proposed 'High Density Residential' designation is intended to permit stacked townhouse dwellings, multi-unit residential dwellings and apartments and permits a minimum floor space index of 0.5 and a maximum of 2.0.

6.4.3 Township of North Dumfries Official Plan Summary

The proposed applications were previously submitted to the Township of North Dumfries in April 2021 and circulated for comment. The Township of North Dumfries provided comments in October 2024, which indicated support in-principle for the proposed applications and confirmed conformity with the applicable provincial and municipal policy framework.

It is our opinion that the proposed Official Plan Amendment conforms to the Township Official Plan and are appropriate for development into a residential subdivision. The applications represent a logical extension of the land use planning framework approved for Westwood Village (Phase 1) and contribute to achieving minimum required density targets set out by the Region and Township.

6.5 Overview of the City of Cambridge Official Plan

The City of Cambridge Official Plan was approved by the Region of Waterloo on November 21, 2012, with modifications. The Region of Waterloo further approved the City's Official Plan on December 14, 2017 with additional modifications through the resolution of previous deferrals. The City's Official Plan is currently being updated as per Provincial requirements.

The Official Plan provides a long-range land use strategy and a framework for all land use decisions regarding development within the City of Cambridge for the next 20 years. It is intended to protect, manage, and enhance the natural environment, direct and influence growth patterns and ultimately act as a vision for the city.

6.5.1 Urban Policy Structure

Subject to Ministry approval, the subject lands will become part of the City of Cambridge as 'Designated Greenfield Area' (Map 1A – Urban Structure) to conform to the ROP and integrate with the Westwood Village (Phase 1) Community, which is shown in **Figure 12** below. The proposed land use planning framework intends to designate the lands as 'Low / Medium Residential', 'High Density Residential' and 'Natural Open Space Systems' on Map 2 – General Land Use Plan. The Westwood Village (Phase 2) Community implements the intent of the City's urban structure by proposing compatible land uses extending from the existing Westwood Village (Phase 1) Community. The proposed development will also contribute to the City's minimum density target of 55 residents and

jobs per hectare by providing a density of 59 to 83 residents and jobs per hectare and 618 to 859 residential dwelling units in various forms.

6.5.2 Natural Heritage

The Blair-Bechtel-Cruickston ESL surrounding the subject lands to the north, west, and south is identified on Map 9 – Regional Environmental Features as an 'Environmentally Sensitive Landscape' and 'Core Environmental Feature', as shown on **Figure 13** of this report. A portion of the subject lands are also identified as a 'Regulatory Storm Floodplain (GRCA)', which is reflected on **Figure 14** below. The policies under Chapter 3.A.2 aim to protect these areas from development and enhance the ecological integrity of the environmentally sensitive landscape. As part of the completion of the Environmental Impact Study submitted with this application, the Blair-Bechtel-Cruickston ESL has been surveyed and is confirmed to be located beyond the boundaries of the Westwood Village (Phase 2) Community. It has been further determined through the conclusions of the Environmental Impact Study that the proposed development will not significantly impact the natural or ecological functions of the Blair-Bechtel-Cruickston ESL. Mitigation measures including Urban Area boundary line, naturalized buffers and setbacks will be implemented through the design of the Phase 2 Community plans to further prevent damage to natural features within the area and demonstrate conformity with the City's policy framework to protect the ESL.

6.5.3 Source Water Protection

The subject lands are within a source water protection area, and therefore, are subject to a source protection plan to ensure that the proposed development has no impact on the municipal drinking water supply system. There are no geothermal wells proposed and no underground parking. Salt management will be addressed at through the future Site Plan Application process.

6.5.4 Urban Design

Chapter 5 of the City's Official Plan sets out policies for how to achieve a high standard of urban design and enhance the public realm. The design vision for Westwood Village (Phase 2) Community is to integrate the subdivision with the previously approved Westwood Village (Phase 1) Community located to the east. A design workshop was held in 2020 to establish design directives for the Phase 2 Community in addition to the overall Urban Design Guidelines prepared for Cambridge West, both of which have informed the updated Urban Design Guidelines prepared for this submission.

The design of the Westwood Village (Phase 2) Community has considered local context and surrounding land uses, as well as the Blair-Bechtel-Cruickston ESL and related Core Environmental Features, and the transportation and servicing network. Streets and sidewalks throughout the development have been designed as a modified grid and as an extension of the street and active transportation network for the Westwood Village (Phase 1) Community. The residential uses that are proposed will complement the Phase 1 Community and feature a high-quality design to match the architectural intent of the existing subdivision. The proposed park within Phase 2 have been planned to build on that of Phase 1 and is a central greenspace for the residents of the community. The overall design of the Westwood Village (Phase 1) Community meets the intent of the urban design policies of the Official Plan by achieving a high standard of design and enhanced public realm that is compatible with surrounding uses.

6.5.5 Transportation

The Westwood Village (Phase 2) Community is a logical extension of the transportation network established by the Phase 1 Community and will create an integrated grid network for vehicular and active transportation. Three local streets are proposed to connect to Newman Drive and the greater subdivision and allow for the coordination of services and drainage. Sidewalks are proposed on either side of the streets and connect to the multi-use trail and active transportation network formed as part of Phase 1. The proposed transportation system meets the objectives of Chapter 6 of the Official Plan and considers elements of sustainability, accessibility and various modes of transportation throughout.

6.5.6 Parks and Open Space

Parks and open space planned for the Westwood Village (Phase 2) Community build upon that of the Phase 1 Community to create a complete community as per Chapter 7 of the Official Plan. Proposed parks within Phase 2 Community are centrally located within the overall subdivision and provide connection to existing multi-use trails throughout the greater subdivision in Phase 1 as well as protect existing Core Environmental Features surrounding the subject lands.

6.5.7 Land Use Policies and Designations

The City's Official Plan does not currently include the subject lands on Map 2 – General Land Use Plan, as the lands have not officially been added to the City of Cambridge (see **Figure 15** below). Following approval by the Ministry of Municipal Affairs and Housing, the planned land use framework proposes designate the Westwood Village (Phase 2) Community as 'Low / Medium Density Residential', 'High Density Residential', and 'Natural Open Space System', as shown on **Appendix A**.

The proposed Low / Medium Density Residential designation permits a full range of residential dwelling units and is intended for various low to medium-rise residential units. The High Density Residential designation permits a minimum 0.5 floor space index and is intended for multi-unit residential development with greater heights. The proposed development is permitted within the proposed residential designations and meets the general intent of this section of the Official Plan by providing a range of housing types including single detached dwellings, townhouse dwellings and multi-residential development.

Chapter 8.4.2.1 of the Official Plan identifies factors to be taken into consideration in assessing the compatibility of development. The following provides an analysis of the policies in relation to the proposed development of the Westwood Village (Phase 2) Community:

- a) The density, scale, height, massing, visual impact, building materials, orientation, and architectural character of neighbouring buildings and the proposed development.**
 - The design of the Westwood Village (Phase 2) Community is intended to integrate with the Phase 1 Community and support the existing land uses, building form, architectural design, and community structure.
 - Density and height will be regulated through the City's Zoning By-law, consistent with the range of densities and height approved through Phase 1.
 - Future detailed planning will address details associated with building elevations, lighting and landscaping and will ensure a high-quality design.
- b) The conservation, protection, maintenance and potential enhancement of the natural environment and cultural heritage resources.**

- The overall design of the Westwood Village (Phase 2) Community heavily considered the existing Blair-Bechtel-Cruickston ESL and related Core Environmental Features that exist beyond the property boundaries.
 - Naturalized buffers, setbacks, landscaping, community parks and trails have been planned to protect the existing natural environment and mitigate any adverse impacts of the ecological functions of the ESL.
- c) The continued viability of neighbouring land uses.**
- The intent of the proposed development is to integrate Westwood Village (Phase 1) Community with the existing Westwood Village (Phase 2) Community by extending the land use framework to the lands.
 - The proposed development will directly support the function of the Phase 1 Community enhance the area as a complete community.
- d) Pedestrian and vehicular movement and linkages, as well as parking requirements and design in both existing development and proposed development.**
- The overall transportation network for the Westwood Village (Phase 2) Community is an extension of the existing transportation network for Phase 1 and is proposed as a modified grid for efficient vehicular flow.
 - Sidewalks are provided on both side of the street network that will connect to the existing sidewalk network in Phase 1 as well as the multi-use trail, parks, and major streets.
 - All streets will be designed to meet municipal standards.
 - Sufficient parking will be provided in accordance with the City's Zoning By-law and to avoid excessive street parking.
- e) Landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting, and buffering of existing development and proposed developments.**
- The proposed development has been designed to comply with minimum setback requirements in the residential zones.
 - Substantial landscaping is proposed to buffer the proposed development from the existing environmental features beyond the property boundary, as well as throughout the site through parks and open space and private yards.
 - Proposed lighting throughout the subject lands will meet minimum standards set out by the City of Cambridge.
 - The proposed development is for residential use and predominantly low and medium dwelling types, therefore, there will be minimum impact to wind and minimal signage proposed.
- f) Noise attenuation.**
- The proposed development is for residential use, therefore, there will be no significant noise impact.
- g) Odour, dust and emission impacts.**
- The proposed development is for residential use, therefore, there will be no significant impact from an odour, dust or emissions impact.
- h) Transportation implications.**
- The proposed development is an extension of the previously approved Westwood Village (Phase 1) Community, therefore, there are no major transportation implications. All conclusions made from the Transportation Impact Study will be implemented through the final design of the proposed development.
- i) Transitions between different land uses and between sites having varying permitted uses.**

- The proposed development is compatible with the land use framework to the east of the subject lands, as residential uses with a similar built form are proposed.
- The design of the site has considered the environmental features abutting the subject lands to the west through setbacks and naturalized buffers, landscaping and yards to ensure that any adverse impacts to the natural system are mitigated.

To conclude, The Official Plan recognizes that being compatible does not mean being the same as, but rather speaks to existing in harmony with existing development. The development proposal addresses the compatibility criteria set out in the Official Plan and is considered to be compatible with the character of the broader Westwood Village Community.

6.5.8 Location Criteria for Multi-Unit Residential Development

Section 8.4.3 of the Official Plan sets out location criteria for multi-unit residential development. The policies in this section require that multi-unit residential development should be located on an arterial or collector road and should be located within reasonable distance to a range of uses and public transit. Policy 8.4.3 c) prescribes size requirements to ensure sufficient parking is provided as well as adequate landscaping, grading, stormwater management and accessibility. Consideration to scale and building design are required by Policy 8.4.3 d) to ensure that multi-unit residential development is compatible with existing or planned development on adjoining lands.

Newman Drive is a Major Collector Road that connects to the boarder collector road network (e.g., Bismark Drive) and is, therefore, a viable location for higher density development. The proposed multi-unit residential block will have direct access from Newman Drive and is sufficient to accommodate an apartment building in terms of parking, landscaping, setbacks and accessibility. The location of the apartment block is in proximity to existing parks and open space and the existing school block part of Phase 1. Through detailed planning as part of a future Site Plan Application, the site will be designed to ensure the higher density development will not create adverse impacts on the greater subdivision.

6.5.9 City of Cambridge Official Plan Summary

The subject lands are not currently designated by the City's Official Plan, as they are located within the Township of North Dumfries until such time that a Boundary Adjustment Agreement is approved by the Ministry. It is proposed to designate the lands as 'Low / Medium Density Residential', 'High Density Residential, and 'Natural Open Space System' in the City's Official Plan. The proposed land use designations permit the proposed residential uses.

It is our opinion that the proposed land use planning framework conforms to the applicable land use designations and is supported by the general policy direction of the Official Plan. The proposed land use planning framework represents a logical extension of Westwood Village (Phase 1) Community and will assist the City in achieving minimum density target requirements by offering a wide range of housing in a well-connected area.

6.6 Overview of the Township of North Dumfries Zoning By-law 689-83

The Township of North Dumfries current Zoning By-law 689-83 is a comprehensive, Township-wide by-law that was established in 1985 and consolidated in 2018.

6.6.1 Existing Zoning

The subject lands are currently zoned Zone 1 – Agriculture in the Township of North Dumfries Zoning By-law 689-83, as illustrated on **Figure 16**. The Agriculture zone permits the following uses for lots of 35 hectares or more: farming, residential building, group home, veterinary clinic, and a horse husbandry.

6.6.2 Proposed Zoning

A Zoning By-law Amendment is required to implement the proposed land use planning framework for the subject lands and to permit residential development. Since the Westwood Village (Phase 2) will become part of the jurisdiction of the City of Cambridge subject to approval by the Ministry of Municipal Affairs and Housing, the Zoning By-law Amendment is being presented using provisions from the City of Cambridge Zoning By-law 26-007 rather than to the Township of North Dumfries Zoning By-law 689-83. The intention is to ensure that the proposed zoning schedule can be immediately implemented by the City of Cambridge upon approval of the associated Boundary Adjustment Agreement (in accordance with the clauses under Article 8) and to streamline the planning process.

The Zoning By-law Amendment proposes to rezone the subject lands from Zone 1 – Agriculture to Residential Two (R2) for the single-detached and townhouse dwellings, Residential Three (R3) for the apartment dwelling, Open Space (OS) for the proposed park and Environmental Protection (EP) for the required natural buffers to protect the existing environmental areas surrounding the lands. The proposed zoning is intended to align with the City of Cambridge new Zoning By-law 26-007 that was passed on February 3, 2026.

In addition to the zone change requests to implement the proposed land use planning framework, the following site-specific exceptions are proposed to the RM2 zone:

1. A minimum exterior side yard of 2.4 metres, whereas 3.0 metres is required.
2. A minimum front yard to garage of 6.0 metres, whereas 7.0 metres is required.
3. A minimum rear yard of 6.0 metres, whereas 7.5 metres is required.

The following site-specific exceptions are requested to the RM3 zone:

1. A minimum exterior side yard of 2.4 metres, whereas 3.0 metres is required.
2. A minimum front yard to garage of 6.0 metres, whereas 7.0 metres is required.
3. No step-back required for exterior walls above the 6th storey, whereas 3.0 metres is required.
4. A maximum total building length of 80 metres, whereas 60 metres is required.
5. A maximum floor area of 3,000 square metres for any storey above 7, whereas 2,000 square metres is required.

The reduced exterior side yard, front yard to garage and minimum rear yard are proposed to reflect the previously approved zoning for the Westwood Village (Phase 1) Community and to ensure that the proposed development is consistent with the existing streetscape within the surrounding area. Potential adverse impacts of the reduced setbacks will be negligible and will ultimately improve the overall design of the neighbourhood and ensure that the proposed development is consistent with the Cambridge West Urban Design Guidelines developed for the subject lands.

The no step-back requirement, increased building footprint provisions for a greater building length and building floor area will also contribute to an enhanced design for the proposed apartment building and ensures that a sufficient number of dwelling units can be proposed to meet Regional

requirements for a minimum of 30 percent of total residential units to be in forms other than single-detached and townhouse dwellings. The proposed apartment will be designed with enhanced materials and architectural features such as balconies to ensure that the intent of the amended provisions are maintained and any potential adverse impacts are minimized.

6.6.3 Township of North Dumfries Zoning Summary

It is our opinion that the proposed Zoning By-law Amendment and site-specific exceptions are appropriate and meet the general intent of the Township's Official Plan and Zoning By-law 689-83 given the context of the site and surrounding neighbourhood. The zone change implements the land use planning framework for the subject lands and will permit the development into a residential subdivision. The proposed zoning will also contribute to the provision of a mix of housing stock within the City of Cambridge to meet the needs of current and future residents. The site-specific exceptions are required to ensure the proposed development is compatible with the context of the surrounding neighbourhood and reflects the previously approved zoning for the Westwood Village (Phase 1) Community.

6.7 Overview of the City of Cambridge Zoning By-law 150-85 and Zoning By-law 26-007

The City of Cambridge Zoning By-law 150-85 is currently in force and effect, which is used to regulate land and development across the city. The City's Zoning By-law 150-85 was originally approved in 1987 and consolidated in 2012.

The City of Cambridge is currently preparing a new Zoning By-law, which will effectively replace Zoning By-law 150-85 in its entirety. Phase 1 of the comprehensive zoning by-law review included updates to the residential and environmental protection zones and included changes to various other general sections. Zoning By-law 26-007 was approved by City Council on February 3, 2026. The subject lands have, therefore, been reviewed against Zoning By-law 26-007 and the proposed Zoning By-law Amendment reflects the new zoning structure for residential development.

6.7.1 Existing Zoning

The subject lands are not currently within the jurisdiction of the City of Cambridge and are, therefore, not zoned for residential development. The purpose of the proposed Zoning By-law Amendment is to implement the proposed policy framework for development into a residential subdivision as an extension of the Westwood Village (Phase 1) Community. Refer to **Figure 17** and **Figure 18** below.

6.7.2 Proposed Zoning

The subject lands are proposed to be rezoned to implement the requested Official Plan Amendment and to permit the proposed residential subdivision. The proposed zoning is detailed in **Appendix B** in draft form, which proposes to rezone the lands from Zone 1 – Agriculture to Residential Two (R2), Residential Three (R3), Open Space (OS), and Environmental Protection (EP) to align with the new Zoning By-law 26-007.

The purpose of the Residential Two (R2) zone is to permit a full range of housing types including single detached dwellings, semi-detached dwellings, townhouse dwellings, stacked townhouse dwellings, multiple dwellings and apartment dwellings on lots with a minimum width of 9 metres. The

Residential Two (R2) zone applies to areas that have connection to municipal services and permits a maximum height of 11 metres.

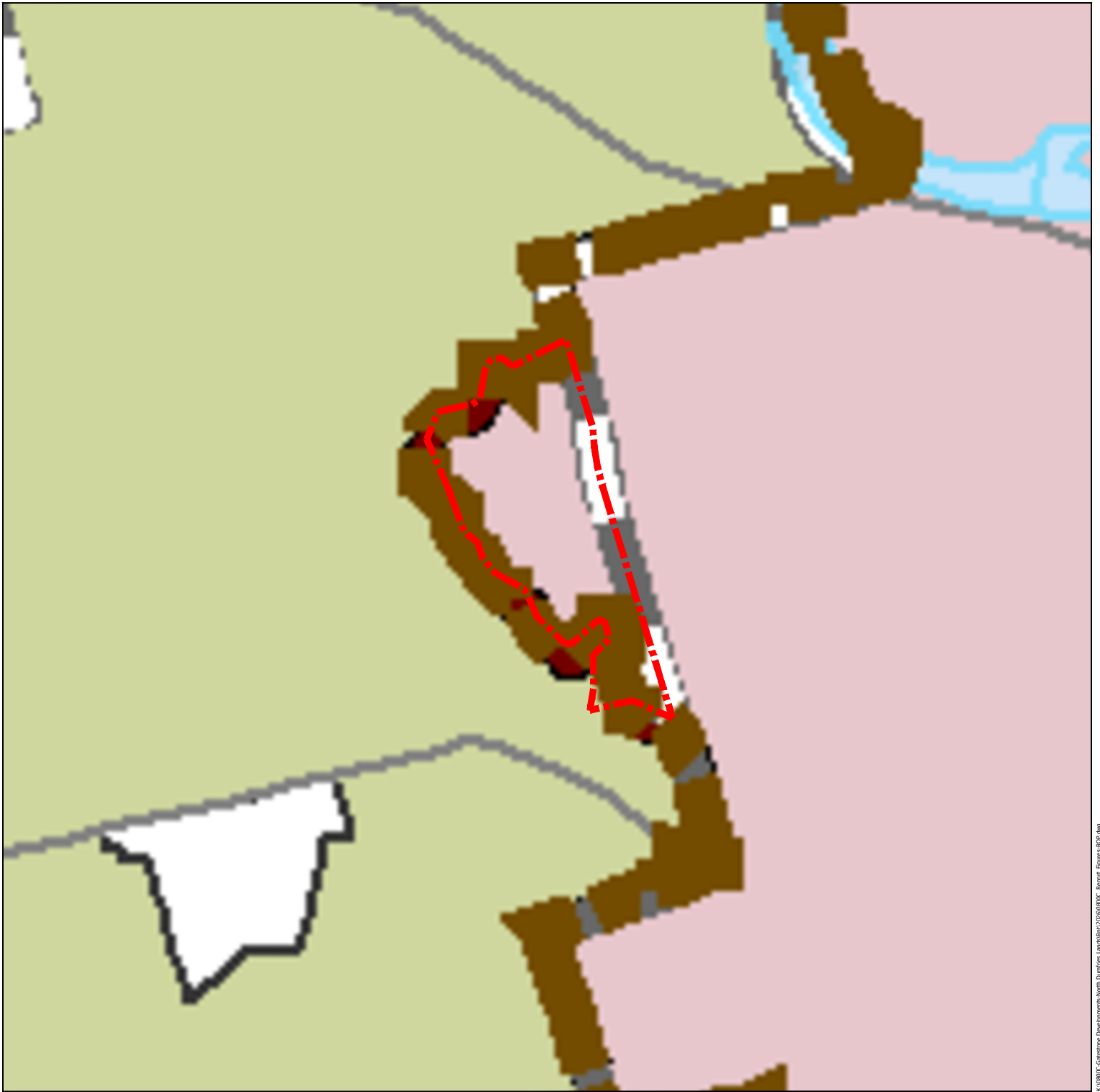
The intent of the Residential Three (R3) zone is also to permit a full range of housing types similar to that of the Residential Two (R2) zone. The Residential Three (R3) zone applies to areas that are intended for taller buildings and are designated as High Density Residential in the City's Official Plan. The maximum building height is 15 metres for lands that front a collector or arterial road and the maximum lot width permitted is 5.5 metres.

The Open Space (OS) zone will be applied to the proposed neighbourhood park. The Environmental Protection (EP) zone applies to lands that are identified with Core Environmental Features by the City's Official Plan.

Site-specific exemptions are requested for a reduced exterior side yard, reduced front yard to garage, and reduced rear yard, as well as to permit reduced step-back requirements, a larger building length and building footprint for apartment dwellings. It is our opinion that the proposed exceptions are required in order to ensure that the proposed development is compatible with the context of the Westwood Village (Phase 1) Community and to allow for an appropriate mix of housing types within the subject lands to meet the overarching policy framework.





6.7.3 City of Cambridge Zoning Summary

Based on the foregoing, it is our opinion that the proposed Zoning By-law Amendment are appropriate and meet the general intent of the City's Official Plan and Zoning By-laws. The proposed zoning implements the proposed policy framework for residential development in Cambridge and represents a consistent approach given to the Westwood Village (Phase 1) Community.



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Figure 7 - Region of Waterloo Official Plan - Map 1 - Regional Structure

-  Westwood Village (Phase 2) Community
-  Countryside Line
-  Urban Area
-  Protected Countryside



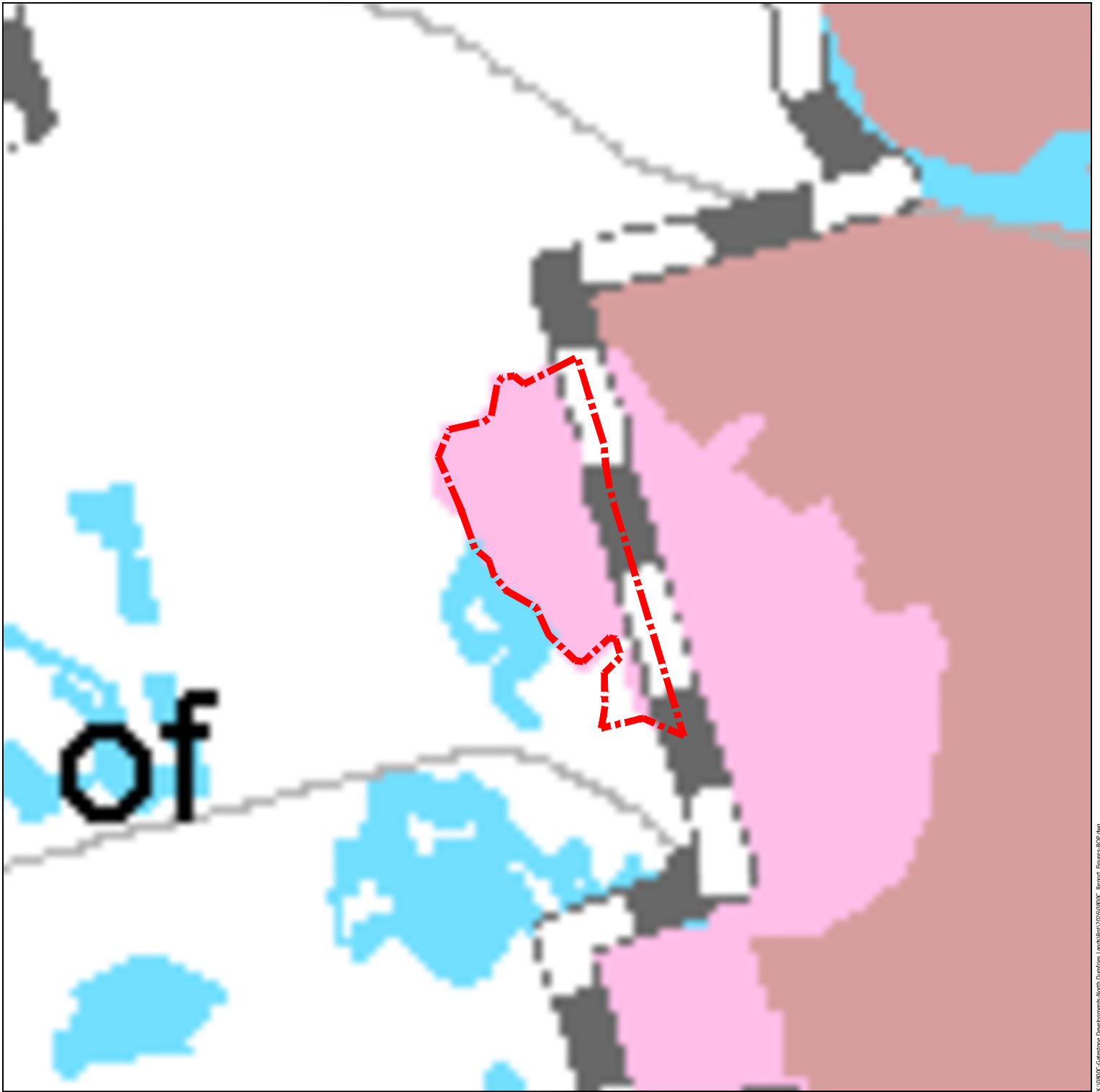






Figure 8 - Region of Waterloo Official Plan - Map 2 - Urban System





-  Westwood Village (Phase 2) Community
-  Delineated Built-Up Area
-  Designated Greenfield Area
-  Municipal Boundary



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Figure 9 - Region of Waterloo Official Plan - Map 4 - Greenlands Network

-  Westwood Village (Phase 2) Community
-  Environmentally Sensitive Landscape
-  Core Environmental Features
-  Municipal Boundary







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Figure 10 - Region of Waterloo Official Plan - Map 6a - Urban Area Source Water Protection Areas

 Westwood Village (Phase 2) Community

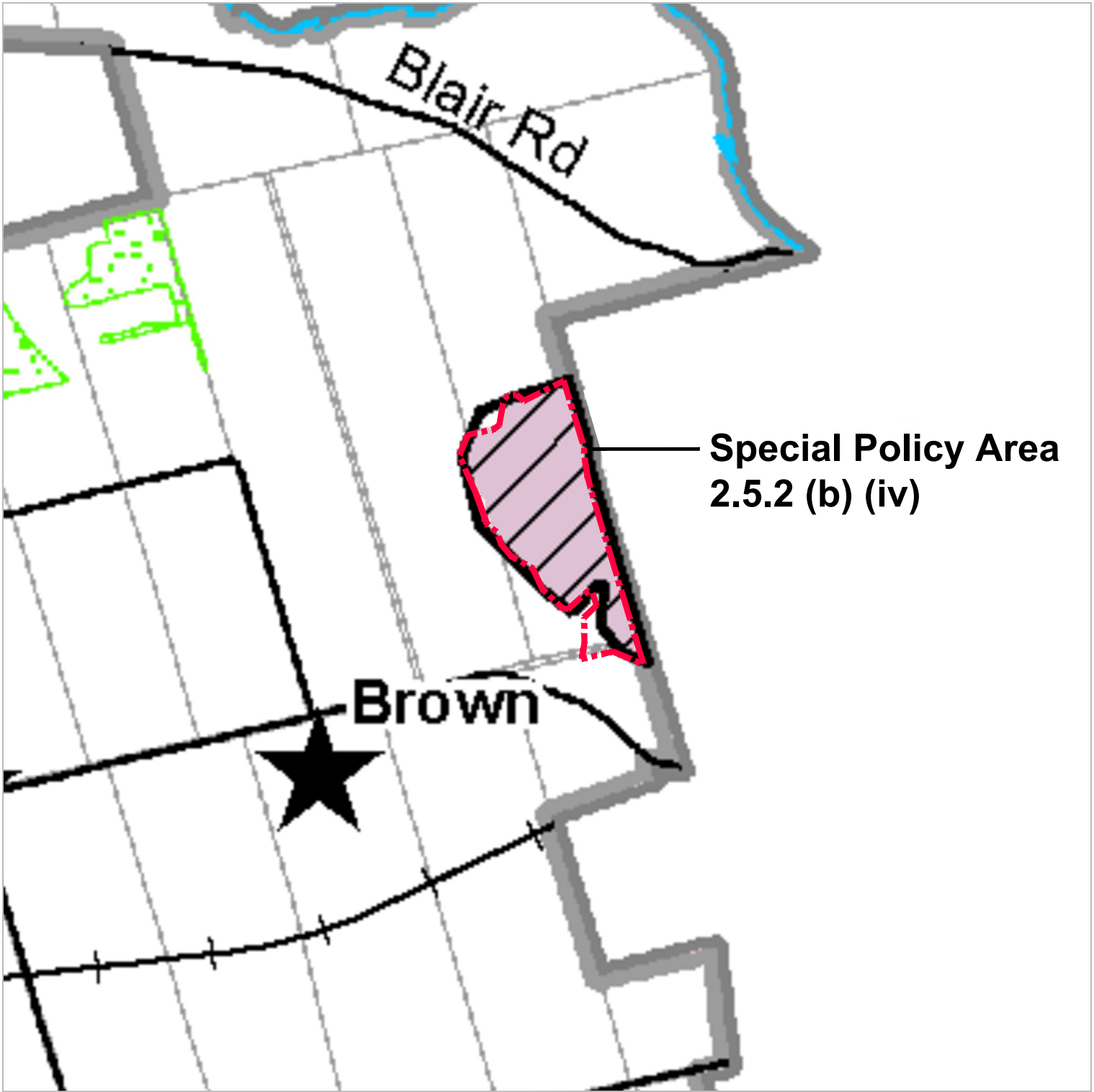
Wellhead Protection Areas

-  Wellhead Protection Sensitivity Area-1
-  Wellhead Protection Sensitivity Area-4
-  Wellhead Protection Sensitivity Area-5
-  Wellhead Protection Sensitivity Area-7
-  Wellhead Protection Sensitivity Area-8

-  Municipal Wellheads
-  Municipal Boundary



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Special Policy Area
2.5.2 (b) (iv)

Figure 11 - Township of North Dumfries Official Plan - Map 2 - Planned Township Structure

-  Westwood Village (Phase 2) Community
-  Urban Area Boundary
-  Designated Greenfield Area
-  Rural Settlement Area
-  Open Space



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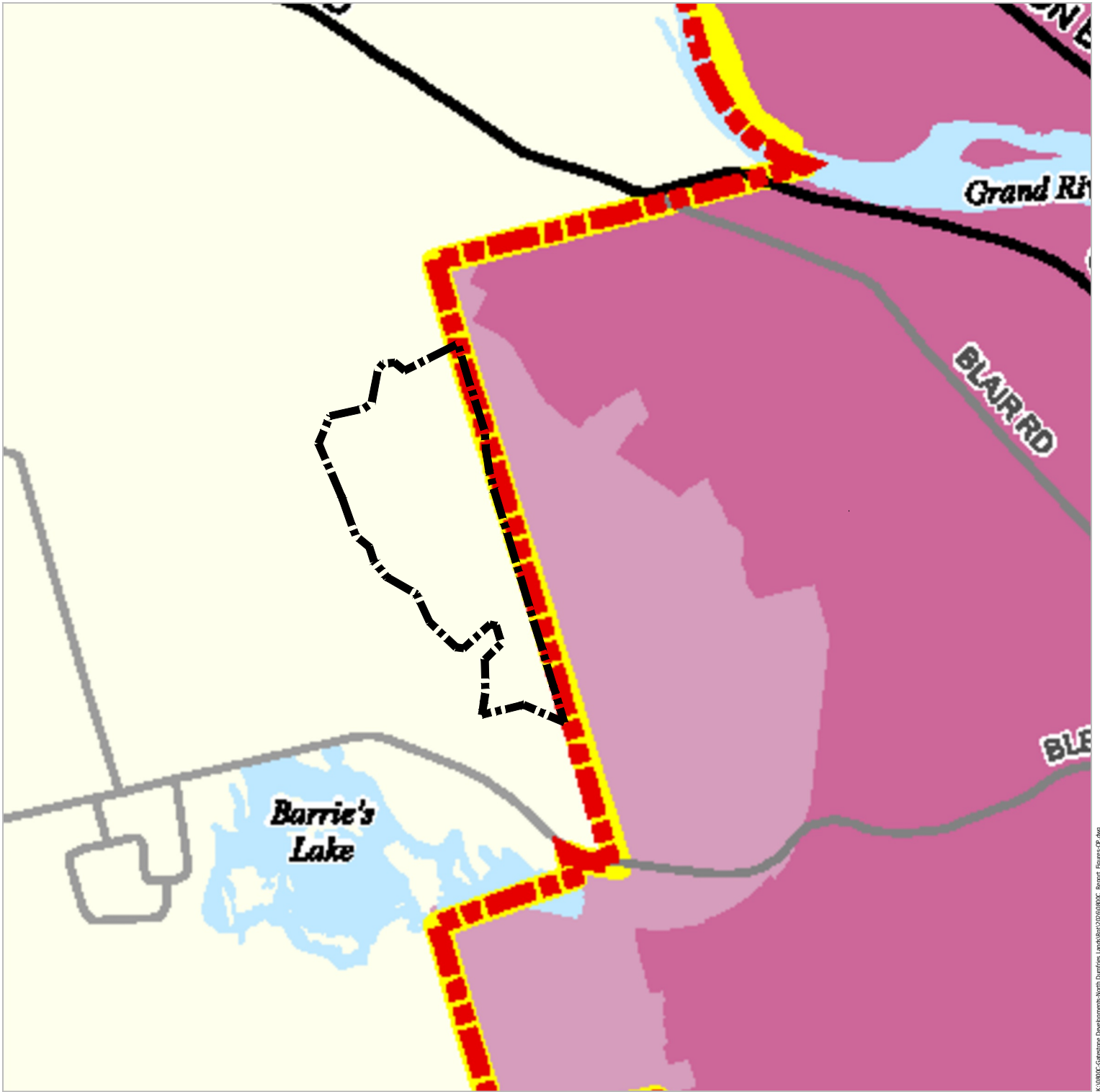







Figure 12 - City of Cambridge Official Plan - Map 1A - Urban Structure

-  Westwood Village (Phase 2) Community
-  Urban Area Boundary (RMW)
-  Built-Up Area (Province of Ontario)
-  Designated Greenfield Area (RMW)
-  City Limits



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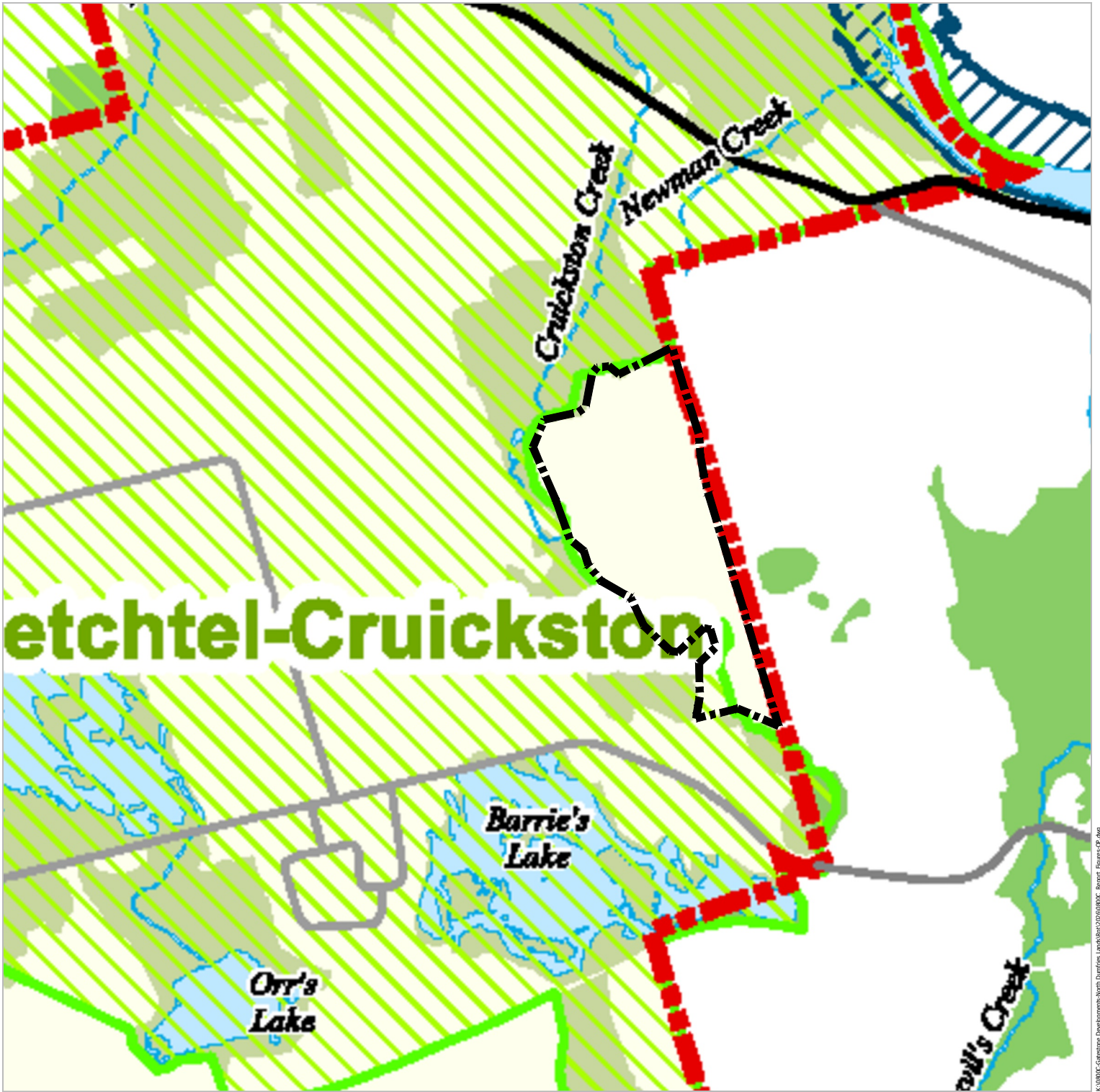








Figure 13 - City of Cambridge Official Plan - Map 9 - Regional Environmental Features





-  Westwood Village (Phase 2) Community
-  City Limits
-  Core Environmental Features (RMW)
-  Significant Valleys (RMW)
-  Environmentally Sensitive Landscapes (RMW)
-  Environmental Features outside City boundary



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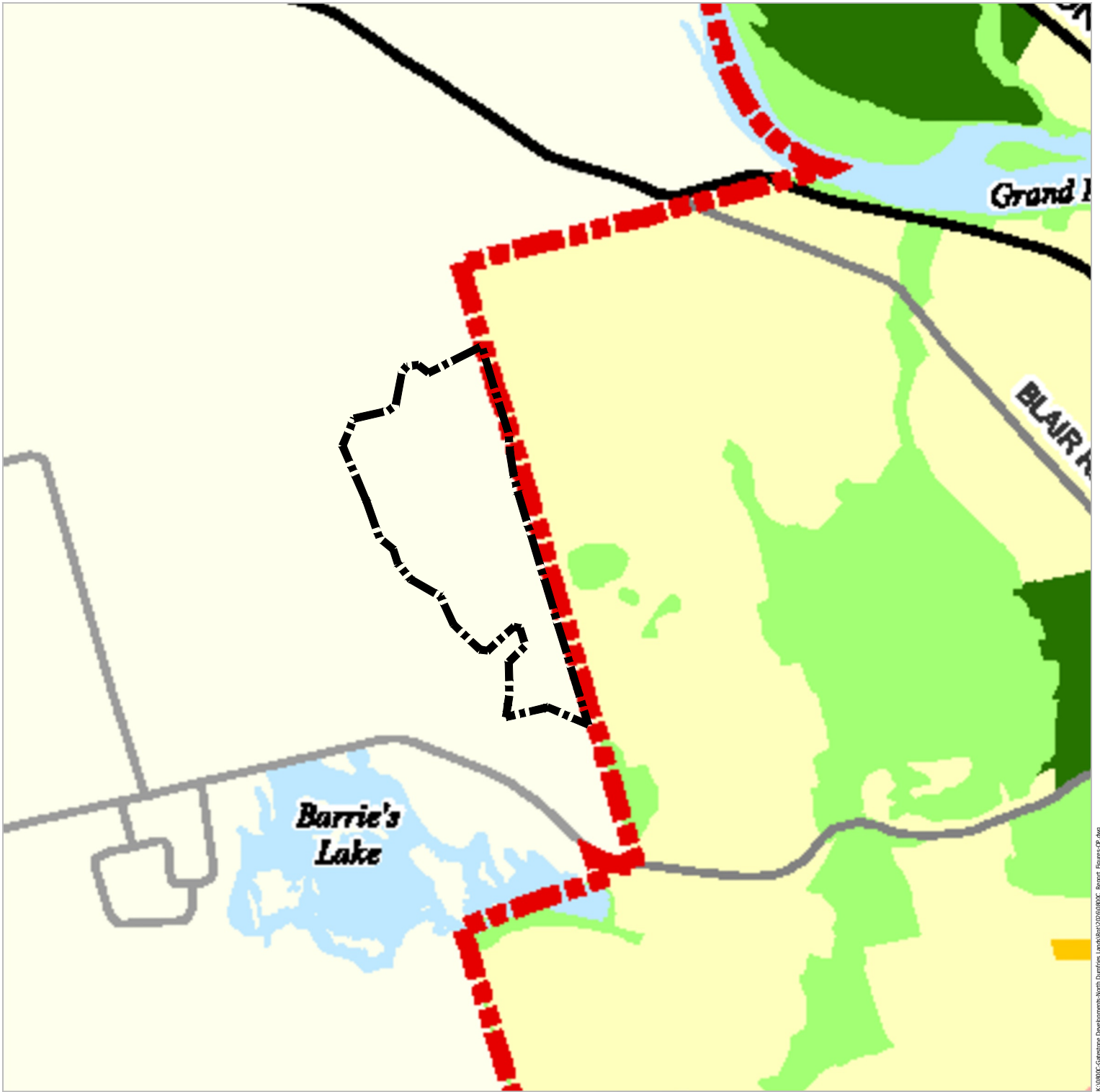


Figure 14 - City of Cambridge Official Plan - Map 10 - Floodplains

-  Westwood Village (Phase 2) Community
-  City Limits
-  Regulatory Storm Floodplain (GRCA)
-  Watercourse





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Figure 15 - City of Cambridge Official Plan - Map 2 - General Land Use Plan

-  Westwood Village (Phase 2) Community
-  City Limits

Designations




-  Low/Medium Density Residential
-  Recreation, Cemetery, Open Space
-  Natural Open Space System





Figure 16 - Township of North Dumfries Zoning Map - North Central





-  Westwood Village (Phase 2) Community
-  Site-specific Zoning Exemption
-  1 - Agriculture
-  3 - Rural Residential





Figure 17 - City of Cambridge Zoning Bylaw 150-85

- Subject Lands
- Low Density Residential
- Open Space
- Institutional



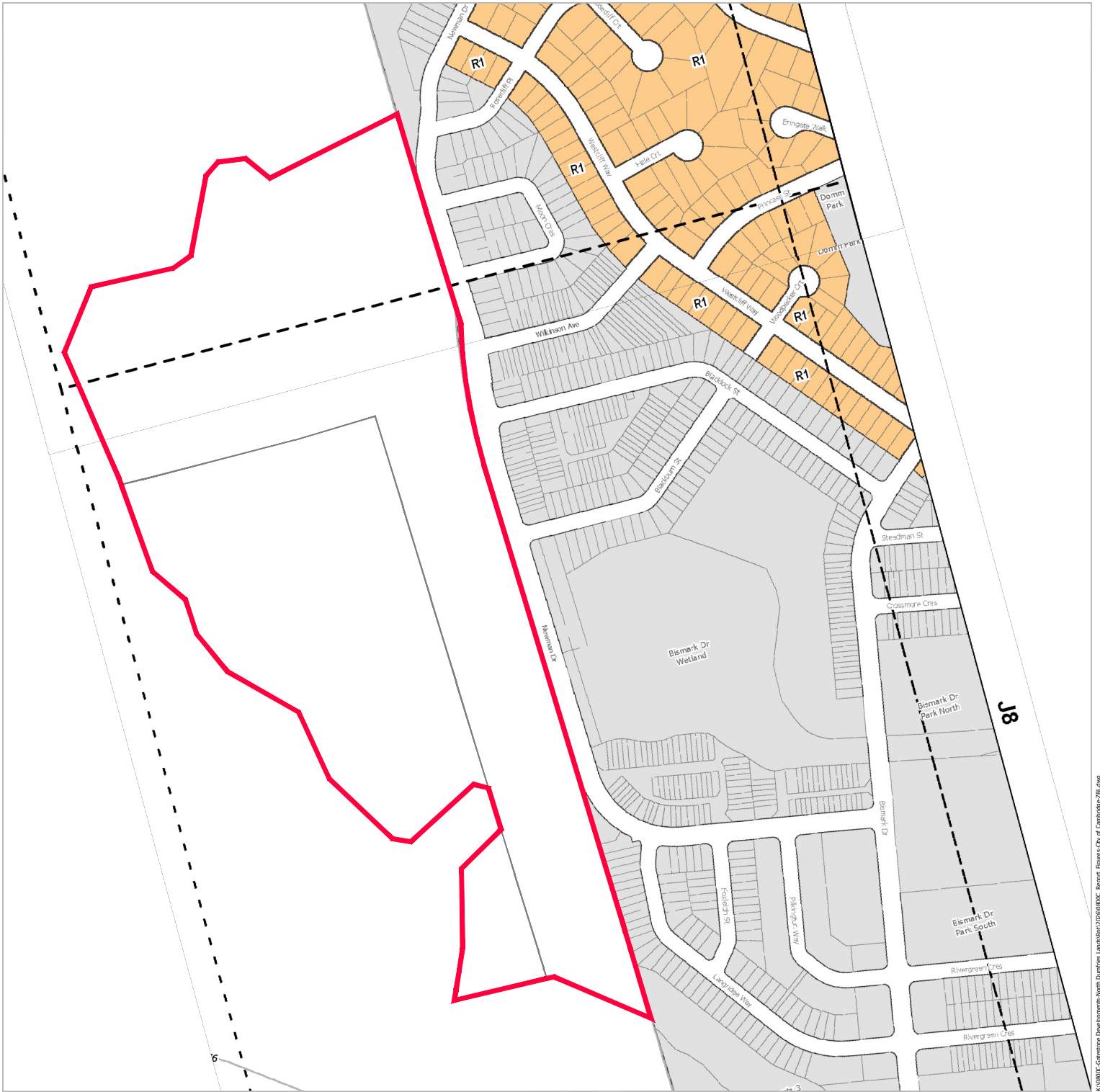


Figure 18 - City of Cambridge Zoning Bylaw 26-007 - Zoning Maps J7 & H7

- Subject Lands
- Deferred Area Subject to By-Law 150-85
- Residential One (R1) Zone



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7.0 Summary of Reports

A significant amount of fieldwork, monitoring and analysis has occurred and has informed the content of the official plan amendment, the proposed community design, plans of subdivision and amending zoning by-law. This work has been summarized in a number of reports that have been relied upon in evaluating consistency/conformity with the land use planning framework. An overview of the findings and conclusions of the various reports is summarized below.

7.1 Urban Design Guidelines

The Urban Design Guidelines prepared by MHBC Planning are updated to reflect the updated Draft Plans of Subdivision.

Implementation of the Urban Design Guidelines will ultimately ensure that the Phase 2 Community will achieve a high level of design that is sustainable and compatible with the Westwood Village (Phase 1) Community.

7.2 Scoped Environmental Impact Study

A Scoped Environmental Impact Study was prepared by WSP Canada Inc. and concludes the following:

- The Draft Plan is consistent with and builds on all recommendations in the MESP NES. Further, the plan was prepared with input from WSP ecologists and has had appropriate regard for environmental features. The Draft Plan accurately delineates the surveyed limits of natural features and the subdivision limits are based on recommended setbacks, with the intervening buffer area proposed to be zoned for open space purposes.
- The natural environment review and site investigations have fulfilled the role of addressing ecosystem features / functions and identifying opportunities, constraints, mitigation and enhancement strategies.
- Guidance documents such as the Township Official Plan and Cambridge Official Plan recognize and anticipate that changes in the landscape matrix will occur. Most notably, this area is undergoing a shift in land use from agricultural to urban residential.
- The present work implements the Township and City objectives, providing a detailed review and recommendations for the Subject Property and adjacent lands. This is consistent with the consideration of ecosystem function.

The areas to be retained (e.g., the Natural Heritage System components) and recommended setbacks mitigate potential direct and indirect impacts to the features and functions, including the CEF (PSW or Significant Woodland), aquatic habitat and habitat for *Species of Conservation Concern*, including SAR.

- These NHS features will be retained in full and protected with setbacks, buffer enhancement, fencing, wildlife exclusion measures, signage, and stewardship measures.
- The form and function of NHS natural areas will be maintained with implementation of the identified SWM strategy which includes Enhanced surface water quality control, quantity control and post-development maintenance of surface and groundwater inputs.
- Other recommended measures will enhance the ecological linkage, buffers and create specialized habitat. Native species plantings, with wildlife habitat structures / target habitat is

proposed in the buffer and corridor. These will add habitat diversity, increase the size of the natural features, increase the effectiveness of the buffer, and provide an overall net benefit.

The conclusions and recommendations of the MESP have been confirmed and updated fieldwork and analyses have been refined to address specifics of the development proposal. No substantive changes to existing conditions were identified through 2014 - 2015 and 2019 – 2024 fieldwork. With the proper implementation of the recommended protection, mitigation and enhancement measures identified in the EIS, residual impacts to retained natural heritage features are anticipated to be minor or negligible.

7.3 Functional Servicing Report

A Functional Servicing Report was prepared by MTE Consultants to provide a servicing strategy for the proposed subdivisions, which implements the approved Cambridge West Master Environmental Servicing Plan, and outlines how the subdivisions can be developed on full municipal services, including sanitary sewage collection, domestic water, storm drainage, and utilities.

The report concludes that development is designed to implement the Cambridge West Master Environmental Servicing Plan such that:

- The proposed development can be adequately serviced for sanitary and storm through the extension of the existing gravity sewers along Newman Drive.
- There is adequate capacity in the Galt Wastewater Treatment Plant to accommodate sanitary flow from the proposed development.
- Water supply for the proposed development can meet the pressure and flow demands through connections to the existing municipal water distribution system.
- Proposed grading for the roads and lots within the subdivision will be completed in compliance with City of Cambridge Design Standards, as will the design and construction of all streets.
- The subdivision can be serviced by utilities through the extension of existing lines.

The Functional Servicing Report demonstrates that the proposed development has adequate connection to municipal infrastructure and can be developed in accordance with the recommended solutions within the MESP and City standards.

7.4 Preliminary Stormwater Management Report

MTE Consultants prepared a Preliminary Stormwater Management Report to present the proposed plan detailing the stormwater quality, quantity, and water balance measures that will be provided for the proposed developments.

The report concludes that the stormwater management strategy will provide appropriate levels of quality, quantity, and water balance controls and meets the criteria outlined in the Cambridge West Community Master Environmental Servicing Plan. Enhanced quality control and quantity control can be accommodated by Stormwater Management Facility 2 and no modifications are required to the original design of the facility. Surface water to existing wetlands and other environmental features will be maintained in the post-development condition and erosion and sediment control during construction will be minimized.

The report recommends the following:

- That the stormwater management facility be retrofitted to provide controls of stormwater.

- That the preliminary design and modelling of the proposed stormwater management measures for the development be reviewed and re-confirmed at the time of final design.
- That the infiltration and surface water balance be reviewed and re-confirmed during final design.
- That sediment and erosion controls be implemented during construction.
- That Salt Management Plans be prepared for multiple residential blocks within the subject lands.

7.5 Transportation Impact Study

A Transportation Impact Study was completed by Paradigm Solutions Inc to determine the impact of the development traffic on the surrounding road network and the improvements required to accommodate future traffic. The original study was completed in 2021, which includes a determination of the current traffic and site conditions in the vicinity of the proposed development, estimates of background traffic growth in the area, estimates of the additional traffic that will be generated by the development, analyses of the impact of the additional traffic and recommendations on the remedial measures necessary to accommodate the future traffic in a satisfactory manner.

Since the previous study, the development concept has been updated to reflect a new unit count and the purpose of the addendum is to determine whether the conclusions and recommendations from the 2021 TIS remain valid with the latest development concept.

The Transportation Impact Study concludes that the proposed development is forecasted to generate slightly increased trips during peak hours since completion of the 2021 study. Traffic signals are unlikely to be warranted within the surrounding road network, although some left-turn lanes may be warranted under the 2031 total traffic conditions. There are no changes to the recommendations made in the 2021 TIS. Therefore, the Transportation Impact Study demonstrates that the proposed development will not impede on the overall transportation network.

8.0 Conclusions

In summary, the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Subdivision reflect sound land use planning practices, comprehensively consider the land use planning framework and reflect input received at the outset of the process. The proposals represent good planning for the following reasons:

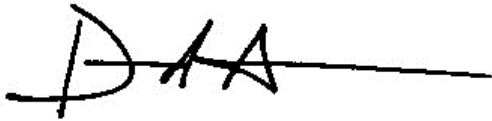
- The proposals appropriately consider the planning objectives and policies outlined in the Provincial Planning Statement (2024), and therefore, are consistent with the PPS.
- The proposals conform to the Regional Official Plan, Township of North Dumfries Official Plan, and the City of Cambridge Official Plan.
- The proposals meet the general intent of the Township of North Dumfries and City of Cambridge Zoning By-laws and appropriately implement the land use planning framework.
- A coordinated, integrated and comprehensive approach has been taken in designing the draft plans of subdivision.
- The proposals will contribute to achieving the greenfield density target of the Region of Waterloo Official Plan, Township of North Dumfries Official Plan, and City of Cambridge Official Plan.
- The proposals will contribute to a range and mix of dwelling units available within the broader area.
- The proposals will contribute to a complete community.
- The proposals represent the logical extension of the existing and planned land use and development pattern in the area and will seamlessly integrate with the Westwood Village (Phase 1) Community.
- Proposed development is located outside of the Blair-Bechtel-Cruikston ESL and appropriate mitigation measures are contemplated to ensure there are no negative impacts on adjacent environmental features or their ecological functions.
- The proposed subdivisions can be adequately serviced with planned infrastructure.
- The proposed subdivisions are well designed, connect to the planned active transportation network and support the potential introduction of transit service to the area.
- The proposed official plan amendment provides appropriate policy direction and when implemented, will achieve a well-designed community that is based on sound land use planning principles.
- The submissions satisfy study requirements identified at the pre-submission meeting.
- The recommended public consultation process exceeds the minimum requirements set out in the *Planning Act* and is intended to ensure active public and agency engagement such that issues are identified and can be addressed throughout the process.

It is concluded that the proposals are consistent with the PPS (2024), conform with the Regional Official Plan, Township of North Dumfries Official Plan, and the City of Cambridge Official Plan, and have had appropriate regard for Section 2 and Section 51 (24) of the *Planning Act*.

It is our professional planning opinion that the proposals represent good planning and should be considered for approval.

Respectfully submitted,

MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

Dave Aston, MCIP, RPP
Vice-President / Partner

A handwritten signature in black ink, appearing to read 'V. Gignac'.

Victoria Gignac, MCIP, RPP
Senior Planner

A

Appendix A: Proposed Official Plan Amendment

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW 26 –

Being a by-law of the Corporation of the Township of North Dumfries to adopt Amendment No. XX of the Township of North Dumfries Official Plan (2014), as amended with respect to land municipally known as Westwood Village (Phase 2).

WHEREAS sections 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended empower the Township of North Dumfries to adopt an Official Plan and make amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the Township of North Dumfries enacts as follows:

1. **THAT** amendment No. XX to the Township of North Dumfries Official Plan (2014) shall apply to lands legally described as Part of Lots 13 and 14, Concession 11 and Part of Road Allowance between Concessions 11 and 12, in the Township of North Dumfries; Regional Municipality of Waterloo; and shown on Schedule 'A' attached hereto and forming part of the By-law (herein referred to as *'the Lands'*);
2. **THAT** Amendment No. XX to the Township of North Dumfries (2014) as amendment, consisting of the text and attached map, is hereby adopted;
3. **AND THAT** this By-law shall come into full force and effect upon the final passing thereof.

Enacted and Passed this XX day of MONTH, 2026.

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. XX, By-law No 26 -

The purpose and effect of this Official Plan Amendment No. XX (OPA XX) to the Township of North Dumfries (2014), as amended, is to add a new Special Specific Policy Area to redesignate the lands from 'Urban Area' to 'Low/Medium Density Residential', 'High Density Residential', and 'Natural Open Space System' to implement a comprehensively planned residential development on the lands known municipally as Westwood Village (Phase 2), as shown on Appendix A attached hereto.

Amendment No. XX to the Township of North Dumfries Official Plan

1. Map 2 – Planned Township Structure of the Township of North Dumfries is hereby amended to reference Westwood Village (Phase 2) Special Policy Area 2.6.XX as shown on Schedule 'A' attached hereto;
2. Section 2.6 of the Township of North Dumfries Official Plan is hereby amended by adding Map 2.XX – Special Policy Area 2.6.XX – Land Use Plan as shown on Schedule 'B' attached hereto; and,
3. Section 2.6 of the Township of North Dumfries Official Plan is hereby amended by adding text as 2.6.XX with the following:

Westwood Village (Phase 2) Special Policy Area 2.6.XX

1. The Township of North Dumfries recognizes two residential designations which are identified on Map 2.XX:
 - i) Low/Medium Density Residential;
 - ii) High Density Residential

The following policies shall apply to the residential land use designations:

- i) A Neighbourhood Park shall be permitted in Low/Medium Density Residential designation.
- ii) Low Density Residential:
 - a) Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.

iii) High Density Residential:

- a) Lands in a High Density Residential designation may be developed and used for residential uses such as apartment buildings and mixed use *development* provided the non-residential component does not exceed 50% of the total building floor area.
- b) The density target for new development in the High Density Residential designation will be implemented through such means as the approval of plans of subdivision as well as site specific development applications and have a minimum 0.5 Floor Space Index and maximum 2.0 Floor Space Index with a maximum height of 15 storeys.

- iv) Mix of Residential Unit Types: The development will plan and provide for the development of affordable housing, both home ownership and rental housing to promote complete communities, and meet the needs of all residents through a minimum of 30 percent of new residential dwelling units to be planned in forms other than single-detached and semi-detached dwellings, and may include housing forms such as street front townhouses and multiple residential units

2. The Township of North Dumfries recognizes the Natural Open Space System designation, which are identified on Map 2.XX – Special Policy Area – Land Use Plan

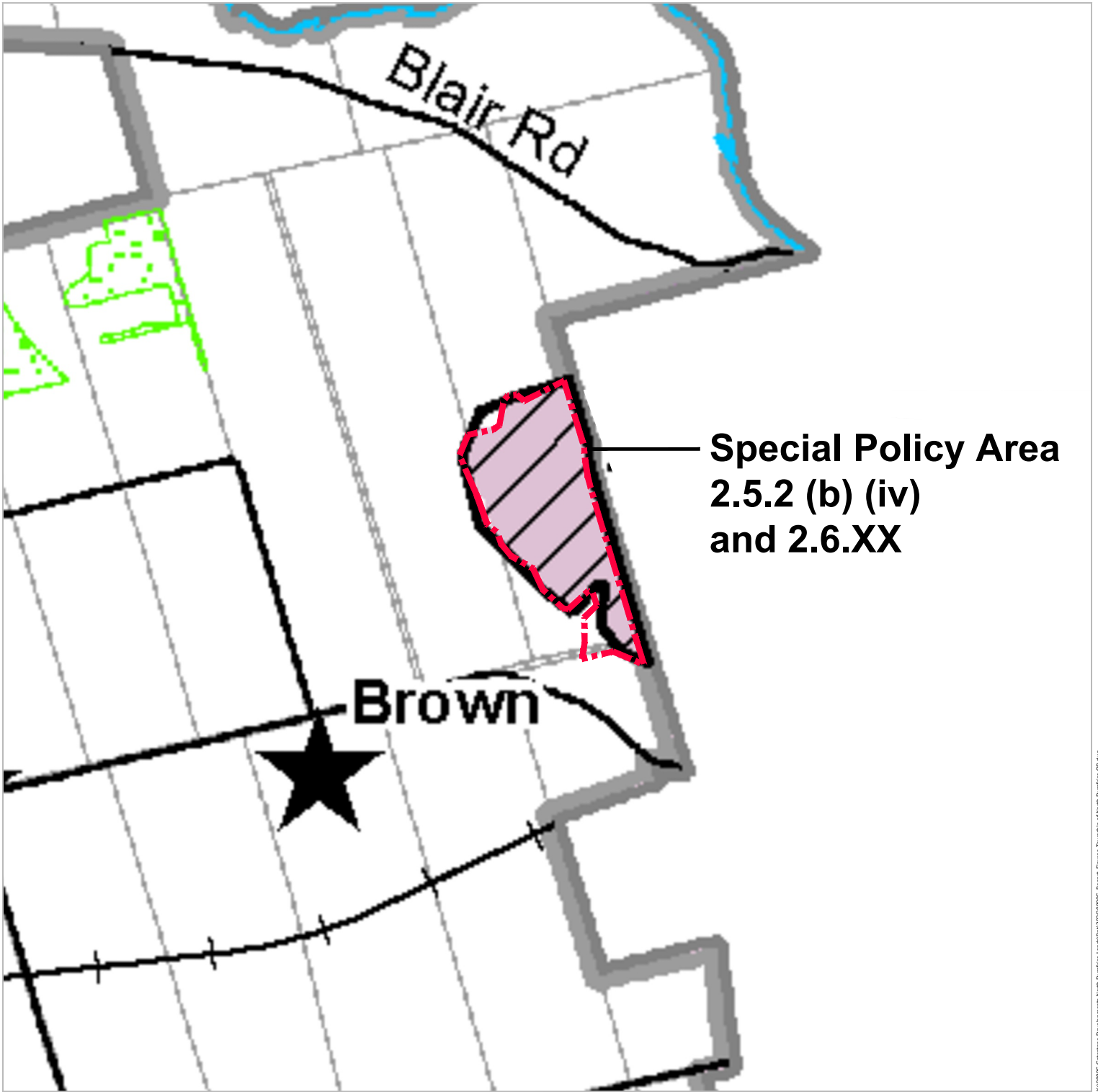
The following policies shall apply to the Natural Open Space System

- i) Natural Open Space System: consists of Core Environmental Features, watercourses and shorelines, and the regulatory one-zone floodplain. This designation may also include additional hazard lands such as steep slopes, approved buffers as determined through the planning process, or publicly owned natural open space; and
- ii) Natural Open Space System - This Plan recognizes existing uses within this designation. Maintenance of existing uses is permitted. Expansions to existing uses will require an Environmental Impact Statement in accordance with the policies in Chapter 3 of this Plan. Lands identified as natural heritage system in Chapter 3 of this Plan and/or floodplain shall be

subject to the limitations for development imposed by applicable regulations and agencies.

iii) The following are permitted uses on lands designated Natural Open Space System:

- a) a conservation area of the GRCA;
- b) a flood or erosion hazard control facility approved by the GRCA;
- c) a wildlife, wetland or fishery management project or other ecological rehabilitation program approved by the Province and in conformity with policies and regulations of other government agencies;
- d) the management and harvesting of timber in accordance with good forestry practice. Landowners are encouraged to protect and maintain significant woodlands or natural features containing old growth and forest interior conditions;
- e) a wildlife sanctuary;
- f) passive recreational activities, trails and outdoor education or research which do not threaten the natural features and their ecological functions;
- g) any existing agricultural activity described in Chapter 8 of this Plan where such activity is compatible with the existing natural environment of the area and where no building or structure is constructed without the approval of the GRCA; and h) an arboretum.

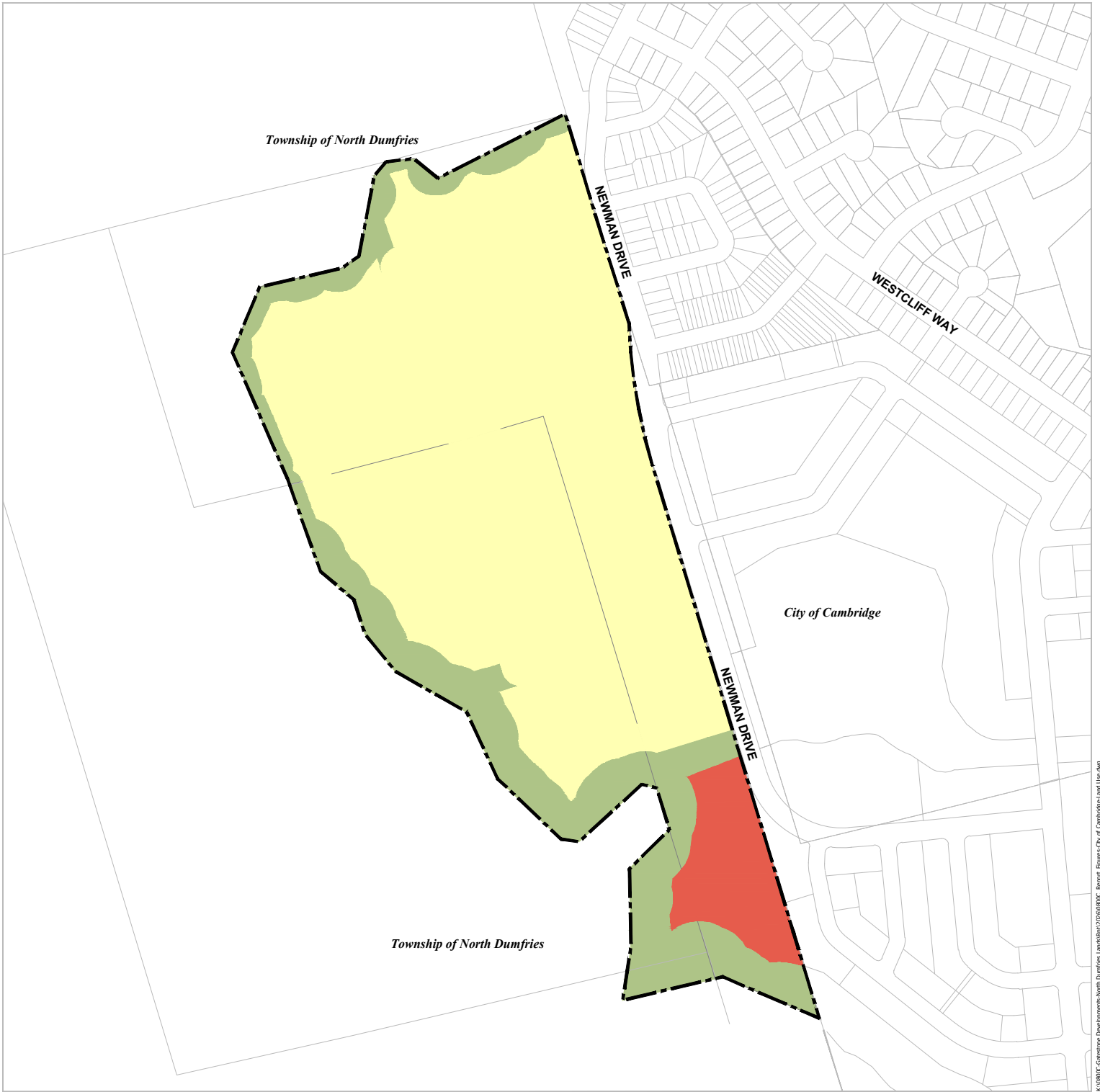


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Schedule A - Township of North Dumfries Official Plan - Map 2 - Planned Township Structure





-  Westwood Village (Phase 2) Community
-  Urban Area Boundary
-  Designated Greenfield Area
-  Rural Settlement Area
-  Open Space





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Schedule B - Special Policy Area 2.6.XX - Land Use Plan

- Legend**
-  Subject Lands
 -  Low/Medium Density Residential
 -  High Density Residential
 -  Natural Open Space System



B

Appendix B: Proposed Zoning By-law Amendment

**THE CORPORATION OF THE TOWNSHIP OF
NORTH DUMFRIES BY-LAW XX-XXXX**

Being a By-law to amend Zoning By-law 689-83, as amended, with respect to lands known as Westwood Village (Phase 2) Community.

WHEREAS Council of the Township of North Dumfries has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this By-law;

WHEREAS this by-law conforms to the Township of North Dumfries Official Plan, as amended;

AND WHEREAS, Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held _____, and that a further public meeting is not considered necessary in order to proceed with this Amendment,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the Township of North Dumfries enacts as follows:

1. **THAT** this By-law shall apply to the lands described as Westwood Village (Phase 2), Township of North Dumfries, Regional Municipality of Waterloo; and as shown on Schedule A attached hereto and forming part of this By-law;
2. **THAT** Schedule 'A' to the Township of North Dumfries Zoning By-law 689-83, as amended, is hereby amending Section 20 to add site-specific exemptions to change the zoning classification of the lands shown in heavy black lines in the attached Schedule 'A' to this By-law from Zone 1 – Agriculture to the following:

Section 20.1.XX Westwood Village (Phase 2)
Community

- a. Residential Two (R2) Zone
- b. Residential Three (R3) Zone
- c. Environmental Protection (EP) Zone

3. **THAT** the Township of North Dumfries Zoning By-law No. 689-83, as amended, is hereby further amended by adding the following subsections under Section 20.1.XX thereof:

Residential Two (R2) Zone

1. The following uses are permitted in the R2 zone:
 - a. Additional residential unit
 - b. Apartment dwelling
 - c. Back-to-back townhouse dwelling
 - d. Bed and breakfast establishment
 - e. Home childcare
 - f. Home occupation
 - g. Long-term care home
 - h. Multiple dwelling
 - i. Retirement home
 - j. Semi-detached dwelling
 - k. Single-detached dwelling
 - l. Stacked townhouse dwelling
 - m. Townhouse dwelling
2. The following regulations shall apply to **single-detached dwellings** in the R2 zone:
 - a. The minimum required lot frontage shall be 9.0 metres.
 - b. The minimum required front yard shall be 3.0 metres.
 - c. The minimum required front yard to garage shall be 6.0 metres.
 - d. The minimum required exterior side yard shall be 2.4 metres.
 - e. The minimum required rear yard shall be 6.0 metres.
 - f. The minimum required interior side yard shall be 1.20 metres on one side and 0.6 metres on the other side.
 - g. The maximum building height shall be 11.0 metres.
 - h. The minimum landscaped open space shall be 25%.
 - i. The wall of an attached private garage facing the street shall be recessed a minimum of 1.0 metres from the front wall of the dwelling that faces the same street.
4. The following regulations apply to **attached dwellings** in the R2 zone:

- a. The minimum required lot frontage shall be 5.5 metres.
- b. The minimum required front yard shall be 3.0 metres.
- c. The minimum required front yard to garage shall be 6.0 metres.
- d. The minimum required exterior side yard shall be 2.4 metres.
- e. The minimum required rear yard shall be 6.0 metres.
- f. The minimum required interior side yard is 1.2 metres on one side and 0 metres on the other side.
- g. The maximum building height is 11 metres.
- h. The minimum landscaped open space shall be 25%.
- i. The wall of an attached private garage facing the street shall be recessed a minimum of 1.0 metres from the front wall of the dwelling that faces the same street.

Residential Three (R3) Zone

1. The following uses are permitted in the R3 zone:
 - a. Additional residential unit
 - b. Apartment dwelling
 - c. Back-to-back townhouse dwelling
 - d. Bed and breakfast establishment
 - e. Group home
 - f. Home childcare
 - g. Home occupation
 - h. Long-term care home
 - i. Multiple dwelling
 - j. Retirement home
 - k. Semi-detached dwelling
 - l. Single-detached dwelling
 - m. Stacked townhouse dwelling
 - n. Townhouse dwelling
2. The following regulations apply to **attached dwellings** in the R3 zone:
 - a. The minimum required lot frontage shall be 5.5 metres.
 - b. The minimum required front yard shall be 3.0 metres.
 - c. The minimum required front yard to garage shall be 6.0 metres.
 - d. The minimum required exterior side yard shall be

- 2.4 metres.
 - e. The minimum required rear yard shall be 6.0 metres.
 - f. The minimum required interior side yard is 1.2 metres on one side and 0 metres on the other side.
 - g. The maximum building height is 11 metres.
 - h. The minimum landscaped open space shall be 25%.
 - i. The wall of an attached private garage facing the street shall be recessed a minimum of 1.0 metres from the front wall of the dwelling that faces the same street.
3. The following regulations apply to **multiple dwellings** in the R3 zone:
- a. The minimum required lot frontage shall be 30.0 metres.
 - b. The minimum required front yard shall be 4.5 metres.
 - c. The minimum required exterior side yard shall be 4.5 metres.
 - d. The minimum required rear yard shall be 7.5 metres.
 - e. The minimum required interior side yard is 3.0 metres.
 - f. The maximum building height shall 15 storeys.
 - g. The Minimum private amenity area and common amenity area shall be 8m² per dwelling unit.
 - h. The minimum landscaped open space shall be 30%.
 - i. A development containing less than 20 dwelling units is not required to provide common amenity area.
 - j. A minimum of 50% of the amenity area shall be provided as common amenity area.
 - k. For buildings with 7 storeys and above:
 - i. The minimum step-back of a building from the edge of exterior walls of the sixth storey shall be 0.0 metres.
 - ii. The maximum total building length shall be 80 metres.
 - iii. The maximum floor area for any storey above 7 shall be 3,000m².

Environmental Protection (EP) Zone

1. The following uses are permitted in the EP zone:
 - a. Agricultural use
 - b. Conservation use
 - c. Park
2. The following regulations apply to buildings or structures in the EP zone:
 - a. The minimum required lot frontage shall be 0.0 metres.
 - b. The minimum required lot area shall be 0.0 metres.
 - c. The minimum required front yard shall be 9.5 metres.
 - d. The minimum required rear yard shall be 9.5 metres.
 - e. The minimum required interior side yard shall be 9.5 metres.
 - f. The minimum required exterior side yard shall be 9.5 metres.
 - g. The maximum building height shall be 11.0 metres.

Enacted and passed this _____ day of _____,
2026





MAYOR

CLERK



Schedule A - Proposed Zoning Schedule

Lands to be zoned:

-  Residential Two (R2) Zone
-  Residential Three (R3) Zone
-  Environmental Protection (EP) Zone
-  Open Space (OS) Zone

