

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-XXX

Being a by-law to amend Zoning By-law 150-85, as amended with respect to lands municipally known as 214 and 216 Union Street North, and 229 and 231 Anne Street

WHEREAS Council of the City of Cambridge 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 City of Cambridge 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 May 7th, 2024, 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 City of Cambridge enacts as follows:

1. **THAT** this by-law shall apply to lands described as PART LOTS 8, 9 & 10 NORTH SIDE DUKE STREET PLAN 521 CAMBRIDGE, BEING PARTS 16, 17, 18 AND 19 58R20268; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 18 & 19, 58R20268 AS IN WR1173887; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 58R21423 AS IN WR1519217; City of Cambridge, Regional Municipality of Waterloo, as shown outlined in heavy black on Schedule 'A' attached hereto and forming part of this by-law;
2. **AND THAT** Schedule 'A' to City of Cambridge Zoning By-law 150-85, as amended, is hereby amended by changing the zoning classification of the lands shown in heavy black in the attached Schedule 'A' to this By-law from RM3 s.4.1.299 to RM4 s.4.1.475;
3. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection under section 4.1 thereof:

4.1.475 214 and 216 Union Street North and 229 and 231 Anne Street

 1. Notwithstanding the provisions of section 3.1.2.3 (a) of this By-law, the

following regulations shall apply to the lands in that RM4 zone classification to which parenthetical reference to “s.4.1.475” is made on Schedule ‘A’ attached to and forming part of this By-law:

- a) The minimum lot frontage for One Attached Dwelling Unit shall be 8.5 meters.

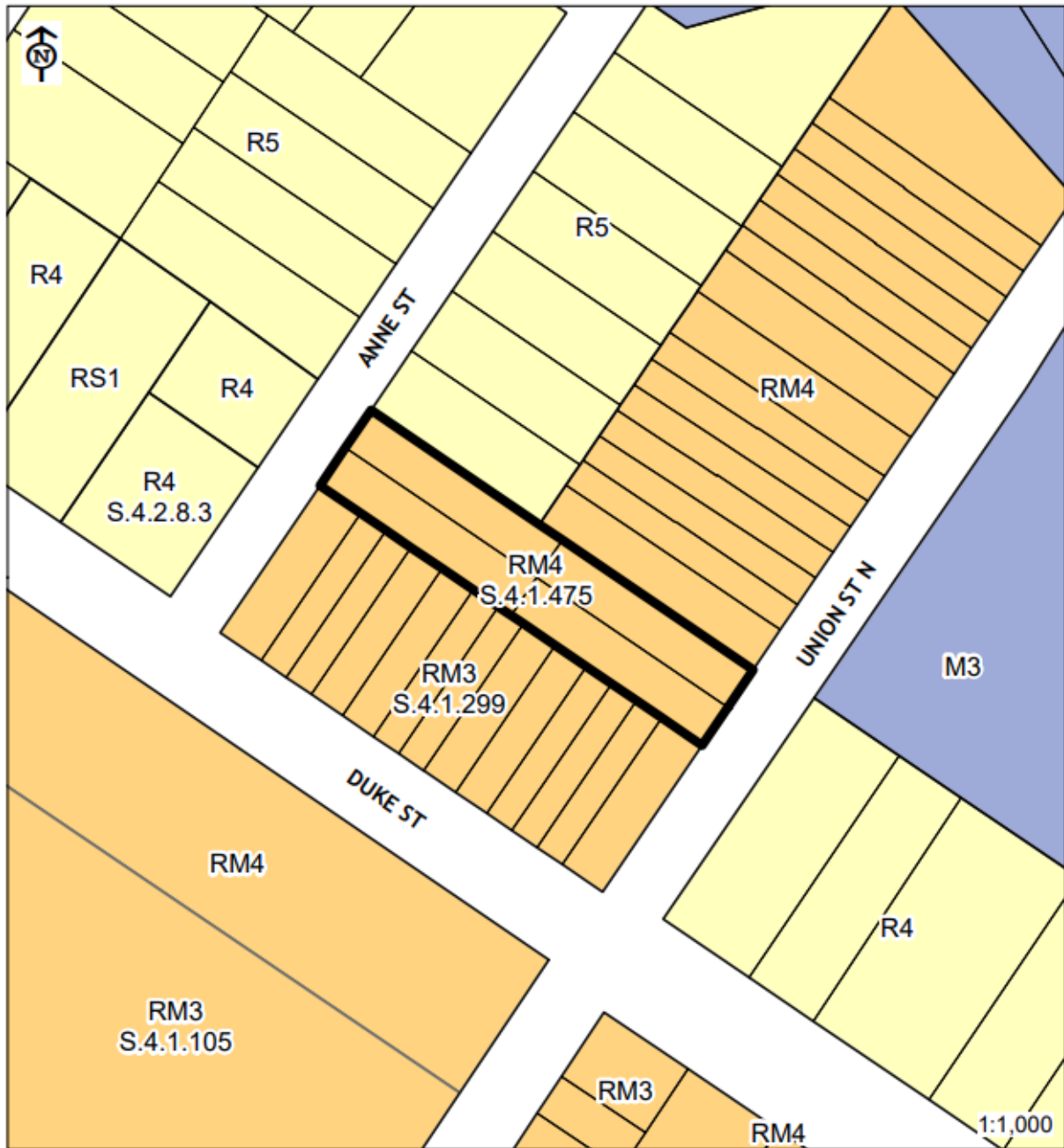
- 4. **AND FURTHER THAT** this By-law shall come into force and effect on the date it is enacted and passed by Council of The Corporation of the City of Cambridge, subject to notice hereof being circulated in accordance with the Planning Act and Ontario Regulation 545/06.

Enacted and Passed this 28th day of May, 2024.

MAYOR

CLERK

Schedule A



This is Schedule A attached to and forming part of By-law



Lands affected by the by-law

Zoning Classification

MEDIUM HIGH DENSITY RESIDENTIAL



LOW DENSITY RESIDENTIAL



INDUSTRIAL



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Purpose and Effect of By-law No 24-XXX

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as PART LOTS 8, 9 & 10 NORTH SIDE DUKE STREET PLAN 521 CAMBRIDGE, BEING PARTS 16, 17, 18 AND 19 58R20268; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 18 & 19, 58R20268 AS IN WR1173887; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 58R21423 AS IN WR1519217; in the City of Cambridge, Regional Municipality of Waterloo from RM3 s.4.1.299 zone to RM4 s.4.1.475 zone to permit two semi-detached dwellings on the subject lands, for a total of four dwelling units with site specific provision to allow a reduced lot frontage of 8.5 metres for each unit/lot.