

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 24-XXX

Being a By-law to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as 10 and 20 Guelph Avenue.

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 October 15, 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 municipally addressed as 10 and 20 Guelph Avenue and legally described as PIN 03757-0888 - PART LOT 11, PLAN 802 AND PART LOTS 22, 25 AND 26, NORTH SIDE OF QUEEN STREET AND WEST SIDE OF GUELPH AVENUE, PLAN 540, DESIGNATED AS PARTS 7 TO 23, 58R17796 SAVE AND EXCEPT PARTS 2, 3 AND 4, 58R-20265. SECONDLY: PART LOT 25, NORTH SIDE OF QUEEN STREET AND WEST SIDE OF GUELPH AVENUE, PLAN 540 AND PART OF LOT 11, PLAN 802, DESIGNATED AS PART 5, 58R20265.; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7, 12, 14, 15, 16, 17, 18 AND 19, 58R17796 AS IN WR1208868; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 9 & 10, 58R17796 AS IN WR1208870; SUBJECT TO AN EASEMENT IN GROSS AS IN WR1208872; SUBJECT TO AN EASEMENT IN GROSS AS IN WR1208874; SUBJECT TO AN EASEMENT IN GROSS AS IN WR1208876; CITY OF CAMBRIDGE and PIN 03757-0299 - PT LT 25 N/S QUEEN ST & W/S GUELPH ST PL 540 CAMBRIDGE; PT LT 26 N/S QUEEN ST & W/S GUELPH ST PL 540 CAMBRIDGE PT 2 67R3039; T/W 416074; S/T WS611062, WS690425; CAMBRIDGE; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4, 58R17796 AS IN WR1208868; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3 TO 6, 58R17796 AS IN WR1208872; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3 TO 6, 58R17796 AS IN WR1208874; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3 TO 6, 58R17796 AS IN

WR1208876 in the 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. **THAT** Schedule 'A' to the City of Cambridge By-law 150-85, as amended, is hereby amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this By-law from 'Industrial' – M3 to 'Industrial' – M3 S.4.1.451.
3. **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:

"4.1.451 – 10 and 20 Guelph Avenue"

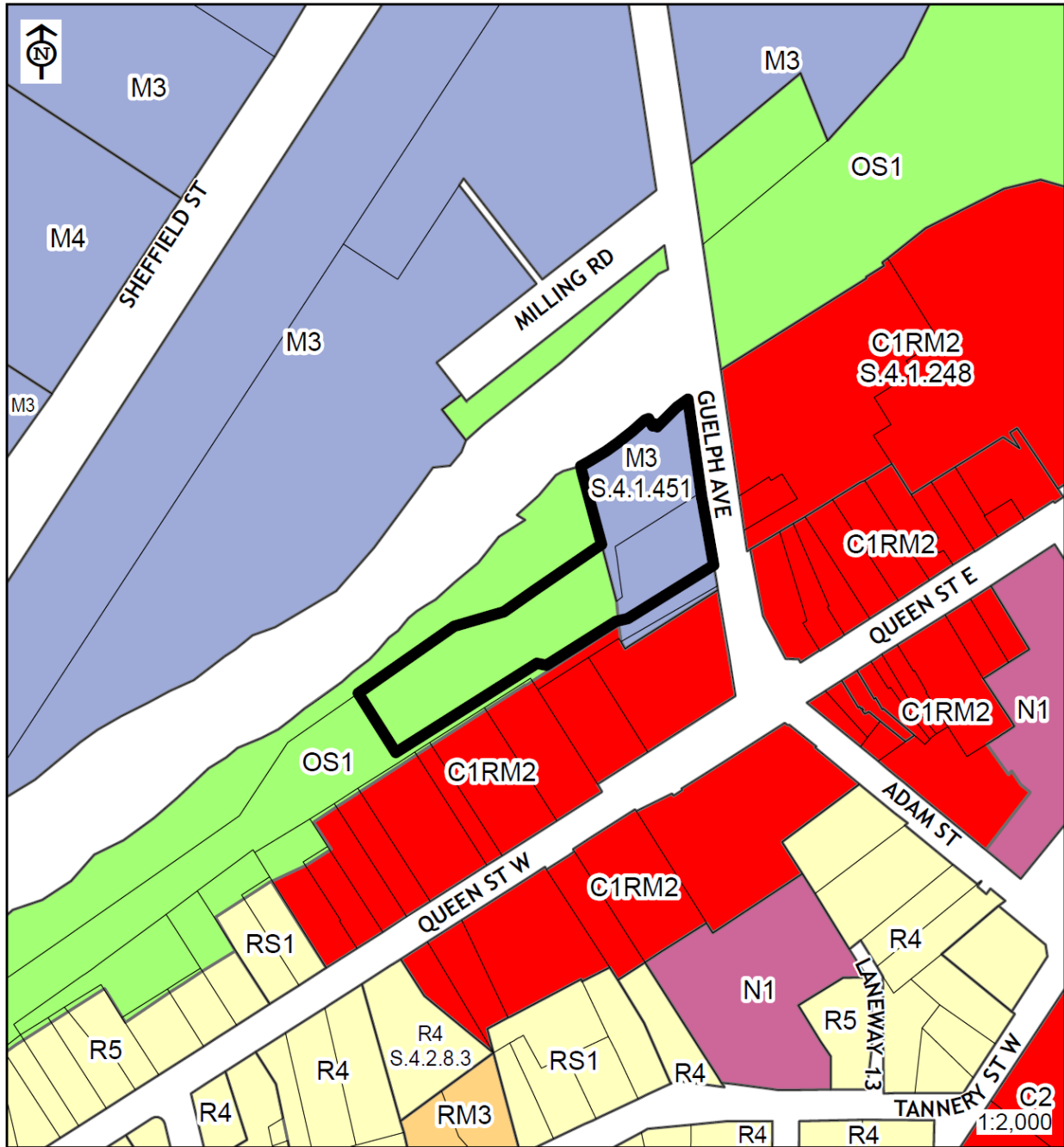
1. Notwithstanding the provisions of subsections 1.1.1, 2.2.1 and 3.4.3.1 of this By-law, the following regulations shall apply to the M3 zone classification to which parenthetical reference "S.4.1.451" is made on Schedule 'A' attached to and forming part of this by-law:
 - a) An "indoor golf facility" shall be permitted.
 - b) An "indoor golf facility" means a building or part thereof where the instruction of the game of golf is practiced from individual tees.
 - c) Parking shall be provided at a total minimum rate of 1 space per tee, and a minimum of 2 additional parking spaces for employees.
 - d) Geothermal Wells are prohibited on-site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
4. **AND 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 5th day of November, 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

- OPEN SPACE
- MEDIUM HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL

- INSTITUTIONAL
- INDUSTRIAL
- COMMERCIAL



Tuesday, October 1, 2024 9:59:08 AM
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Purpose and Effect

The purpose and effect of this By-law is to amend the zoning classification of the lands municipally addressed as 10 and 20 Guelph Avenue in the City of Cambridge, Regional Municipality of Waterloo from 'Industrial' – M3 to 'Industrial' – M3 s.4.1.451 with site specific provision to permit an indoor golf facility use and associated parking.