

10-20 Guelph Avenue, Cambridge  
Public Meeting  
Zoning By-law Amendment



October 15, 2024

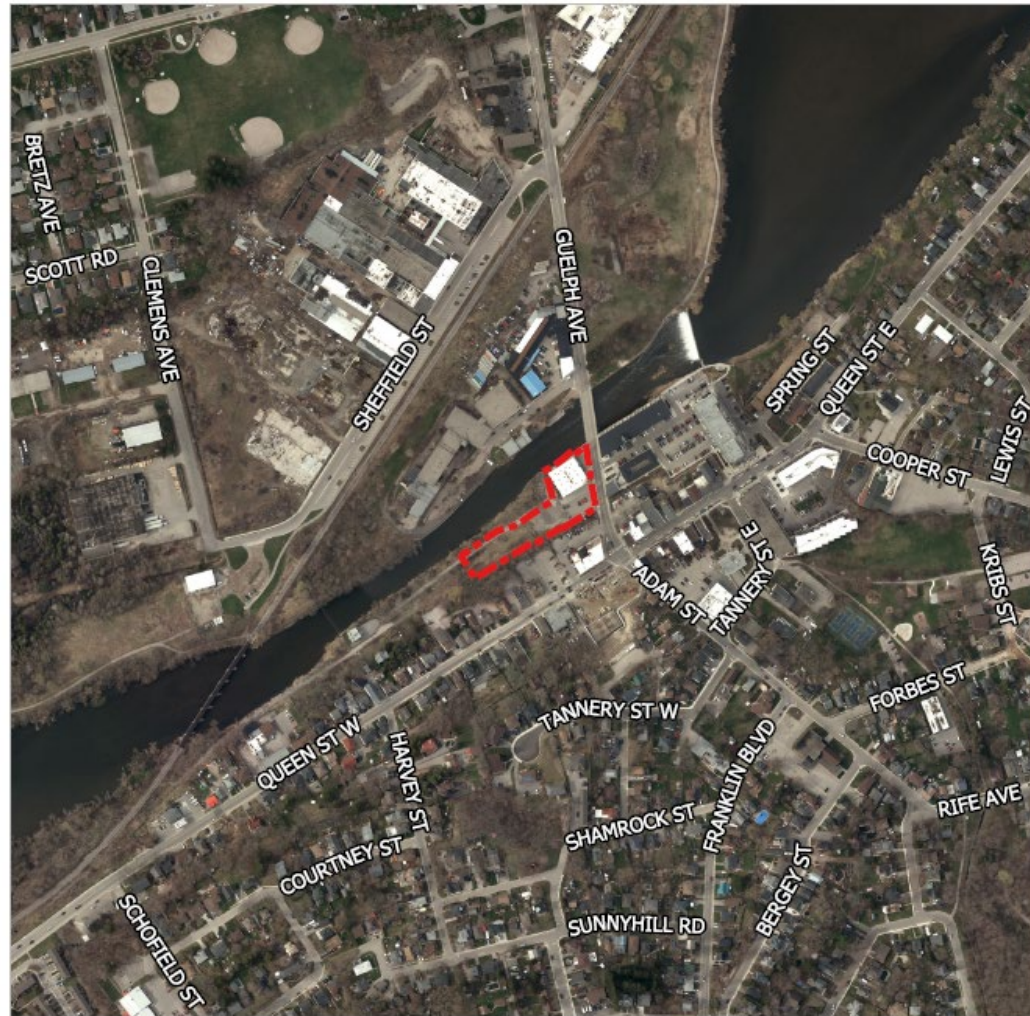
**1** INTRODUCTION

**2** PROJECT LOCATION

**3** PROPOSED DEVELOPMENT

**4** OFFICIAL PLAN AND ZONING BY-LAW

**5** CONCLUSION



<b>Figure Location Map</b>	<b>LEGEND</b>  Subject Lands	<b>Date:</b> September 2024
		<b>Scale:</b> 1:5,000
		<b>File:</b> 18112A
		<b>Drawn:</b> PL
		
		<small>K:\18112A\20 Guelph Ave\RPT\Report Figures.apx</small>
<b>10 &amp; 20 Guelph Ave.</b> City of Cambridge Region of Waterloo	<small>Source: Region of Waterloo 2022 Satellite Imagery</small>	 <b>PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</b> <small>100 THE CENTRAL EXPRESSWAY, SUITE 100, CAMBRIDGE, ON N1R 5S5, 503.333.3300   WWW.MHBC.COM</small>





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## OFFICIAL PLAN and ZONING BY-LAW

### Official Plan

- Community Core Area (Hespeler)
- Proposed commercial use is permitted

### Zoning By-law

- Industrial (M3)
- The proposed commercial use is not permitted

### Zoning By-law Amendment

- Permit an Indoor Golf Facility as a specific use within the M3 zone
- Establish a minimum parking rate of 1 space per tee and 2 spaces for employees

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**CONCLUSION:**

- **The use is permitted in the Official Plan**
- **No change to the site or additions to the building are required or proposed**
- **Surface parking already exists to support the use**
- **Appropriate use for the Hespeler Core and allows for a new use to occupy vacant space within an existing building**