

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-095

Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as Part of 655 Wesley Boulevard, Cambridge

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 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 August 13, 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 the lands legally described as Part 10 on 58R-22106, in the City of Cambridge, Regional Municipality of Waterloo as shown 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 (H)R4 to RM4 S.4.1.372.
3. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

"4.1.372 – Part 10 58R-22106;

Notwithstanding Sections 3.1.2.6 of Zoning By-law 150-85, as amended, the following regulations shall apply to the lands in the RM4 zone to which reference 'S.4.1.372' is made on Schedule 'A' attached to and forming part of this by-law:

- a) A maximum building height of 3 storeys is permitted for a single detached dwelling.
- b) A maximum building height of 4 storeys is permitted for a townhouse dwelling.

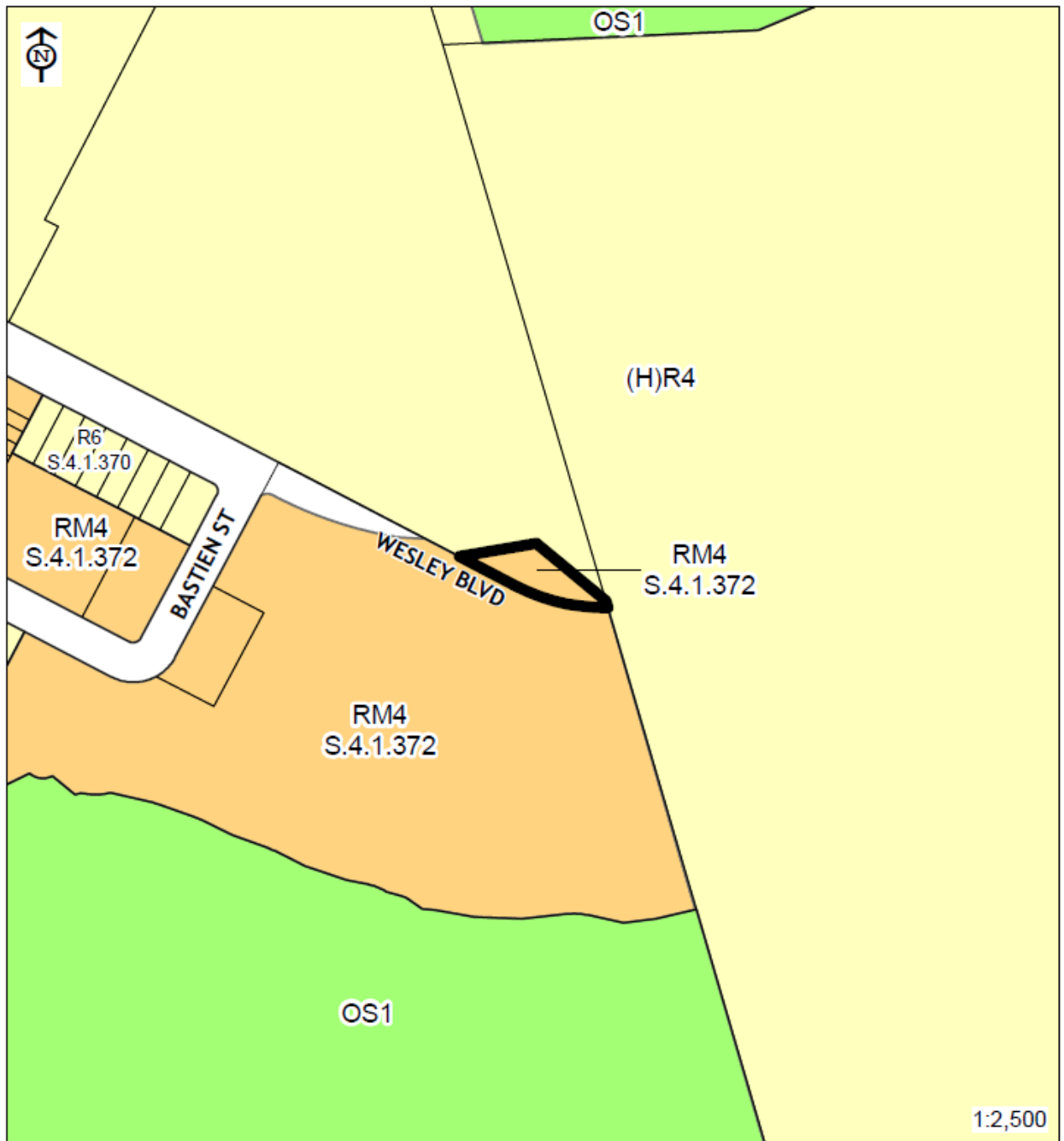
- c) Notwithstanding Section 1.1.13.1 of Zoning By-law 150-85, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the RM4 and S.4.1.372 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or exemption from part lot control.
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 8th day of October 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



Technology Services
GIS Division

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Tuesday, August 27, 2024 11:54:28 AM

Purpose and Effect of By-law No. 24-095

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part 10 on 58R-22106 in the City of Cambridge, Regional Municipality of Waterloo from (H)R4 to RM4 s.4.1.372 to be merged with Block 7 on 30T-13103 to facilitate the development of 182 townhouses.