

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-014

Being a by-law to amend Zoning By-law 150-85, as amended, with respect to land municipally known as 229, 235, 239 and 247 Royal Oak Road

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 March 21, 2023, in accordance with the requirements, 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 of Lots 26 and 27, Beasley's Broken Front Concession, Lots 1 to 3, Plan 1147 in the City of Cambridge, Regional Municipality of Waterloo and shown on Schedule 'A' attached hereto and forming part of the by-law;
2. **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 R1 and OS1 to M1 "s.4.1.481" and OS1 "s.4.1.481";
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:

4.1.481 229, 235, 239 and 247 Royal Oak Road

1. Notwithstanding the provisions of Section 3.4.2.1 (c), 3.4.2.2.(a), (h), (i), (k), (n), (r), (u) and (w) 3.4.3.1(l), and 3.4.3.2(f) and (k) of this by-law, the following regulations shall apply to the lands in that M1 zone classification to which parenthetical reference to "s.4.1.481" is made on

Schedule 'A' attached to and forming part of this by-law:

- a) In addition to those uses already prohibited in the M1 zone classification, the following additional uses are prohibited:
 - i. Motel and/or hotel
 - ii. Daycare and/or childcare centre
 - iii. Stamping, treating, refining and/or distilling of products, goods, materials, patterns, tools and dies
 - iv. A dry-cleaning plant in which a depot for the receipt and delivery of dry-cleaned articles may also be provided
 - v. A motor vehicle repair shop or auto body repair shop
 - vi. A lumber yard
 - vii. A propane transfer facility or private propane transfer facility
 - viii. An establishment for the display, sales and services of industrial and commercial motor vehicles and motorized equipment having a gross vehicle weight of at least 5600 kg
 - ix. An establishment for the storage and recycling of tires
 - x. A landscaping and garden centre sales and service
 - b) Industrial uses are only permitted within an enclosed building
 - c) No outdoor storage of any kind, including but not limited to; equipment; goods; materials; dumping; scrap metal, garbage or refuse shall be permitted
 - d) No speakers or other amplification equipment shall be permitted on the lands except within wholly enclosed buildings
 - e) Loading facilities, overhead bay or service bay doors shall only be permitted at the rear of buildings
 - f) A minimum side yard and/or rear yard of 20.0 metres abutting a residential use class zone
 - g) A solid fence not less than 1.8 metres in height shall be provided and maintained adjacent to residential use class zones
 - h) A minimum 3 metre enhanced planting strip shall be provided and maintained along the west side of the property where it abuts the residential use class zone. It shall be planted with perennial grasses and trees pursuant to Appendix 4 of the Zoning By-law to the satisfaction of the City
 - i) Visual screening for rooftop mechanical equipment is required
2. Notwithstanding the provisions of Section 2.2.1, the following

provisions will apply:

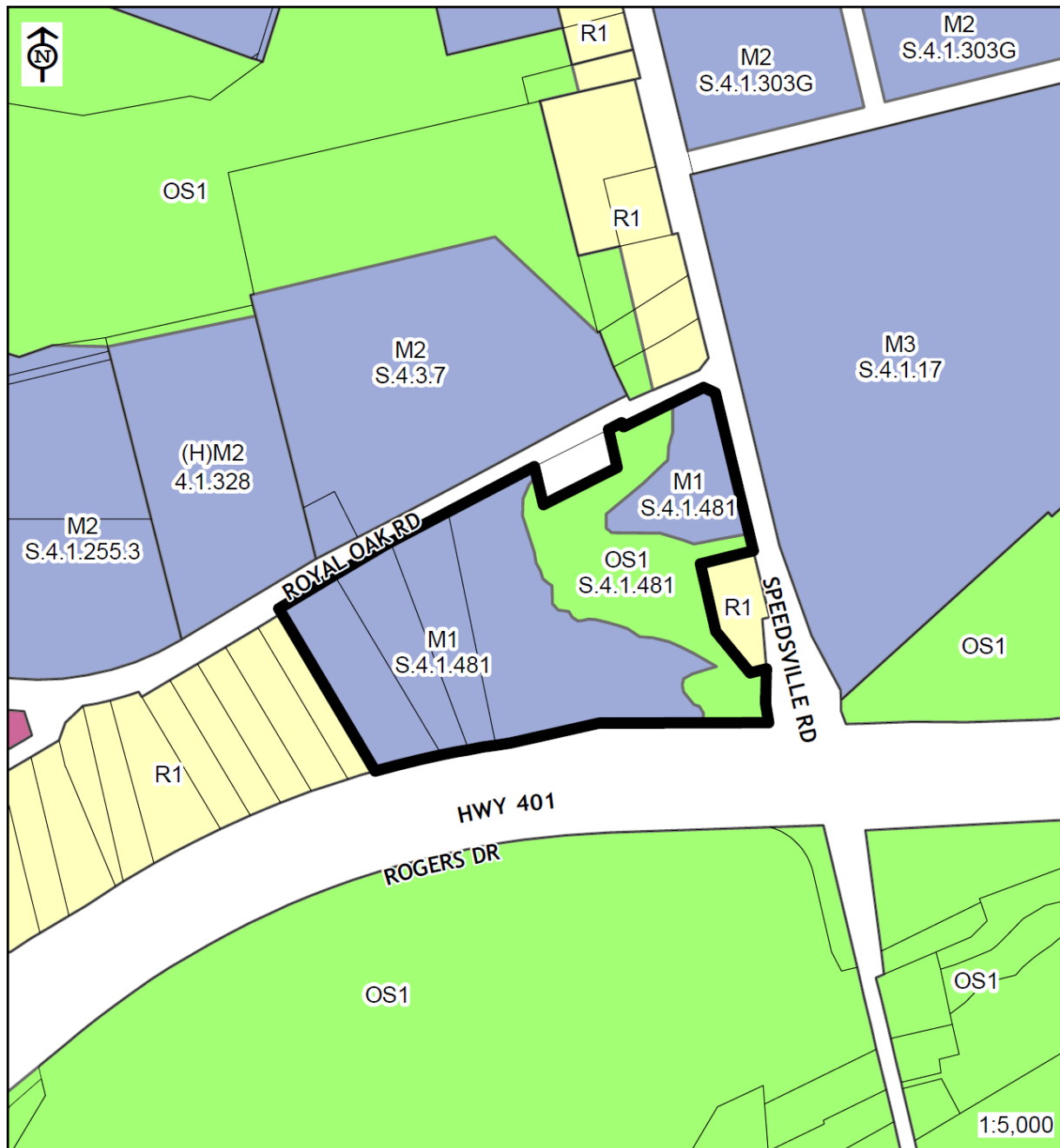
- a) A minimum parking requirement of 198 spaces for the building west of the Open Space zoning
 - b) A minimum parking requirement of 55 spaces for building east of the Open Space zoning
3. In addition to the provisions of Section 3.5.1.1, the following regulations shall apply to the lands in that OS1 zone classification to which parenthetical reference to “s.4.1.481” is made on Schedule ‘A’ attached to and forming part of this by-law:
- a) That the existing stone house, cellular tower, and gravel driveway be permitted.
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 88 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

ENACTED AND PASSED this 25th day of March, 2025

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
- LOW DENSITY RESIDENTIAL

INSTITUTIONAL

INDUSTRIAL



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Purpose and Effect of Zoning By-law No. 25-014

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part of Lots 26 and 27, Beasley's Broken Front Concession, Lots 1 to 3, Plan 1147 in the City of Cambridge, Regional Municipality of Waterloo, in the City of Cambridge, Regional Municipality of Waterloo from R1 and OS1 to the M1 "S.4.1.481" and OS1 s.4.1.481 to facilitate the development of two industrial buildings and protect the existing natural heritage feature on the subject lands.