

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-025

Being a by-law to amend Zoning By-law No.150-85, as amended, with respect to lands municipally known as 240 and 276 Limerick 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 a public meeting held on May 16, 2023, 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 240 and 276 Limerick Road, and legally described Part of Lot 6 Beasley's Broken Front Concession, described as 240 and 276 Limerick Road in the City of Cambridge, Regional Municipality of Waterloo, as shown outlined in heavy black on Schedule 'A' and Schedule 'B' attached hereto and forming part of this by-law;
2. **THAT** Map F5 of the City of Cambridge By-law 150-85, as amended, is hereby further amended by changing the zone classifications on the lands outlined in heavy black in the attached Schedule 'A' and Schedule 'B' to this by-law from R2, and (H)R3 to the RM4 s.4.1.483, RM4 s.4.1.484, RM4 s.4.1.485, RM4 s.4.1.486 and OS4 zones;

RM4 s4.1.483 – Block 1

Notwithstanding the provisions of Sections 1.1.1, 2.1.15, 2.2.2.3(f), 3.1.2.6.b, 3.1.2.6.c, 3.1.2.6.d, 3.1.2.6.i of this by-law, the following regulations shall apply to the lands in the RM4 s.4.1.483 zone on Schedule 'A' and Schedule 'B' attached to this by-law:

- i. Mixed Terrace Dwelling(s) (Stacked Townhouses) shall be subject to the following requirements:

Zone Provision	RM4 s.4.1.483
Maximum Density (Dwelling units per net residential hectare)	68.0
Front Yard adjacent to Limerick Road	3.3 m
Front Yard adjacent to Street 'A'	6.0 m
Minimum Exterior Side Yard from the Temporary Emergency Access	3.3 m
Minimum Common Amenity Area per Dwelling Unit	21.0m ² per dwelling unit
Minimum distance between a habitable room window on a floor less than 1 m above finished grade to the drive aisle	3.5 m

- i. Limerick Road and Street 'A' identified on Schedule 'B' to this by-law shall be deemed to be the Front Lot Lines.
- ii. The Temporary Emergency Access identified on Schedule 'B' to this by-law shall be deemed as the Exterior Side Lot Line.
- iii. No encroachments shall be permitted into the required Front yard or Exterior yard. All other yard encroachments as indicated in Section 2.1.15 are permitted.

RM4 s. 4.1.484 – Block 2

Notwithstanding the provisions of section 3.1.2.6(e) and 3.1.2.6(f) of this by-law, the following regulations shall apply to the lands in the RM4 S.4.1.484 zone on Schedule 'A' attached to this by-law:

- i. Linear Row House Dwellings shall be subject to the following requirements:

Zone Provision	RM4 s.4.1.484
Minimum Rear Yard	6.1 m (abutting R-Class Zone)
Maximum Lot Coverage	43.0%

RM4 s. 4.1.485 – Block 3

Notwithstanding the provisions of Sections 1.1.1, 2.1.15, 2.2.2.3(f), 3.1.2.6(b), 3.1.2.6(c), and 3.1.2.6(i) of this by-law, the following regulations shall apply to the lands in the RM4 s.4.1.485 zone on Schedule 'A' and Schedule 'B' attached to this By-law:

- i. Mixed Terrace Dwellings (Stacked Townhouses) shall be subject to the following requirements:

Zone Provision	RM4 s.4.1.485
Maximum Density (dwelling units per net residential hectare)	72.0
Minimum Front Yard	3.3 m from stairs
Minimum Common Amenity Area per Dwelling Unit	8.8 m ² per dwelling unit
Minimum distance between a habitable room window on a floor less than 1 m above finished grade to the drive aisle	3.0 m

- ii. Limerick Road and Street 'A' as indicated on Schedule 'B' to this by-law shall both be deemed as the Front Lot Lines.
- iii. No encroachments shall be permitted in the required Front Yard. All other yard encroachments as indicated in Section 2.1.15 are permitted.

RM4 s.4.1.486 – Block 4

Notwithstanding the provisions of Section 3.1.2.6(c), 3.1.2.6(d), 3.1.2.6(e) and 3.1.2.6(j) of this by-law, the following regulations shall apply to the lands in the RM4 s.4.1.486 Zone on Schedule 'A' attached to this by-law:

- i. Cluster Row House Dwelling(s) shall be subject to the following requirements:

Zone Provisions	RM4 S.4.1.486
Minimum Front Yard	4.5 m
Minimum Interior Side Yard	2.5 m

Zone Provisions	RM4 S.4.1.486
Minimum Rear Yard	7.0 m
Maximum number of attached dwelling units	8 attached <i>one-family dwelling units</i>

- ii. Notwithstanding the creation of the lot lines by registration of a condominium, the zoning regulations in the RM4 s.4.1.486 zone as set out herein, shall be applied to the entirety of the lands zoned RM4 s.4.1.486, not the individual lots created through condominium registration.

ENACTED AND PASSED this 29th day of April, 2025

MAYOR

CLERK

Map showing property lots and zoning designations. The central lot is outlined in black. Surrounding lots are labeled with zoning codes and area numbers (S.4.1.274, S.4.1.422, S.4.1.483, S.4.1.484, S.4.1.485, S.4.1.486). The map includes street names: Knotty Pine Ave, Duckworth Rd, Limerick Rd, Cherry Taylor Ave, River Forks Lane, and Halberstadt Cir. A north arrow is present in the top left corner. The scale is 1:1,800.

— Lands affected by the by-law

 OPEN SPACE

 MEDIUM HIGH DENSITY RESIDENTIAL

INSTITUTIONAL

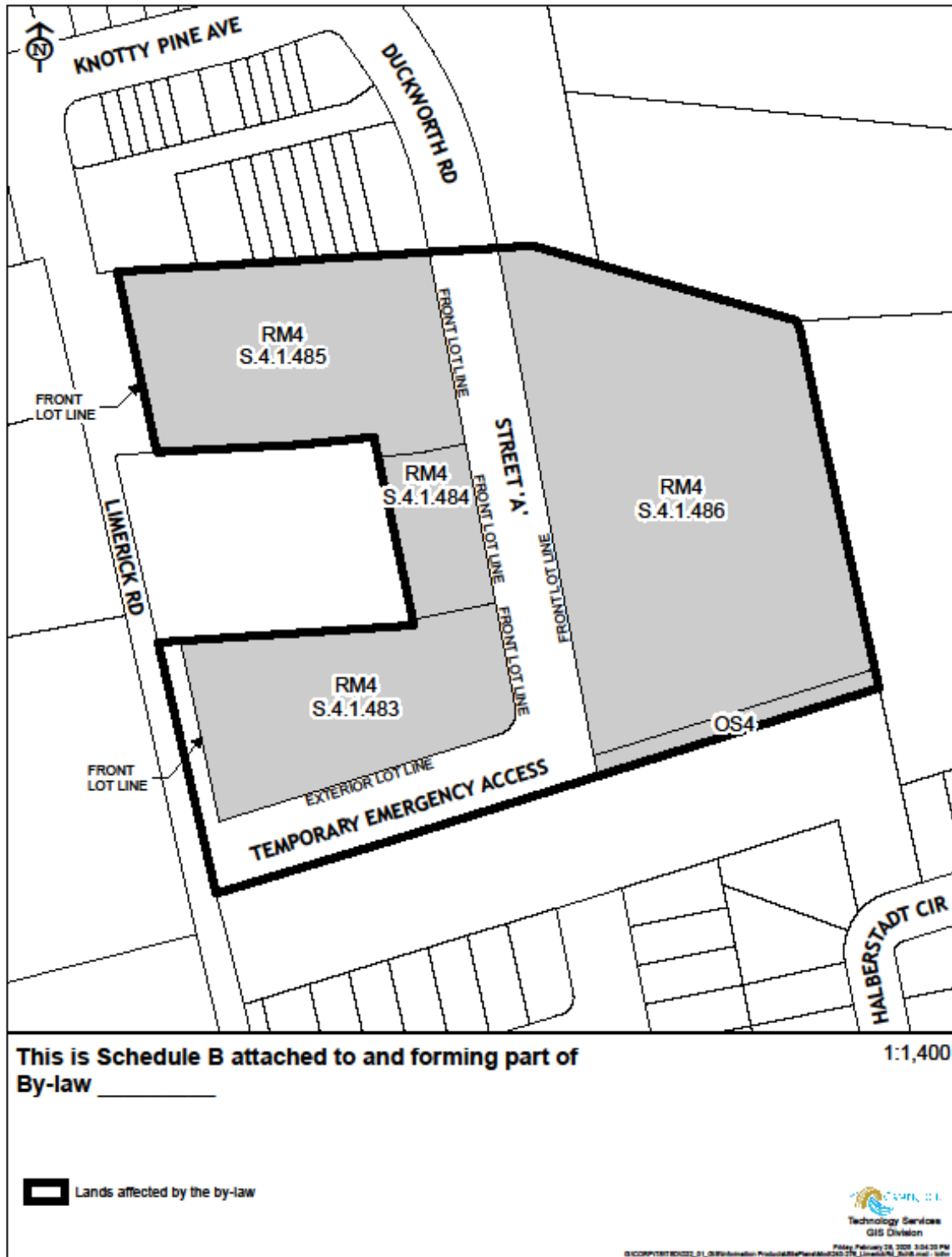


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Schedule 'B'



Purpose and Effect of Zoning By-law No. 25-025

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part of Lot 6, Beasley's Broken Front Concession, known as 240 and 276 Limerick Road in the City of Cambridge, Regional Municipality of Waterloo from (H)R3 and R2 to the RM4 s. 4.1.483 , RM4 s.4.1.484, RM4 s.4.1.485, RM4 s.4.1.486 and OS4 zones to facilitate the development of a multi-residential subdivision development containing 105 residential townhouse units.