

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25- XXX

Being a by-law to amend Zoning By-law 150-85, as amended with respect to land municipally known as 579 Grand Ridge Drive.

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 November 12, 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 described as PT LT 14 CON 10 NORTH DUMFRIES PT 1, 67R3793; CAMBRIDGE, in the City of Cambridge, Regional Municipality of Waterloo and shown on Schedule 'A' attached hereto and forming part of the by-law (herein referred to as *'the Lands'*);
2. **THAT** Zoning Map KZ 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 R5 and OS1 to (H)RM3 "s.4.1.488";
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:

4.1.488 579 Grand Ridge Drive

1. Notwithstanding the provisions of sections 3.1.2.1 of this By-law, permitted uses on the Lands shall be limited to:
 - a. Any Building Type exclusively for residential uses containing one or more *dwelling units*.

2. Notwithstanding the provisions of sections 3.1.2.4, 3.1.2.5, and 3.1.2.6 of this By-law, all lands, structures and buildings shall be constructed and occupied in accordance with the following regulations:

Regulation	Minimum / Maximum
a. Lot Frontage	5.5 metres, minimum
b. Height	4 storeys and 14 metres, maximum
c. Parking	1 space per dwelling units for residents, minimum; and 0.25 spaces per dwelling unit for visitors, minimum
d. Landscaped Open Space	30% of the lot area, minimum, provided no more than 15% of the landscaped open space has an impervious or hardscaped surface.
e. Planting Strip and Fencing	In addition to the requirements of section 2.4.1 and 2.4.2, and except where crossed by an access driveway, a landscaped strip of land not less than 3 metres in width shall also be provided and maintained adjacent to any street line.
f. Common Amenity Area	15 sq.m. per dwelling unit, minimum, provided the area: <ul style="list-style-type: none"> • Is located at grade; and • Is one contiguous area; and • Has a minimum width of 7.5 metres; and • Is not to be located between Cedar Street and any building façade, <p>Except this regulation does not apply to any unit with at least 15 sq.m. of private amenity area which is directly adjacent to and accessible from that unit.</p>
g. Garbage	Garbage shall be kept at all times within the dwelling unit or within a structure that is fully enclosed and secured to the ground (outdoor garbage enclosure);

Regulation	Minimum / Maximum
	and, Minimum separation between any habitable window and any outdoor garbage enclosure outside of a residential building shall be 6 metres.
h. Separation Between Adjacent Buildings	3 metres, minimum plus 1.5 metres for every storey that each adjacent building exceeds 3 storeys.
i. Setbacks Between Buildings and Any Perimeter Lot Line, as shown on Schedule B	7.5 metres, or as required to comply with NPC-300 Guidelines, whichever is greater.
j. Setbacks from Lot Lines except Perimeter Lot Lines	Front Yard Setback, 3 metres, minimum, except 6 metres, minimum to a garage door; and Rear Yard Setback, 7.5 metres, minimum; and Side Yard Setback, 1.5 metres, minimum
k. Decks, Patios and Other Encroachments	Refer to Section 2.1.15 of By-law 150-85

3. The whole of the Lands shown on Schedule A attached hereto, shall be considered one parcel of land for the purposes of determining compliance with the Landscaped Open Space, Common Amenity Area, Setbacks to Perimeter Lot Lines, and Building Separation Regulations.
4. A common element roadway within a condominium, used to access multiple residential buildings and parking spaces, shall be considered a road for the purposes of determining lot frontage, building setbacks, building separation, and building height.
5. Geothermal Wells are prohibited. 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.

6. The Lands are subject to a Holding (H) provision, as shown on Schedule 'A' attached hereto, and the following regulations:
 - a. No development or site alterations shall be permitted until the holding (H) provision has been removed.
 - b. The holding (H) shall not be removed until the following criteria are completed to the satisfaction of the Chief Planner:
 - i. A detailed transportation and stationary noise study by a qualified professional, in accordance with the NPC-300 guidelines issued by the Ministry of the Environmental, Conservation and Parks, as amended from time to time; and
 - ii. The Owner has entered into a development agreement with the City of Cambridge, to be registered on title to the Lands. The Agreement shall specify the means of implementation of all mitigation measures recommended in the final study listed above. It shall provide a detailed list of securities collected by the City from the Owner for such measures and shall require the Owner to provide certification of all mitigation measures, prior to the release of said securities.

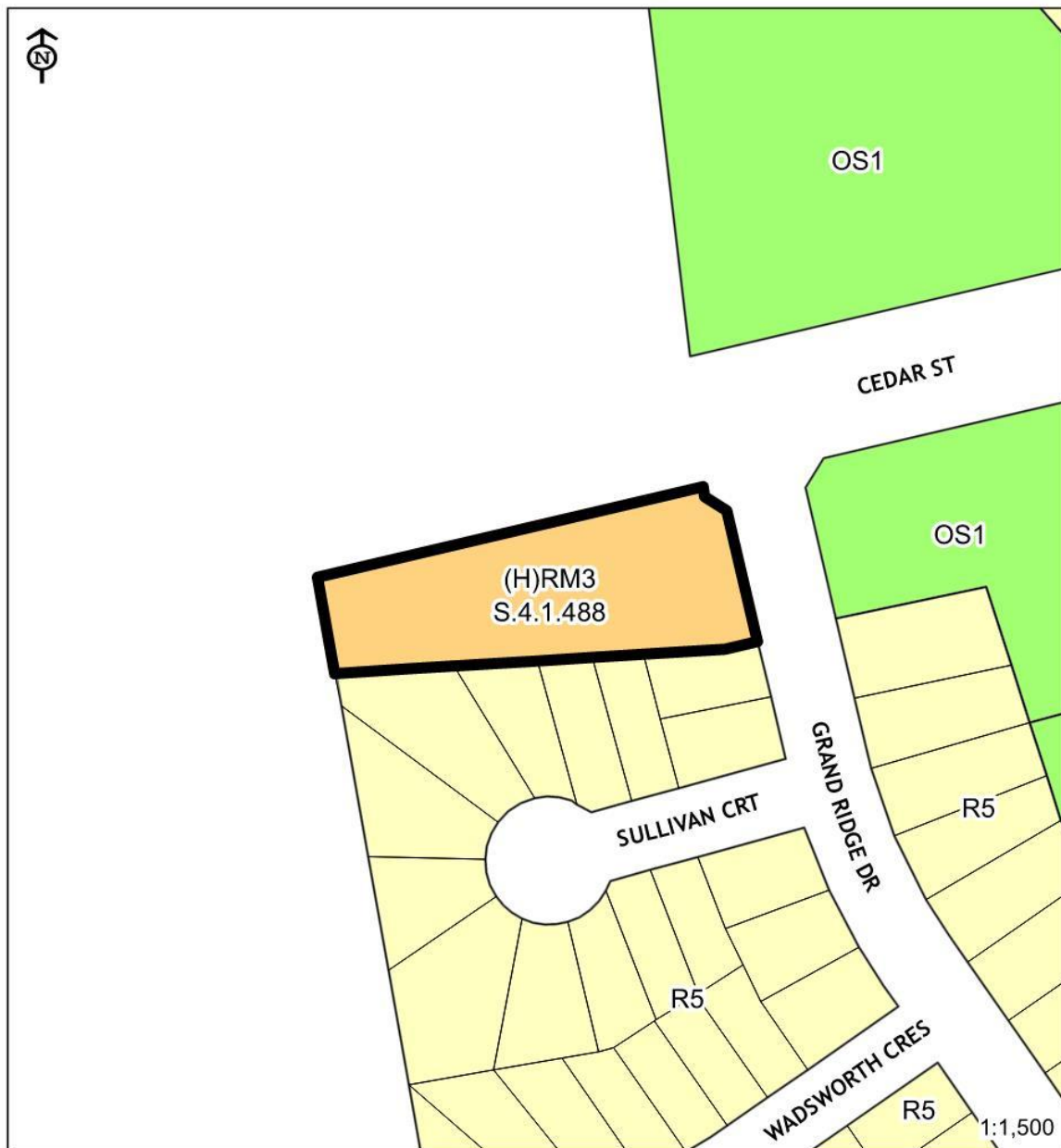
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 90 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

Enacted and Passed this _____ day of May, 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

 MEDIUM HIGH DENSITY RESIDENTIAL

 LOW DENSITY RESIDENTIAL



Thursday, March 6, 2025 2:11:47 PM

G:\CORP\IT\GIS\2022_01_GIS\Information Products\SitePlans\Map519\GrandRidgeBoard - 101v

Purpose and Effect of By-law No 25-488

The purpose and effect of this by-law is to amend the zoning classification of the lands legally known as 579 Grand Ridge Drive, in the City of Cambridge, Regional Municipality of Waterloo from R5 and OS1 to (H)RM3 “s.4.1.488” to facilitate a multi-unit residential development.