

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-

Being a by-law to amend Zoning By-law 150-85, as amended with respect to land municipally known as 220 and 222 Blair Road.

**WHEREAS** Council of the City of Cambridge has the authority pursuant to Section 34 and 36 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 notice of intention to adopt the By-law was provided in accordance with the Planning Act,

**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 LOT 4, PLAN D1 CAMBRIDGE AS IN 1378763 AND 1203723, SUBJECT TO EASEMENT AS IN 382682 AND SUBJECT TO EASEMENT IN GROSS AS IN WR1292007; CITY OF CAMBRIDGE; 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 removing the Holding Symbol '(H)' from the zone symbol affecting the lands shown outlined by a heavy black line on Schedule 'A' hereto attached.
3. **THAT** subject to section 36(4) of the Planning Act (R.S.O. 1990, c. P.13), as amended, this by-law shall come into force on the day of its passing.

Enacted and Passed this 2<sup>nd</sup> day of September, 2025.

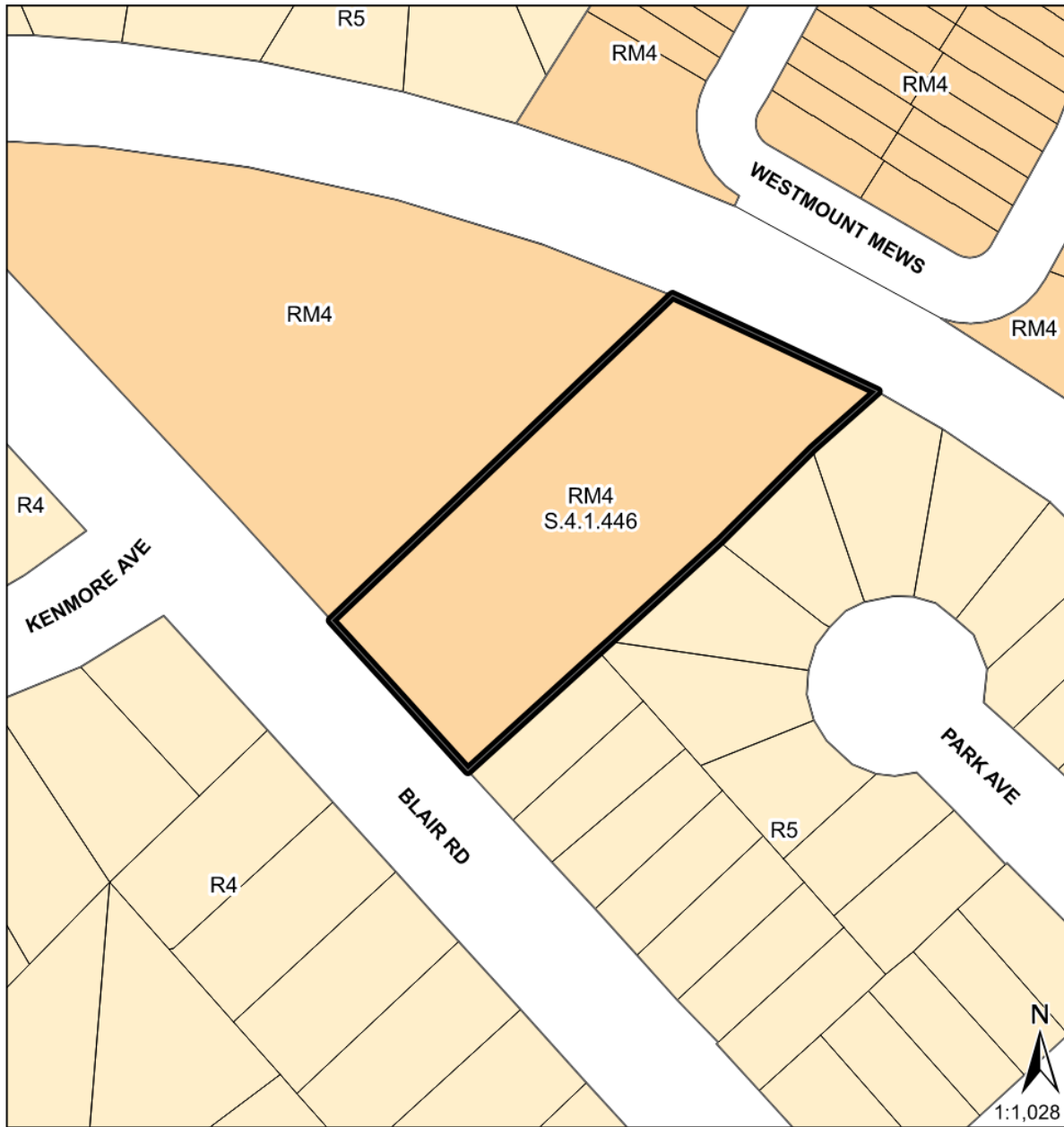
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MAYOR

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CLERK

Schedule A



This is Schedule A attached to and forming part of  
By-law \_\_\_\_\_



Lands affected by the  
By-law

Zoning Classification

 LOW DENSITY RESIDENTIAL

 MEDIUM HIGH DENSITY RESIDENTIAL

**Purpose and Effect of By-law No 25-xxx**

The purpose and effect of this by-law is to remove a holding provision to permit the development of the land with a stacked townhouse development with 32 residential units.

A holding provision was applied to the zoning of this property which prevented development until:

- a) A detailed Environmental Noise Study that addresses road, rail, vibration and a Stationary Noise Study has been completed and implementation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The detailed Stationary Noise Study shall review potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on the adjacent noise sensitive uses.
- b) Engineering reports, studies and drawings are deemed satisfactory to the City of Cambridge Development Engineering Division.

These requirements have now been completed.