

THE CORPORATION OF THE CITY OF CAMBRIDGE
BY-LAW 26-004

Being a by-law to amend Zoning By-law 150-85, as amended with respect
to land municipally known as 55 Kerr Street

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 December 10th, 2019, 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 described as Plan D7, Part of Lot 60, Plan 615, Block A, Lots 2 & 3, Part of Lot 4 w/s; Shade Street S/S Kerr, Reference Plan 67R2092, Part 1, 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 Zoning By-law 21-077 is hereby further amended by amending the following sections;

Section 1 is further amended by adding the following sections after item 4:

5. A total minimum private and common amenity area of 8,341.3 square metres (89,785 square feet) shall be required on site.
6. Geothermal Wells are prohibited on site. 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

overlying a vulnerable aquifer have been removed through construction or excavation.

- 7. engineered infiltration infrastructure is prohibited on site
- 8. permanent passive and/or active dewatering infrastructure is prohibited on site.

Section 5 of By-law 21-077 is further amended by adding the following holding provisions after item b:

- c. Archaeological Assessment(s) and Corresponding Ministry Acknowledgement Letter(s) for the entirety of the site
 - d. stationary noise study has been received that complies with the City of Cambridge, Regional and MECP NPC-300 Guidelines.
 - e. Hydrogeological Study that includes a Vulnerability Assessment and sensitivity analysis
 - f. Source Water Protection Potential Contamination Study
3. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 49 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 3rd day of February, 2026.

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

-  INDUSTRIAL
-  COMMERCIAL
-  INSTITUTIONAL

Purpose and Effect of By-law No. 26-XXX

The purpose and effect of this by-law is to amend By-law 21-077 to include provisions that were included in the original request, add additional prohibitions on the lands and add additional holding provisions on the lands to ensure conformity with the Regional and City Official Plans.