

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 21-048

Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 1660 Blair Road and 1656 Blair Road (R05/19)

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 the amendment was presented at the public meeting held January 14th, 2020, and that 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 a portion of the lands described as Part of Lots 4 to 6, Block B, on Blair Road Registered Plan 581, Parts 1 & 3 on Reference Plan 67R1508, Save and Except Part 1 on Reference Plan 67R3149 and Lot 4, Block B, on Blair Road Registered Plan 581, Part 1 on Reference Plan 58R8272 in the City of Cambridge, Regional Municipality of Waterloo and is shown on Schedule 'A' attached hereto and forming part of this by-law;
2. **THAT** Schedule 'A' to By-law No. 150-85, as amended, is hereby further amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this By-law from C2 and R1 to C2 s.4.1.397 in accordance with the attached Schedule 'A' to this By-law
3. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection to 4.1 thereof:

"4.1.397 – 1660 Blair Road and 1656 Blair Road, legally described as Part of Lots 4 to 6, Block B, on Blair Road Registered Plan 581, Parts 1 & 3 on Reference Plan 67R1508, Save and Except Part 1 on Reference Plan 67R3149 and Lot 4, Block B, on Blair Road Registered Plan 581, Part 1 on Reference Plan 58R8272 in the City of Cambridge, Regional Municipality of Waterloo, the following regulations shall apply to the lands in the C2 zone to which reference "s.4.1.397 is made on Schedule A and located at 1660 Blair Road and 1656 Blair Road:

1. Notwithstanding sections 2.1.15.6 and 3.3.3.1, the required minimum setbacks be those that legally exist on the subject lands and that have existed as of the date of adoption of this by-law including a front yard setback of 1.68 metres (5.51 feet) and an interior side yard setback of 4.32 m (14.17 feet).

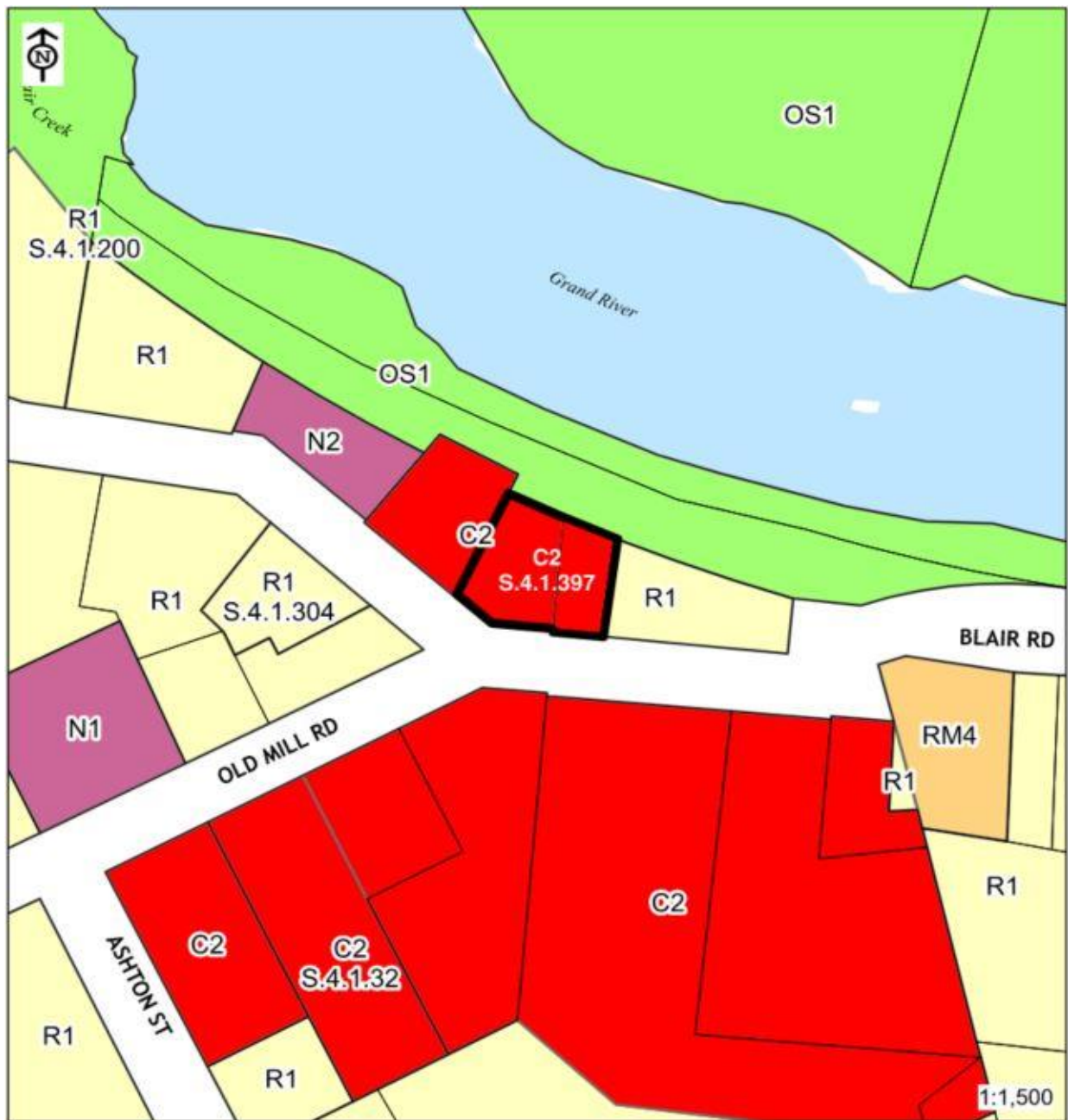
2. Notwithstanding section 2.2.1.2 the required parking is equal to 6.42 spaces per 100 square metres (1,076 square feet) of gross floor area.
3. In addition to section 3.3.3.1, a micro brewery/winery and micro distillery be permitted as an accessory use to the restaurant.
4. That this by-law shall come into force and effect on the date it is enacted and passed by Council of the Corporation of the City of Cambridge, subject to notice hereof being circulated in accordance with the provisions of the Planning Act and Ontario Regulation 545/06

Enacted and Passed this 13th day of July, 2021.

MAYOR

CLERK

Schedule 'A' to By-law 21-048



**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

INSTITUTIONAL

COMMERCIAL



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Purpose and Effect of By-law 21-048

1656 Blair Road & 1660 Blair Road

The Purpose of the By-law is to amend the zoning for the lands legally described as Part of Lots 4 to 6, Block B, on Blair Road Registered Plan 581, Parts 1 & 3 on Reference Plan 67R1508, Save and Except Part 1 on Reference Plan 67R3149 and Lot 4, Block B, on Blair Road Registered Plan 581, Part 1 on Reference Plan 58R8272 in the City of Cambridge, Regional Municipality of Waterloo and municipally known as 1660 Blair Road and 1656 Blair Road (“subject lands”). The proposal is to permit the rezoning of 1656 Blair Road from “Residential – R1” to “Commercial – C2” with site specific provisions across the entirety of the subject lands to allow for the expansion of existing commercial uses (restaurant) and new commercial uses (micro brewery/winery and micro distillery) on the subject lands within the existing buildings (existing restaurant and single detached residential building). The expansion of the restaurant considers the use of the existing underutilized and vacant residential dwelling immediately adjacent to the restaurant. Furthermore, the proposal seeks to permit a parking reduction from 36 spaces to 18 spaces, as well as to permit a front yard setback of 1.68 metres (5.51 feet) and an interior side yard setback of 4.32 m (14.17 feet). The subject lands will eventually be merged on title.

The Effect of the by-law will permit the expansion of the existing restaurant known as the Easy Pour Wine Bar to the entirety of the subject lands, as well as to introduce a micro brewery/winery and micro distillery as an accessory use to the restaurant.