

## 22-125-CD Appendix G – Draft Zoning By-law Amendment

BY-LAW 22-

XXX

of the

CITY OF  
CAMBRIDGE

Being a By-law of the Corporation of the City of  
Cambridge to amend Zoning By-law 150-85, as  
amended with respect to land municipally known  
as 15-17 Barrie Lane.

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;

AND 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 April 19th, 2022, and that a further public  
meeting is not considered necessary in order to proceed with this Amendment;  
and,

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 Lot 9, Plan D-10, 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 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  
C2 to RS1 "s.4.1.427";
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:

4.1.427, municipally known as 15-17 Barrie Lane.

1. Notwithstanding the provisions of sections 3.1.2.2 and 3.1.2.3 of this By-law, the following regulations shall apply to the lands in the RS1 zone to which parenthetical reference to “s.4.1.427” is made on Schedule ‘A’ attached to and forming part of this By-law:
  1. The minimum lot frontage for one attached dwelling unit shall be 6.84 metres;
  2. The minimum lot frontage for two attached dwelling units shall be 13.69 metres;
  3. The minimum lot area for one attached dwelling unit shall be 224.6 metres;
  4. The minimum lot area for two attached dwelling units shall be 460.5 square metres;
  5. The minimum interior side yard setback shall be 0.89 metres; and,
  6. The maximum lot coverage will be 41.5 percent.
2. Notwithstanding Section 1.1.6 of this By-law, Barrie Lane is considered a deemed street.
3. 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 metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
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 Planning Act and Ontario Regulation 545/06.

Read and First, Second and Third Time, Enacted and Passed this  
13<sup>th</sup> Day of September 2022.

PASSED AND ENACTED this 13<sup>th</sup> Day of September,  
2022

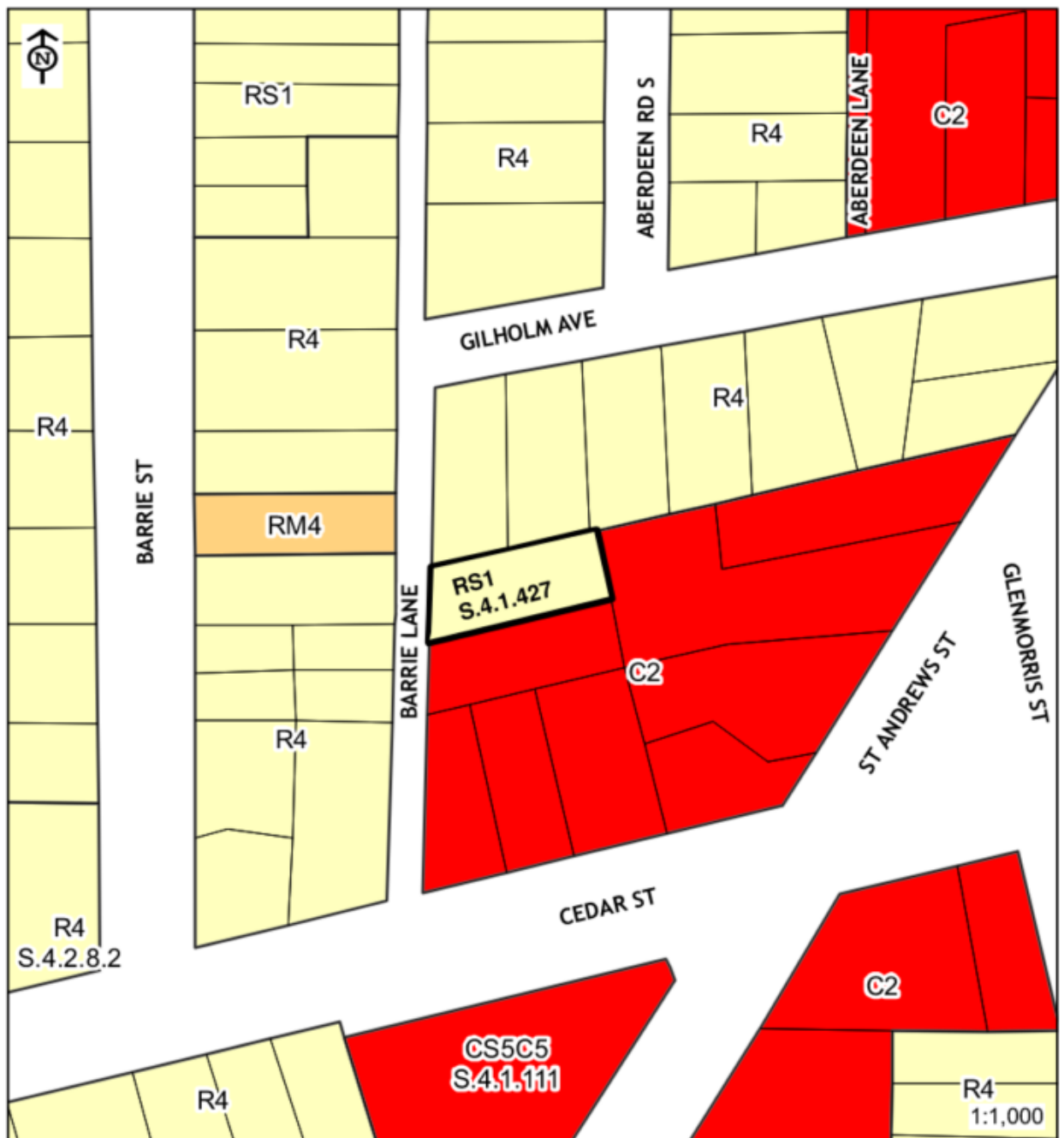
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Mayor

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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

-  MEDIUM HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  COMMERCIAL

## **Purpose and Effect of By-law No 22\_XXX**

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Lot 9, Plan D-10, City of Cambridge, Regional Municipality of Waterloo from C2 to RS1 s.4.1.427 to facilitate the development of a semi-detached dwelling containing two units on the property municipally known as 15-17 Barrie Lane.