

22-128-CD Appendix B – 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 212 Queen Street West.

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 December 14th, 2021, 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 44, Municipal Plan
832, 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
RM4 and C5 to (H)RM2 "s.4.1.431".;
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:

4.1.431, municipally known as 212 Queen Street West.

1. Notwithstanding the provisions of section 3.1.2.4 (b) of this By-law, the following regulations shall apply to the lands in that RM2 zone classification to which parenthetical reference to “s.4.1.431” is made on Schedule ‘A’ attached to and forming part of this By-law:
 - the maximum density shall be 167 units per net residential hectare;
2. Notwithstanding the (H) Prefix Zone holding provisions as outlined in S.2.1.4 of the aforesaid City of Cambridge Zoning By-law, as amended, the removal of the (H) Holding Provision for the entirety of the lands zoned (H)RM2 s.4.1.431 may only be lifted upon:
 1. the submission of a Record of Site Condition (RSC) in accordance with O.Reg. 153/04, as amended, and the Ministry Acknowledgment Letter submitted to the satisfaction of the City of Cambridge and Region of Waterloo; and,
 2. the submission of a detailed noise study to the satisfaction of the Region of Waterloo;
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.

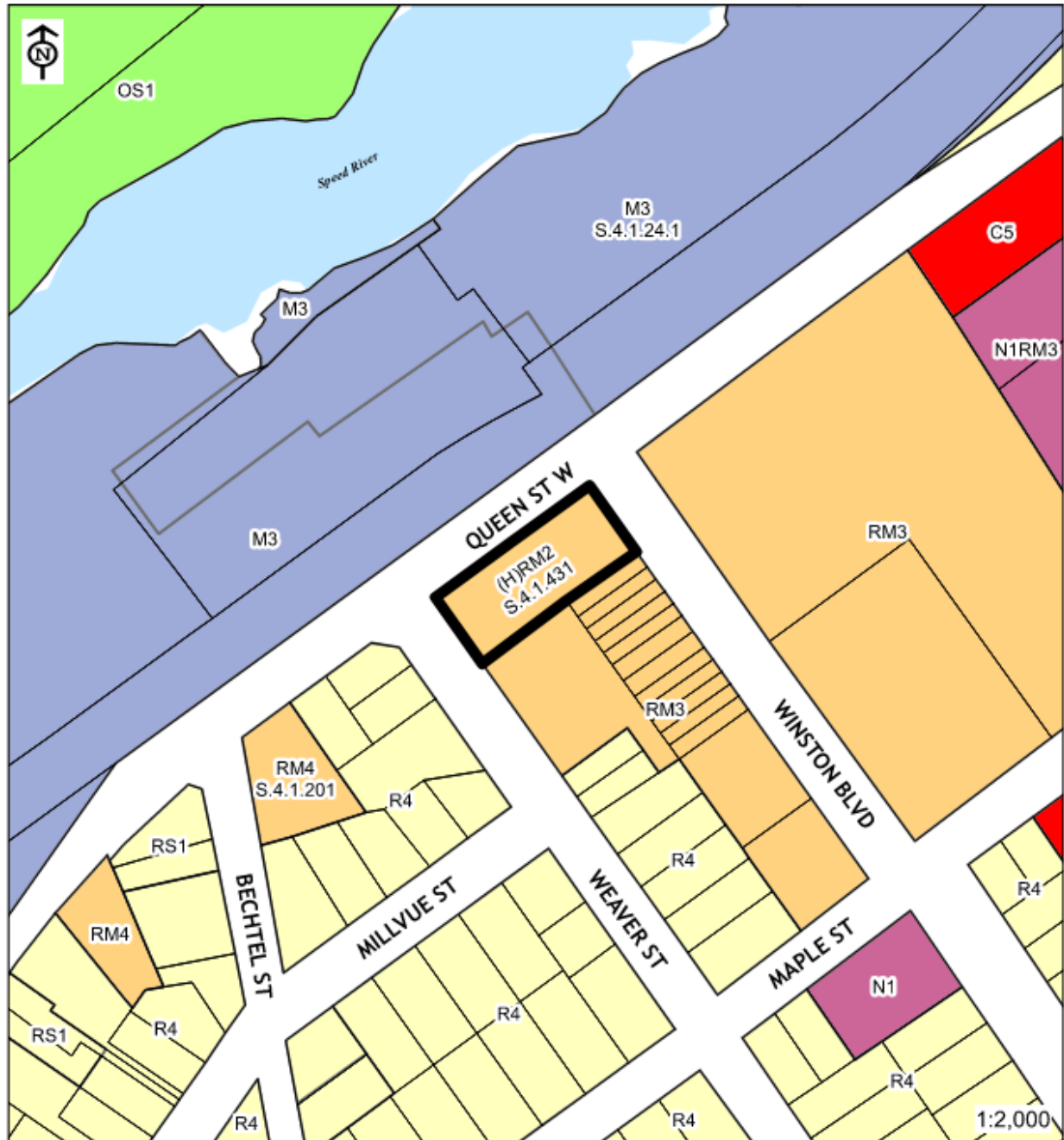
Read and First, Second and Third Time, Enacted and Passed this
27th Day of September 2022.

PASSED AND ENACTED this 27th Day of September,
2022

Mayor

Clerk

Schedule A



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

Map 4



Lands affected by the by-law

Zoning Classification

- OPEN SPACE
- MEDIUM HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL

- INSTITUTIONAL
- INDUSTRIAL
- COMMERCIAL



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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 44, Municipal Plan 832, City of Cambridge, Regional Municipality of Waterloo in the City of Cambridge from R4 and C5 to the (H)RM2 zone to facilitate the development of an apartment building containing 37 residential units with a calculated density of 167 units per net residential hectare.