

## **23-160-CD Appendix B – Draft Zoning By-law Amendment**

BY-LAW 23-  
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 Clover Avenue.

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 August 25th, 2020, 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 Part of Lot 5,  
Concession 10, Registered Plan WS562388, 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 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  
R4 to RM3 "s.4.1.435" and OS1;
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:

4.1.435, municipally known as 15 Clover Avenue.

1. Notwithstanding the provisions of sections 3.1.2.5 (c)(d) of this By-law, the following regulations shall apply to the lands in that RM3 zone classification to which parenthetical reference to “s.4.1.435” is made on Schedule ‘A’ attached to and forming part of this By-law:
  - The minimum front yard setback to the stacked townhouse building shall be 4.5 metres;
  - The minimum front yard setback to the street-fronting townhouse block shall be 3.36 metres;
  - The minimum rear yard setback to the stacked townhouse building shall be 5.8 metres; and,
  - The minimum rear yard setback to the street-fronting townhouse block shall be 6.44 metres.
2. 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 a First, Second and Third Time, Enacted and Passed this 31st Day of January 2023.

PASSED AND ENACTED this 31st Day of January,  
2023

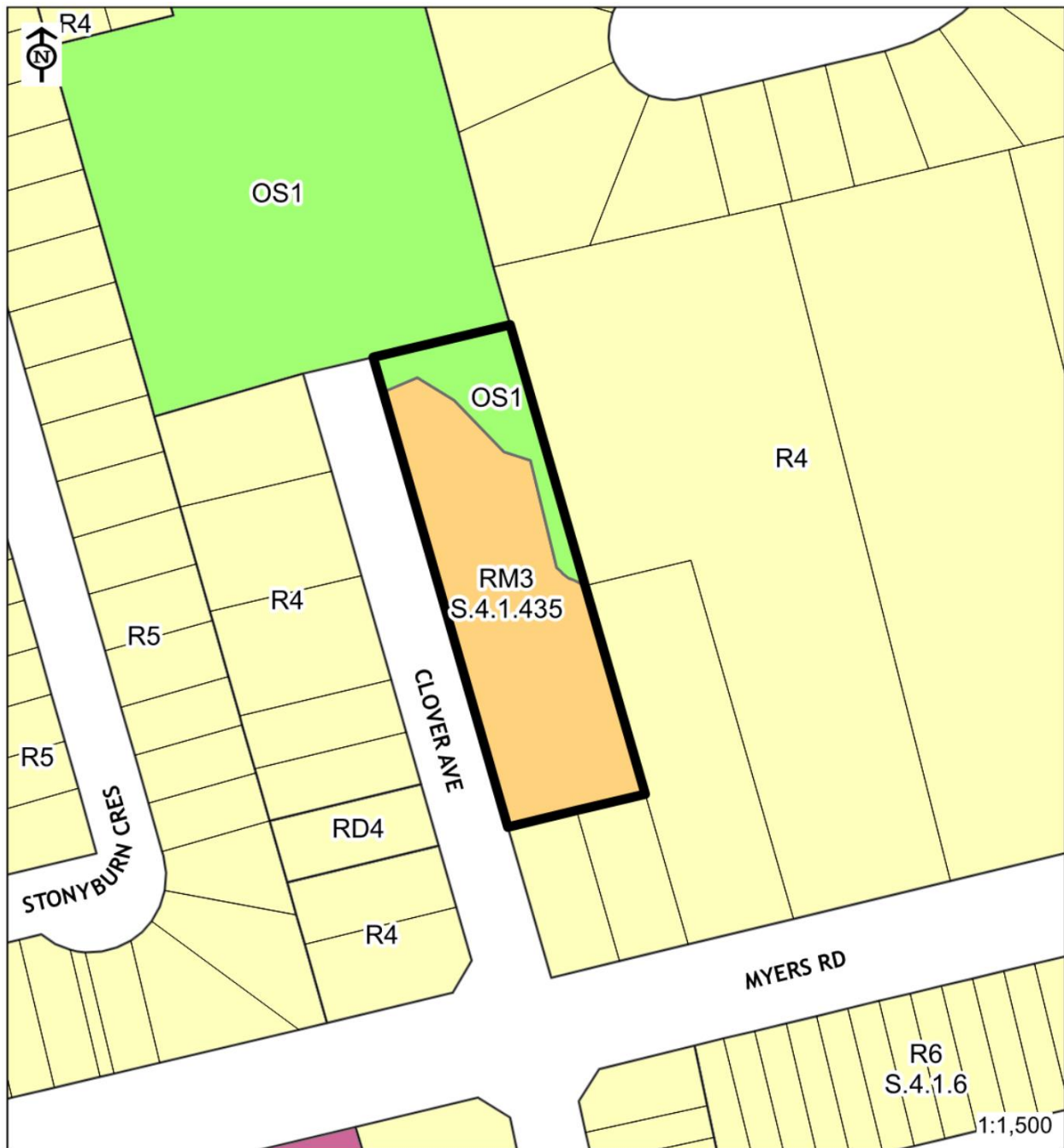
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Mayor

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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

 OPEN SPACE

 MEDIUM HIGH DENSITY RESIDENTIAL



LOW DENSITY RESIDENTIAL



INSTITUTIONAL

  
Technology Services  
GIS Division

## **Purpose and Effect of By-law No 23\_XXX**

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part of Lot 5, Concession 10, Registered Plan WS562388, in the City of Cambridge, Regional Municipality of Waterloo from R4 to the RM3 “S.4.1.435” and OS1 zones to facilitate the development of a stacked townhouse building containing 24 residential units and 6 street-fronting townhouse units with a calculated density of 56 units per hectare.