

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-003

Being a by-law to amend Zoning By-law 150-85, as amended with respect to land municipally known as 540 Queenston Road

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 September 13th, 2022, 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 lands described as Plan 521, Lot 106, SS Queen, 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 "S.4.2.33" to RM1 "s.4.1.436".
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:

4.1.436, municipally known as 540 Queenston Road.

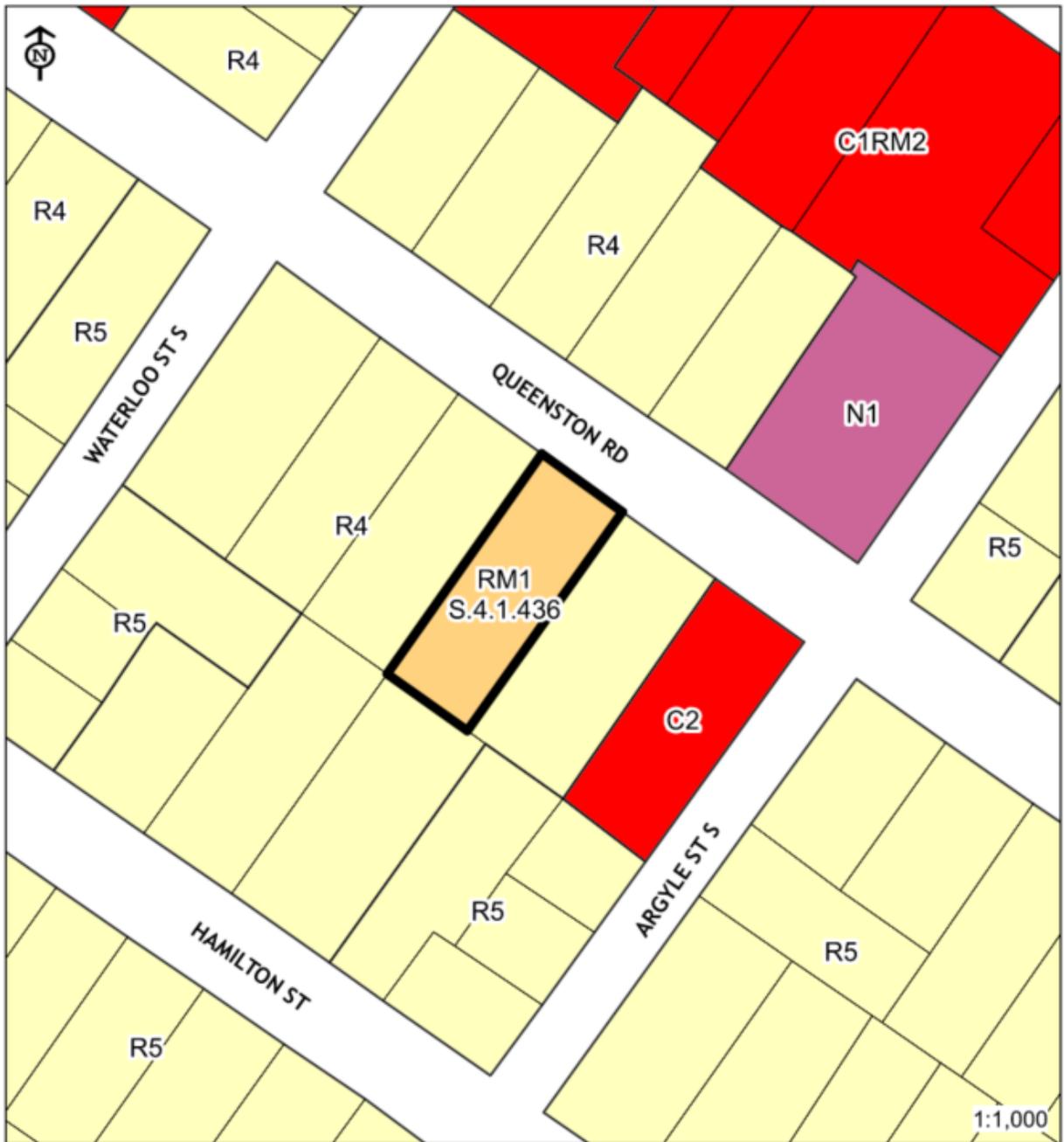
1. Notwithstanding the provisions of sections 3.1.2.4 (a) and (e) of this By-law, the following regulations shall apply to the lands in the RM1 zone to which parenthetical reference to "s.4.1.436" is made on Schedule 'A' attached to and forming part of this By-law:
 1. The minimum lot frontage shall be 20.1 metres; and,
 2. The minimum interior side yard setback shall be 0.0 metres on the

northwestern side of the building.

2. Notwithstanding the provisions of section 3.1.2.1 of this by-law, the existing dwelling located in the RM1 zone on Lot 106, Registered Plan 541, municipally known as 540 Queenston Road, may also be used for the purposes of a domiciliary hostel in which a maximum of nine bedrooms may be provided; and the regulations prescribed in sections 2.2.1.3 (d) and 2.4 of this by-law shall not apply thereto but the following regulations shall apply instead:
 1. No planting strip or fencing shall be required along the northwesterly interior side lot line except where parking spaces have been located;
 2. A minimum of ten on-site parking spaces shall be provided. (By-law 38-91)
3. 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.

Enacted and Passed this 31st day of January, 2023.

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

 INSTITUTIONAL

 COMMERCIAL



Purpose and Effect of By-law No 23-003

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Plan 521, Lot 106, SS Queen, City of Cambridge, Regional Municipality of Waterloo from R4 (S.4.2.33) to RM1 (S.4.1.436) to facilitate the conversion of a single-detached dwelling to a fourplex.