

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-007

Being a by-law 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;

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,

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.
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 59 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

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

MAYOR

CLERK

Map of the subject property and surrounding area. The subject property is highlighted in orange and labeled "RM3 S.4.1.435". It is located on Clover Ave, which runs diagonally. To the north of the subject property is a large green area labeled "OS1". To the west of the subject property is a residential area with lots labeled "R4", "R5", and "RD4". To the east of the subject property is a large yellow area labeled "R4". To the south of the subject property is Myers Rd. Further south is another residential area with lots labeled "R6" and "S.4.1.6". A north arrow is located in the top left corner. The scale is 1:1,500.

 Lands affected by the by-law

Zoning Classification

 OPEN SPACE

 MEDIUM HIGH DENSITY RESIDENTIAL



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Purpose and Effect of By-law No 23-007

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.