

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-XXX

Being a By-law to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as 20 Ripplewood Road, Cambridge.

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 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 June 20, 2023, 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 legally described as Part of Lot 1, Concession 9, City of Cambridge (Geographic Township of North Dumfries), Regional Municipality of Waterloo and municipally addressed as 20 Ripplewood Road and as shown on Schedule 'A' attached hereto and forming part of this by-law.
2. **THAT** Schedule 'A' to the City of Cambridge By-law 150-85, as amended, is hereby amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this By-law from the (H)R4 to RM4 S.4.1.443.
3. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

“4.1.443 – 20 Ripplewood Road;

In addition to the provisions of Section 3.1.2.5 and notwithstanding Sections 2.1.15(1), 3.1.2.5(c) and (e), the following regulations shall also apply to the lands in the RM4 zone to which reference 's.4.1.443' is made on Schedule 'A' attached to and forming part of this By-law:

- a) A maximum dwelling height of 3 storeys is permitted for a townhouse dwelling.
- b) A minimum front yard setback of 3m to a dwelling and 5.8m to a garage is required.
- c) A minimum interior side yard setback of 0.6m is permitted and the reduced side yard shall be finished with hardscaping, not grass.

- d) A maximum permitted encroachment of eaves or gutters into the minimum required interior side yard shall be 0.42m in situations where the minimum interior side yard setback of 0.6m is provided.
 - e) Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the RM4 s.4.1.443 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or part lot control.
4. **THAT** Geothermal Wells are prohibited on the lands in Schedule “A”. 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 meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

ENACTED and PASSED this 29th day of August 2023.

MAYOR

CLERK

The map displays a residential area with the following features:

- Streets:** RIPPLEWOOD RD (top right) and VANIER DR (bottom left).
- Zoning Classifications:**
 - RM4 (Medium High Density Residential):** Shaded in orange. Includes two parcels: S.4.1.443 (a small rectangular parcel outlined in black) and S.4.1.379 (a larger irregular parcel).
 - OS1 (Open Space):** Shaded in green, located at the bottom right.
 - (H)R4 (Low Density Residential):** Shaded in yellow, covering the majority of the map area.
- Scale:** 1:2,000 (bottom right).
- Legend:**
 - Lands affected by the by-law:** Indicated by a black outline.
 - Zoning Classification:**
 - OPEN SPACE:** Green square.
 - MEDIUM HIGH DENSITY RESIDENTIAL:** Orange square.
 - LOW DENSITY RESIDENTIAL:** Yellow square.

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

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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 1, Concession 9, City of Cambridge (Geographic Township of North Dumfries), Regional Municipality of Waterloo and municipally addressed as 20 Ripplewood Road from (H)R4 to RM4 s.4.1.443 to facilitate a townhouse development in conjunction with the adjacent registered plan of subdivision.