

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-081

Being a by-law to amend Zoning By-law No. 150-85, as amended,
with respect to land municipally known as 355 and 395 Hespeler
Road

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.

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 municipally addressed as 355 and 395 Hespeler Road and legally described as (1) Lt 3 Rcp 1378. S/t Right 1293984; (2) Pt Lt 14 Rcp 1378 Parts 1 & 2 58R-11117. S/t Right 1371863; and (3) Pt Lt 14 Rcp 1378 Part 1 58R11514 & Part 1 58R-12811. S/t Right 1408202. Cambridge. S/t Easement In Gross Over Pts 1 & 2 On 58R-16173 as in Wr440448, City of Cambridge in the Municipality of Waterloo as shown outlined in heavy black 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 C4 S.4.2.26 and CS1 S. 4.1.1 to C4 S.4.2.26 and CS1 S.4.1.1.
3. **THAT** Section 4.1.1 of the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsections:
 5. Notwithstanding subsections 2.4.1, 2.4.2 and 2.4.3, and to accommodate the conveyance of lands for Regional road widening, a 0.0 metre landscape or planting strip shall be permitted along the front lot line and exterior side lot line of the C4 and CS1 lands; and,

6. Notwithstanding subsections 2.2.2.3, a 0.0 metre setback shall be permitted from the parking facilities to the street lines along Hespeler Road and Bishop Street North, where parking facilities are adjacent to the Hespeler Road and Bishop Street North street lines of the C4 and CS1 lands.

4. **AND FURTHER THAT** Section 4.2.26 of the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsections:

5. Notwithstanding subsections 2.4.1, 2.4.2 and 2.4.3, and to accommodate the conveyance of lands for Regional road widening, a 0.0 metre landscape or planting strip shall be permitted along the front lot line and exterior side lot line of the C4 and CS1 lands; and,

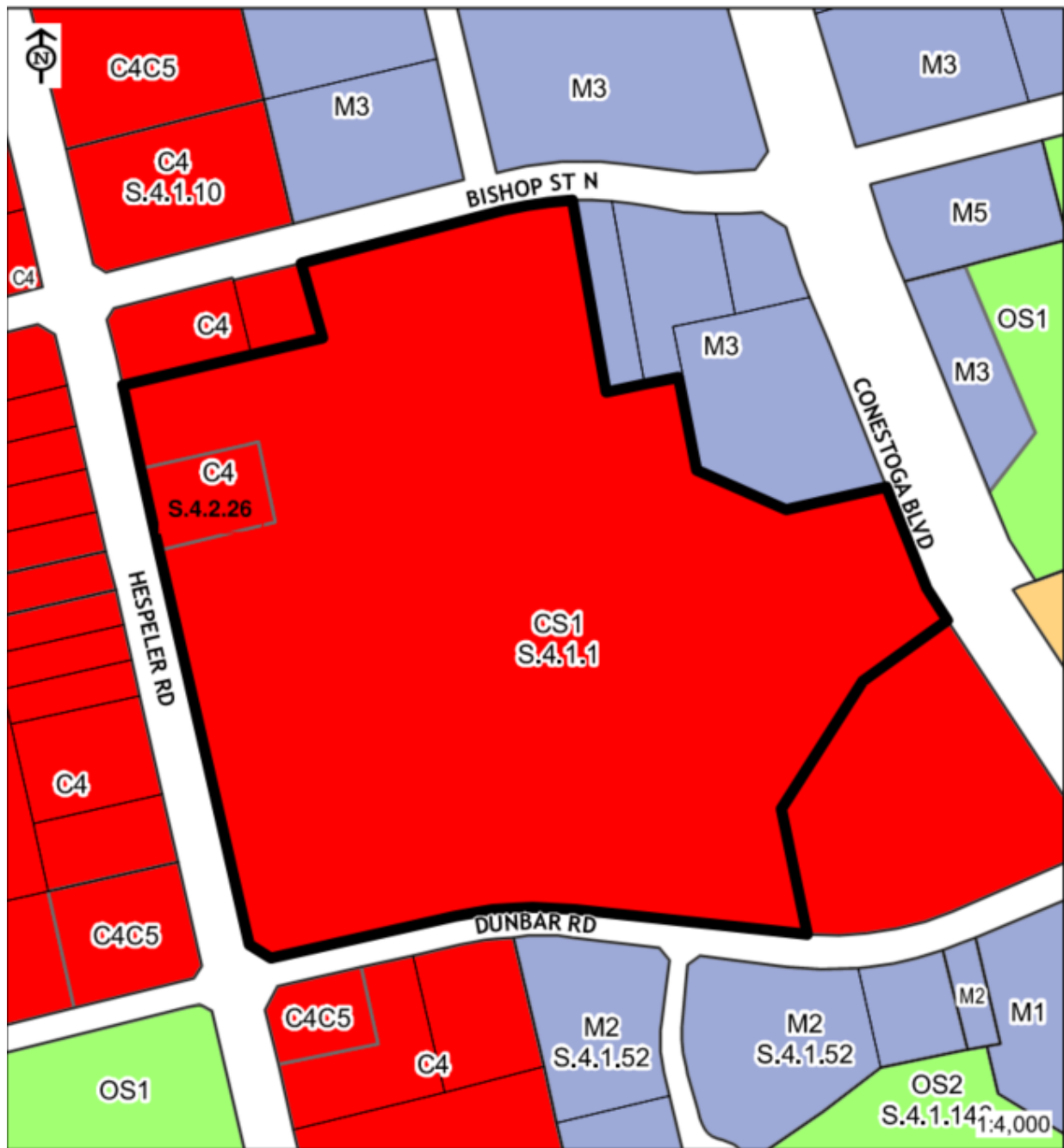
6. Notwithstanding subsections 2.2.2.3, a 0.0 metre setback shall be permitted from the parking facilities to the street lines along Hespeler Road and Bishop Street North, where parking facilities are adjacent to the Hespeler Road and Bishop Street North street lines of the C4 and CS1 lands.

ENACTED AND PASSED this 26th day of September 2023

MAYOR

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



INDUSTRIAL



COMMERCIAL



Thursday, July 25, 2023 11:19:43 AM

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Purpose and Effect of By-law No. 150-85

The purpose and effect of this by-law is to revise site-specific provision of the lands legally described as (1) Lt 3 Rcp 1378. S/t Right 1293984; (2) Pt Lt 14 Rcp 1378 Parts 1 & 2 58R-11117. S/t Right 1371863; and (3) Pt Lt 14 Rcp 1378 Part 1 58R11514 & Part 1 58R-12811. S/t Right 1408202. Cambridge. S/t Easement In Gross Over Pts 1 & 2 On 58R-16173 as in Wr440448, City of Cambridge in the Municipality of Waterloo to:

- Formally address the resulting reduced landscaping strip and parking setbacks, as a result of a required regional road widening.