

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 39 Lowrey Avenue North.

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 August 8, 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 39 Lowrey Avenue North and legally described as Plan 488, Block E Lot 12, Part of Lot 11, in the City of Cambridge, Regional 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 C3 to RS1 S.4.1.461.
3. **AND FURTHER 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:

"4.1.461 – 39 Lowrey Avenue North"

1. Notwithstanding the provisions of subsections 3.1.2.3 (b), (g), (h), and (j) of the By-law, the following regulations shall apply to the lands in that RS1 zone classification to which parenthetical reference "S.4.1.461" is made on Schedule 'A' attached to and forming part of this By-law:
 - The minimum corner lot frontage for one attached dwelling unit shall be 12.64 metres;
 - The minimum corner lot frontage for two attached dwelling units shall be 21.64 metres;
 - The minimum rear yard setback for unit one (northern unit) shall be 6.95 metres, and 7.07 metres for unit two (southern unit);
 - The minimum exterior side yard setback for unit one (northern unit) shall be 5.14 metres;

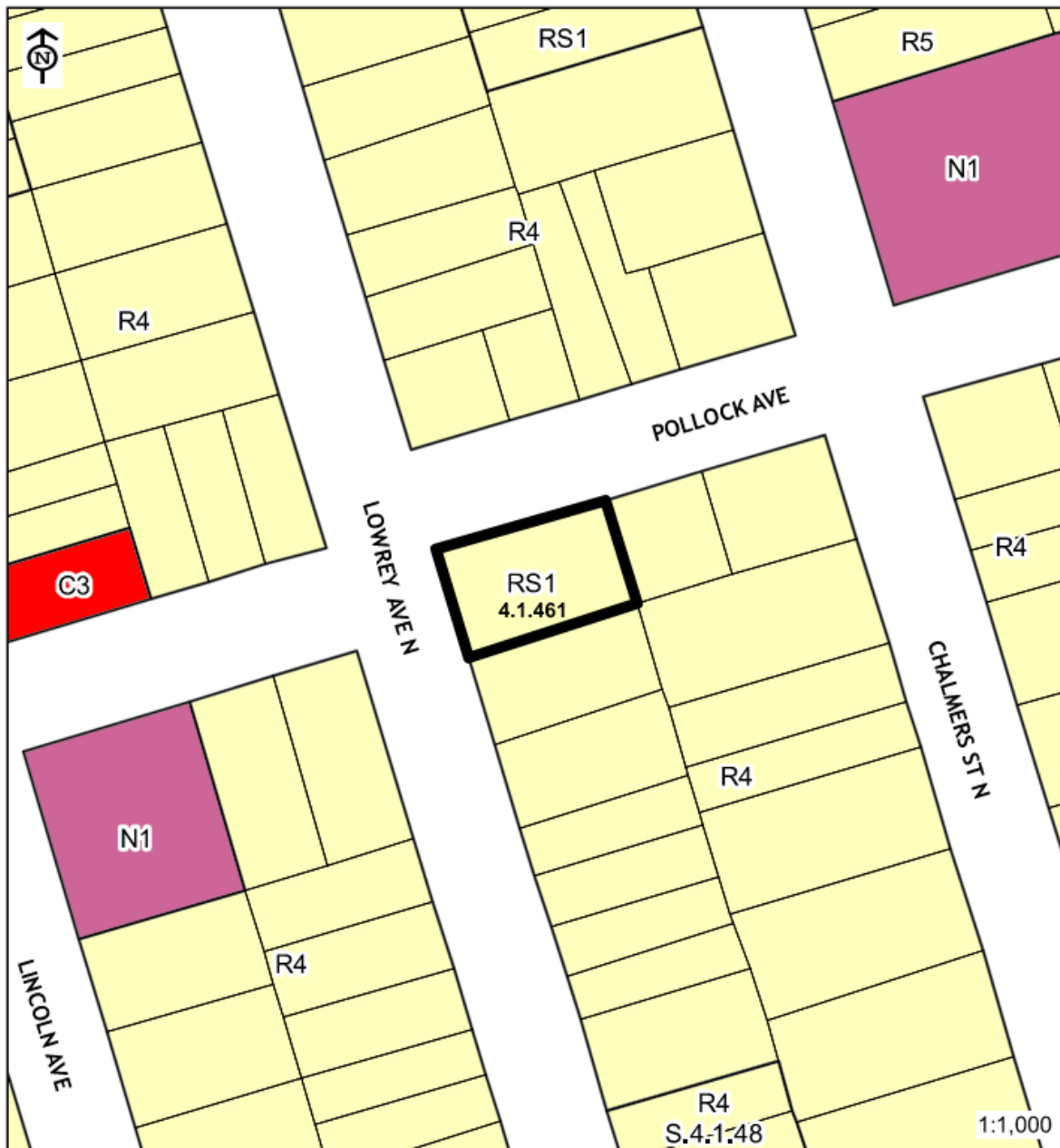
- The maximum lot coverage for one attached dwelling unit shall be 51.90 percent; and,
 - The maximum lot coverage for two attached dwelling units shall be 43 percent.
2. That Geothermal Wells shall be prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation 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 metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
 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 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

LOW DENSITY RESIDENTIAL



INSTITUTIONAL



COMMERCIAL



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Purpose and Effect

The purpose and effect of this By-law is to amend the zoning classification of the lands legally described as Plan 488, Block E Lot 12, Part of Lot 11, in the City of Cambridge, Regional Municipality of Waterloo from Commercial – C3 to the RS1 S.4.1.461 zone to facilitate the development of a semi-detached residential dwelling containing two units, and to permit the following site-specific provisions:

- To permit a reduction in the minimum corner lot frontages for one and two attached dwelling units;
- To permit a reduction in the rear and exterior yard setbacks of the property; and,
- To permit an increased maximum lot coverage.