

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 475 Allendale 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;

**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 October 17th, 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 475 Allendale Road and legally described as Part of Lot 19, Beasley's Broken Front Concession, 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. **AND THAT** the aforesaid City of Cambridge Zoning By-law no. 150-85, as amended, is hereby further amended by deleting the existing site-specific regulations for lands shown outlined in heavy black in the attached Schedule 'A' to this By-law to which parenthetical reference "S.4.1.275.1" is made on Schedule 'A' and replacing with the following:  
"4.1.275.1 – 475 Allendale Road"
  1. Notwithstanding the provisions of subsections 2.1.18, 2.3.2, 2.4, 3.4.1.7 and 3.4.3.1 of the By-law, the following additional regulations shall apply to the lands in that M2 zone classification to which parenthetical reference "S.4.1.275.1" is made on Schedule 'A' attached to and forming part of this By-law:
    - a) The following uses are prohibited on the subject lands:
      - Daycare centres and Day nurseries;
      - Drycleaning activities of any kind;
      - Industrial stamping uses of any kind, including accessory uses asses associated with stamping; and,
      - Propane transfer facilities.
    - b) Minimum front yard setback shall be 6 metres.
    - c) No outdoor storage of any kind, including but not limited to equipment, goods, materials, dumping, marshalling or storage of scrap metal, garbage or refuse shall

be permitted on the lands except within wholly enclosed buildings.

- d) No speakers or other amplification equipment shall be permitted on the lands except within wholly enclosed buildings.
- e) No loading facilities, overhead bay or service bay doors shall be permitted on the north side of the buildings facing Allendale Road.
- f) A landscape berm with a minimum height of 3 metres, as measured from the median elevation of Allendale shall be provided and maintained along the property line abutting Allendale Road. Such berm shall be planted with perennial grasses and trees planted pursuant to Appendix 4 of the Zoning By-law.
- g) A fence not less than 1.8 metres in height shall be erected and maintained along the westerly and southerly property lines abutting agricultural lands and the School lands (450 Maple Grove Road).
- h) Minimum industrial (single) parking requirement of 1 space per 100 m<sup>2</sup> of gross floor area shall be permitted.

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. **AND FURTHER 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 5<sup>th</sup> day of December, 2023.

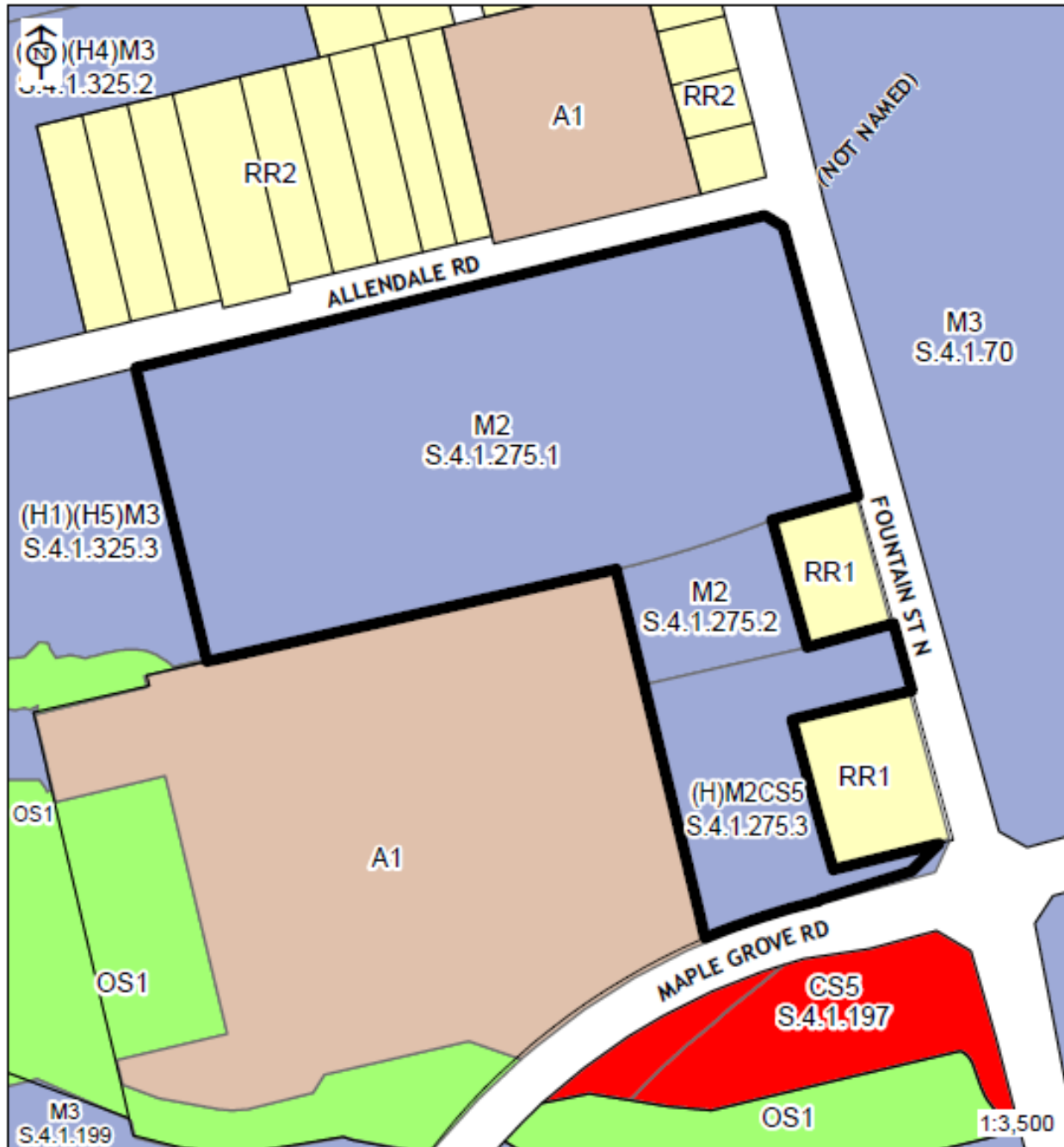
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
MAYOR




CLERK

Schedule A



|  |   |  |
|--|---|--|
|  Lands affected by the by-law | <b>Zoning Classification</b>  |  INDUSTRIAL   |
|  |  OPEN SPACE              |  COMMERCIAL   |
|  |  LOW DENSITY RESIDENTIAL |  AGRICULTURAL |

  
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**Purpose and Effect**

The purpose and effect of this By-law is to amend the site-specific provisions associated with the zoning classification M2 s.4.1.275.1 for the lands legally described as Part of Lot 19, Beasley's Broken Front Concession, City of Cambridge, Regional Municipality of Waterloo to permit accesses onto Allendale Road and a reduced parking rate for a sole industrial use.