

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-108

Being a by-law to amend Zoning By-law No. 150-85, as amended
with respect to land municipally known as 4220 Fountain Street North

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 34 and 39 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 4220 Fountain Street North and legally described as Part of Lot 1 (AKA Bricker LT) Beasley's Middle Block (TWP of Waterloo), 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 No. 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 (E)A1 and RR1 to (E)A1 and RR1 S.4.3.13TU;
3. **THAT** this by-law shall be in effect for a period of three (3) years from the date of passing of this by-law;
4. **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 4.3 thereof:
"4.3.13TU – 4220 Fountain Street North"
 1. Notwithstanding the provisions of subsections 1.1.1, 2.2.1 and 2.1.12 of the by-law, the following regulations shall apply to the lands in that RR1 zone classification to which parenthetical reference "S.4.3.13TU" is made on Schedule 'A' attached to and forming part of this by-law:
 - a) That a Temporary Sales Office shall be permitted on the lands identified as "S.4.3.13TU" on Schedule 'A' to this by-law;
 - b) For the purposes of this by-law, a "Temporary Sales Office" shall be defined as follows:

Temporary Sales Office means a temporary stand-alone uninhabited building used to market, sell, or lease new dwelling units or non-residential units to the general public.

- c) That a parking rate of 1 space per 30 square metres of Gross Floor Area shall be applied to a “Temporary Sales Office” use.

- 5. **AND 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 5th day of December 2023

MAYOR

CLERK

Map of a portion of the City of San Jose, California, showing various land parcels and their zoning designations. The map includes a north arrow and a scale bar (1 inch = 3,000 feet).

Parcel Designations and Zoning:

- Parcel 1 (Top Left):** A1 (S.4.1.29.1)
- Parcel 2 (Top Right):** A1 (S.4.1.29.1)
- Parcel 3 (Middle Left):** RR1 (S.4.3.13TU)
- Parcel 4 (Middle Right):** M5 (S.4.1.25)
- Parcel 5 (Bottom Left):** (H1)(H2)(H3)M3 (S.4.1.325.1)
- Parcel 6 (Bottom Center):** (H1)M3 (S.4.1.325.1)
- Parcel 7 (Bottom Right):** (H1)M3 (S.4.1.325.1)
- Parcel 8 (Top Right):** OS1 (S.4.1.325.1)
- Parcel 9 (Bottom Left):** OS1 (S.4.1.325.1)

Streets:

- MIDDLE BLOCK RD**
- FOUNTAIN ST N**

Scale: 1 inch = 3,000 feet

Site Zoning Classification

	INDUSTRIAL
	OPEN SPACE
	LOW DENSITY RESIDENTIAL
	AGRICULTURAL

Purpose and Effect

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part of Lot 1 (AKA Bricker LT) Beasley's Middle Block (TWP of Waterloo), in the City of Cambridge, Regional Municipality of Waterloo from (E)A1 and RR1 to (E)A1 and RR1 S.4.3.13TU to permit the development of a Temporary Sales Office subject to the following site-specific provisions:

- For the purposes of this by-law, a "Temporary Sales Office" shall be defined as follows:

Temporary Sales Office means a temporary stand-alone uninhabited building used to market, sell, or lease new dwelling units or non-residential units to the general public.

- That a parking rate of 1 space per 30 square metres of Gross Floor Area shall be applied to a "Temporary Sales Office" use.