

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-116

Being a by-law to amend Zoning By-law No. 150-85, as amended  
with respect to land municipally known as 2040 Eagle Street North

**WHEREAS** Council of the City of Cambridge has the authority pursuant to Section 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 November 21, 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 2040 Eagle Street North and legally described as Lot 33 RCP1364 save & except Part 1 on 67R-3246 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 M3 to M3 s.4.1.471.
3. **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:  
"4.1.471 – 2040 Eagle Street North"
  1. Notwithstanding the provisions of subsections 2.4.3, 3.4.2.2, 2.2.2.3 c), 2.2.3.3 and 2.2.1.2 (b)(ii)(1)(A) of the by-law, the following use and regulations shall be permitted in that M3 zone to which parenthetical reference "S.4.1.471" is made on Schedule 'A' attached and forming part of the by-law:
    - a) a business and professional office shall be permitted;
    - b) a minimum of 5 parking spaces shall be required for the first practitioner, and 3 parking spaces for each additional practitioner;
    - c) the minimum parking stall width may be reduced to 2.75 metres (at parking angle of 90 degrees);
    - d) the minimum landscape strip adjacent to street line shall be 1.0 metre; and,
    - e) the minimum setback of parking facilities from the street line shall be 1.0 metre.

4. **AND FURTHER THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 73 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

**ENACTED AND PASSED** this 19<sup>th</sup> day of December 2023

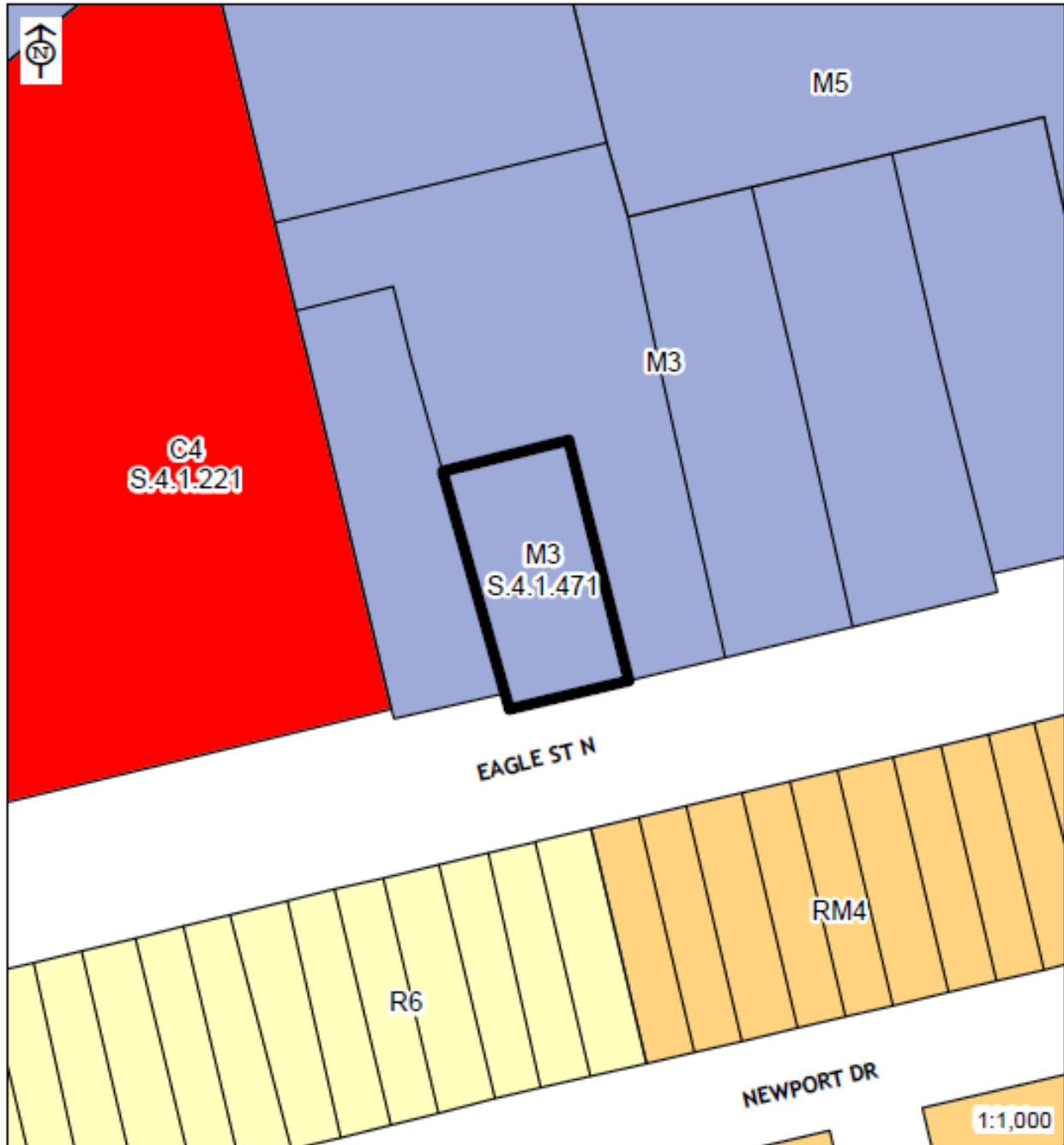
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MAYOR

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CLERK

Schedule 'A'







This is Schedule A attached to and forming part of  
By-law 23-116



Lands affected by the by-law

Zoning Classification

-  MEDIUM HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL

-  INDUSTRIAL
-  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 Lot 33 RCP1364 save & except Part 1 on 67R-3246 in the City of Cambridge, Regional Municipality of Waterloo from M3 zone to M3 s.4.1.471 to permit a 'business and professional office' use for the establishment of a medical office.