

By-law No. XX-21

of the

City of Cambridge

Being a By-law of the Corporation of the City of

Cambridge to amend Zoning By-law No. 150-85, as Amended with respect to land

municipally known as 212 Queen Street West

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;

AND 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 the Amendment was presented at the public meeting held on _____, and that further public meetings are not considered necessary in order to proceed with this Amendment; and,

NOW THEREFORE IT BE RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** this by-law shall apply to the lands described as described as Lot 44 Municipal Plan 832, City of Cambridge, Regional Municipality of Waterloo and is shown on Schedule 'A' attached hereto and forming part of this by-law; and,

2. **THAT** the City of Cambridge Zoning By-law, being Schedule 'A' to By-law No. 150-85, is hereby amended by changing the zoning classification of the lands shown outlined in green and black on Schedule 'A' attached hereto to RM2-XX.

3. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection to 4.1 thereof: "4.1.XX –212 Queen Street West, described as Lot 44 Municipal Plan 832, City of Cambridge, Regional Municipality of Waterloo:

1. Notwithstanding the regulations prescribed in Section 3.1.2.4 (b) of the City of Cambridge Zoning By-law No. 150-85 the following regulations shall apply to the land in outlined in green and black on Schedule 'A':

a. There shall be a maximum density (dwelling units per net residential hectare) of 167 units per residential hectare.

4. **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 provisions of the Planning Act and Ontario Regulation 545/06.

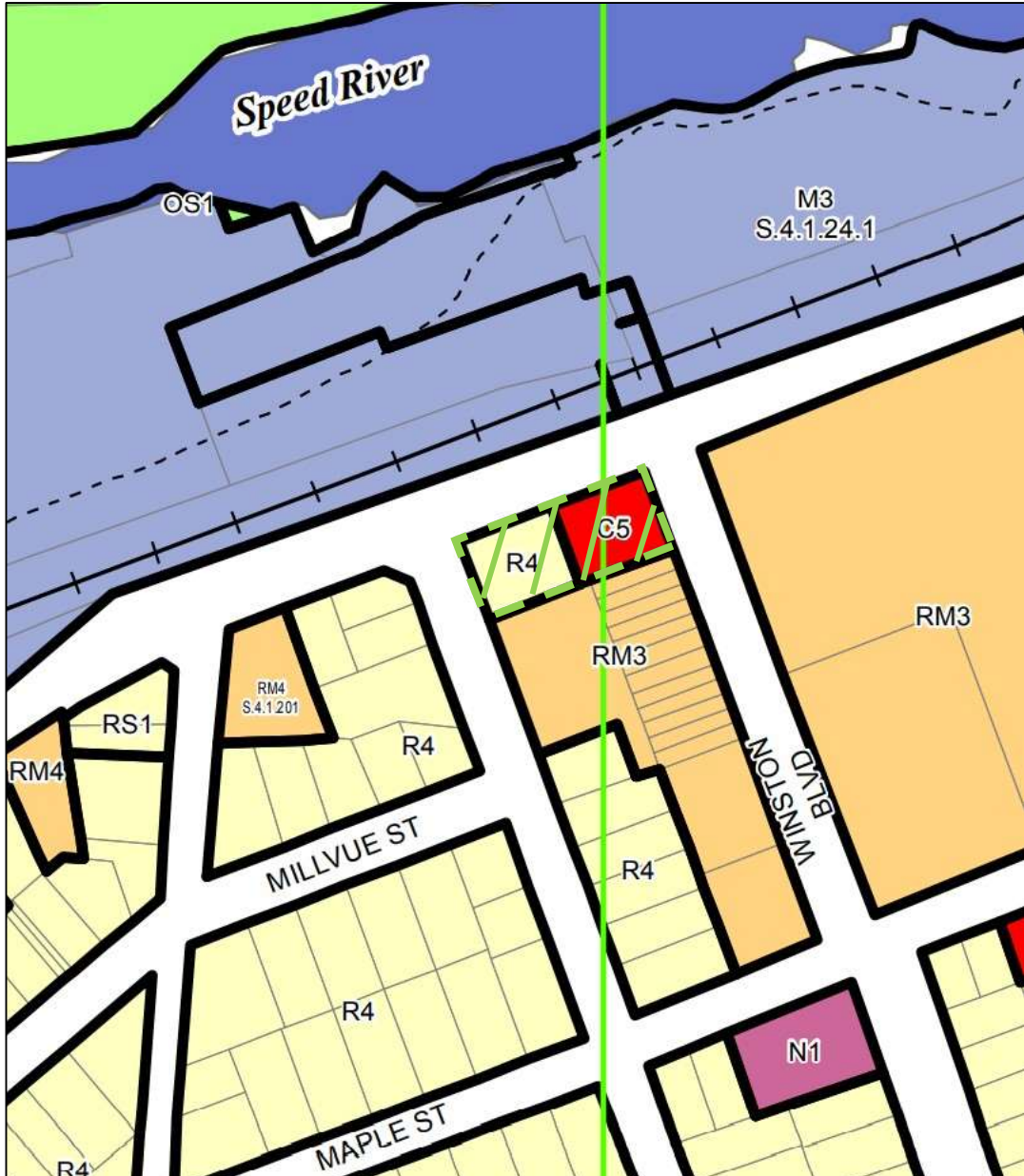
Read a First, Second and Third Time, Enacted and Passed this ___ day of _____ 2021.

PASSED AND ENACTED this ___ day of _____ 2021

Mayor

Clerk

SCHEDULE 'A'




GENERALIZED ZONING CATEGORIES	INDUSTRIAL	MEDIUM HIGH DENSITY RESIDENTIAL	Regulatory Flood Line See Section 2.1.8
AGRICULTURAL	INSTITUTIONAL	OPEN SPACE	Municipal Boundary
COMMERCIAL	LOW DENSITY RESIDENTIAL		

Zoning By-law Amendment
 City of Cambridge Zoning By-law 150-85


212 Queen Street West
 City of Cambridge
 Region of Waterloo

Legend


 Lands to be re-zoned to RM2-XX Zone

Date

File No.


 BLACKTHORN
 Development
 Corp.

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