



**Corporation of the City of Cambridge  
Corporate Services Department**

Clerk's Division  
50 Dickson Street. P.O. Box 669  
Cambridge, ON, N1R 5W8  
(519) 623-1340  
[www.cambridge.ca](http://www.cambridge.ca)

**Notice of Passing By-law No. 50-18  
(0 Allendale Road and 245 Riverbank Drive)**

**Take Notice** that the Council of the Corporation of the City of Cambridge passed By-law No. 50-18 on the 27<sup>th</sup> day of March, 2018 pursuant to sections 24(2), 34, 36 and 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

**The Purpose** of this By-law is to amend the zoning classification on the lands legally described as Part of Lots 13 and 14, Beasley's Broken Front Concession, Geographic Township of Waterloo, City of Cambridge, Regional Municipality of Waterloo, described as Parts 1, 2, 3, 4, 5, 6, 15, 16 and 17, Plan 58R-20105 from A1 (Agriculture) and OS1 (Open Space) to M3 "s.4.1.341.1" (Industrial), M3 "s.4.1.341.2 (Industrial) and OS1 (Open Space) with the following site specific provisions:

- Permit the following uses:
  - business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;
  - stand-alone warehousing and distribution up to 25% of the total developable land area to which this by-law applies;
  - office buildings with less than 4,000 square metres of floor space;
  - research and development including laboratories;
  - information technology related uses including data centres and information processing establishments;
  - couriers and delivery services;
  - accessory uses to the permitted uses above, including private amenity areas;
  - complementary uses including: fitness establishments; recreational facilities; commercial education facilities; food service establishments; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and

machine sales, rental, lease and service are permitted within an industrial mall, provided that all of the above uses may not occupy more than 25% of the gross leasable floor area of the industrial mall;

- limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use, to a maximum of 10% of the gross leasable floor area;
- Decreased: minimum front yard and exterior side yard to 6 metres (19.6 feet);
- Increased: minimum lot area to 80,000 square metres (20 acres) unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development.
- Additional: no direct vehicular access or road connection shall be permitted onto Riverbank Drive from the employment lands.
- Require additional provisions within the transition area:
  - a solid fence or noise barrier wall not less than 2.4 metres (7.87 feet) in height along the property line with a 7 metre (22.9 foot) wide planting strip (including approved stormwater management) on the employment lands shall be provided in the Transition Area when abutting a sensitive (i.e. residential) land use as shown on Schedule 'B'.
  - industrial uses are only permitted within an enclosed building;
  - 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;
  - no speakers or other sound amplification equipment shall be permitted except within wholly enclosed buildings;
  - visual screening for rooftop mechanical equipment is required;
  - no direct vehicular access or road connection shall be permitted onto Riverbank Drive from the employment lands; and
  - Increased: minimum side yard or rear yard abutting a residential land use to 30 metres (98.4 feet).

**The Effect** of this By-law will permit the subject properties to be developed for employment purposes.

**And Take Notice** that the applications were circulated in accordance with the Planning Act and any written and oral submissions from the public were taken into consideration in making this decision. A copy of Staff Recommendation Report (18-021(CD)) which contains copies of the written submissions and an analysis of the public comments can be found at this website address <https://calendar.cambridge.ca/Council/Detail/2018-03-27-1900-City-Council> or by contacting **K. Padgett**, (519) 621-0740, Ext. 4826, Email: [padgettk@cambridge.ca](mailto:padgettk@cambridge.ca)

**And Take Notice** that only the applicant or a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the Council may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Corporation of the City of Cambridge not later than the **18<sup>th</sup> day of April 2018** a notice of appeal setting out the reasons for the objection to the by-law including the fee of \$300.00 required by the Ontario Municipal Board.

**And Take Notice** that only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

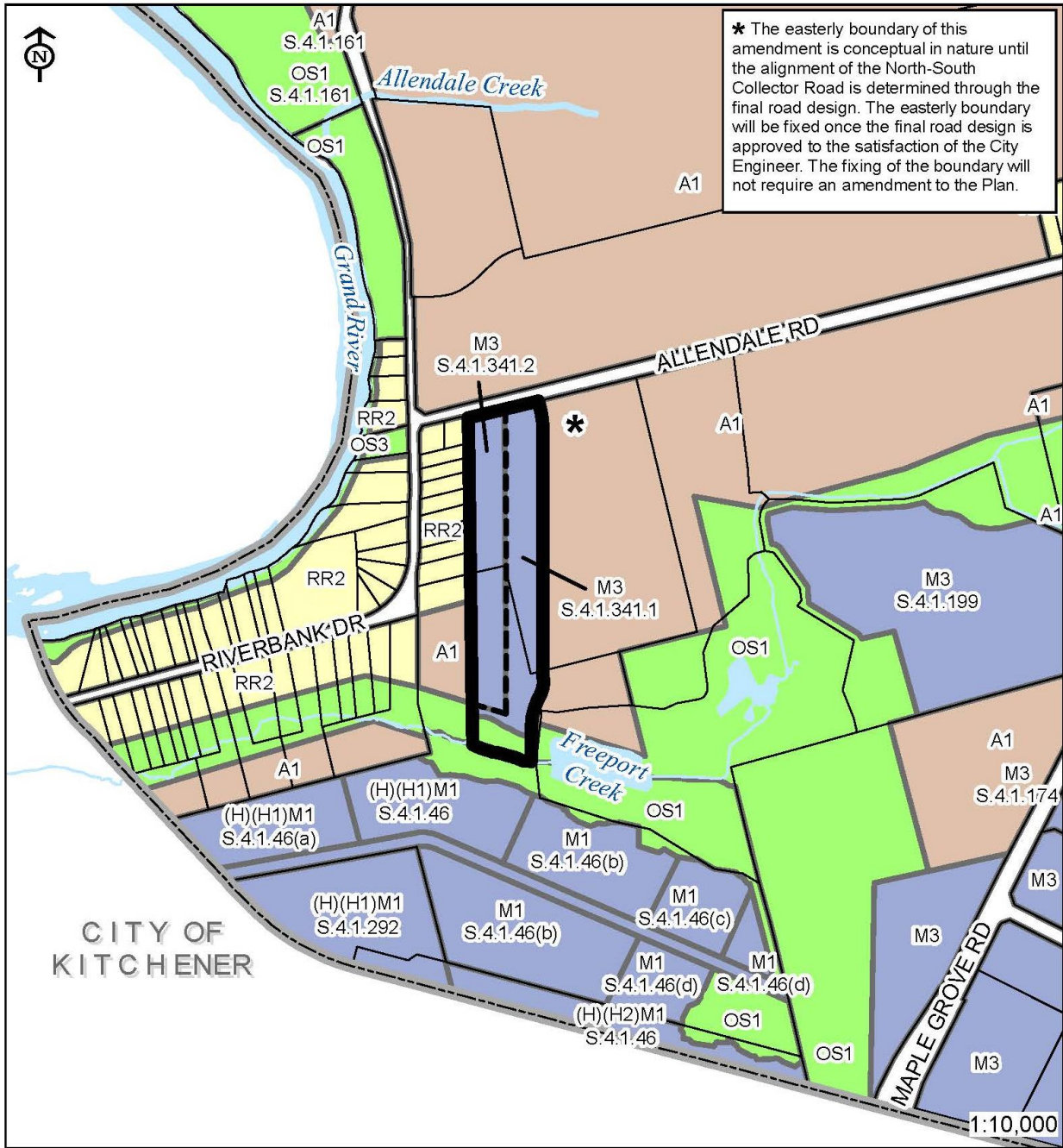
**And Take Notice** that no person or public shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, these are reasonable grounds to add the person or public body as a party.

For further information regarding this notice or By-law No. 50-18, please contact **K. Padgett**, (519) 621-0740, Ext. 4826.

**Dated** at the City of Cambridge this 29<sup>th</sup> day of March, 2018.

MICHAEL DI LULLO, CITY CLERK  
**50 DICKSON STREET, P.O. Box 669**  
CAMBRIDGE, ONTARIO  
N1R 5W8

# Location Map

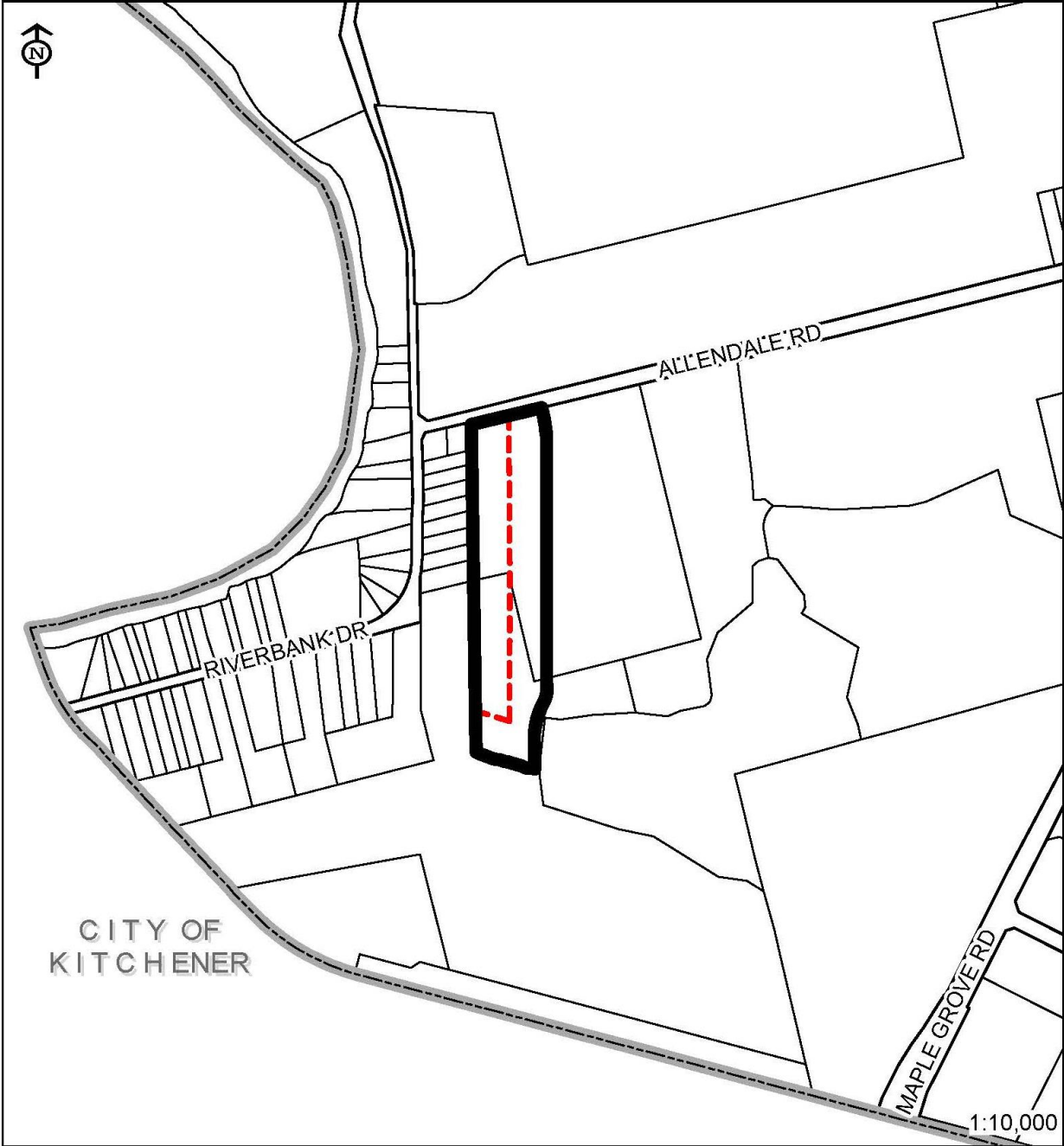


\* The easterly boundary of this amendment is conceptual in nature until the alignment of the North-South Collector Road is determined through the final road design. The easterly boundary will be fixed once the final road design is approved to the satisfaction of the City Engineer. The fixing of the boundary will not require an amendment to the Plan.



This is Schedule A attached to and forming part of By-law \_\_\_\_\_

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





This is Schedule B attached to and forming part of By-law  
 Map No. Z12  
 Transition Area - North Cambridge Business Park-  
 South of Allendale Road and West of the North-South Collector Road  
 Figure 4.1.341.2

-  Lands affected by the by-law
-  Transition Area