



**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. 105-18  
(0 Fountain Street North)**

**Take Notice** that the Council of the Corporation of the City of Cambridge passed By-law No. 105-18 on the 12<sup>th</sup> day of June, 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 Lot 17, Beasley's Broken Front Concession, being Part 2 and Part of Part 1 on Plan 58R-16730 from A1 (Agriculture) and OS1 (Open Space) to M3 "s.4.1.349.1" (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;
  - hotel, conference centre and banquet facilities;
  - 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;
- noxious uses as defined in the Zoning By-law 150-85 or its successor are not permitted;
- 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.

Uses permitted in the Open Space zone as per Zoning By-law 150-85 will apply to the Open Space zoned lands.

**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 18-094(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/2018-06-05-1900-Planning-and-Development-Committee/Planning%20and%20Development%20Committee%20Agenda%20-%20June%205,%202018> 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 Local Planning Appeal Tribunal in respect of the by-law by filing with the Clerk of the Corporation of the City of Cambridge not later than the 5<sup>th</sup>

**day of July, 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 Local Planning Appeal Tribunal.

**And Take Notice** that only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. 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.

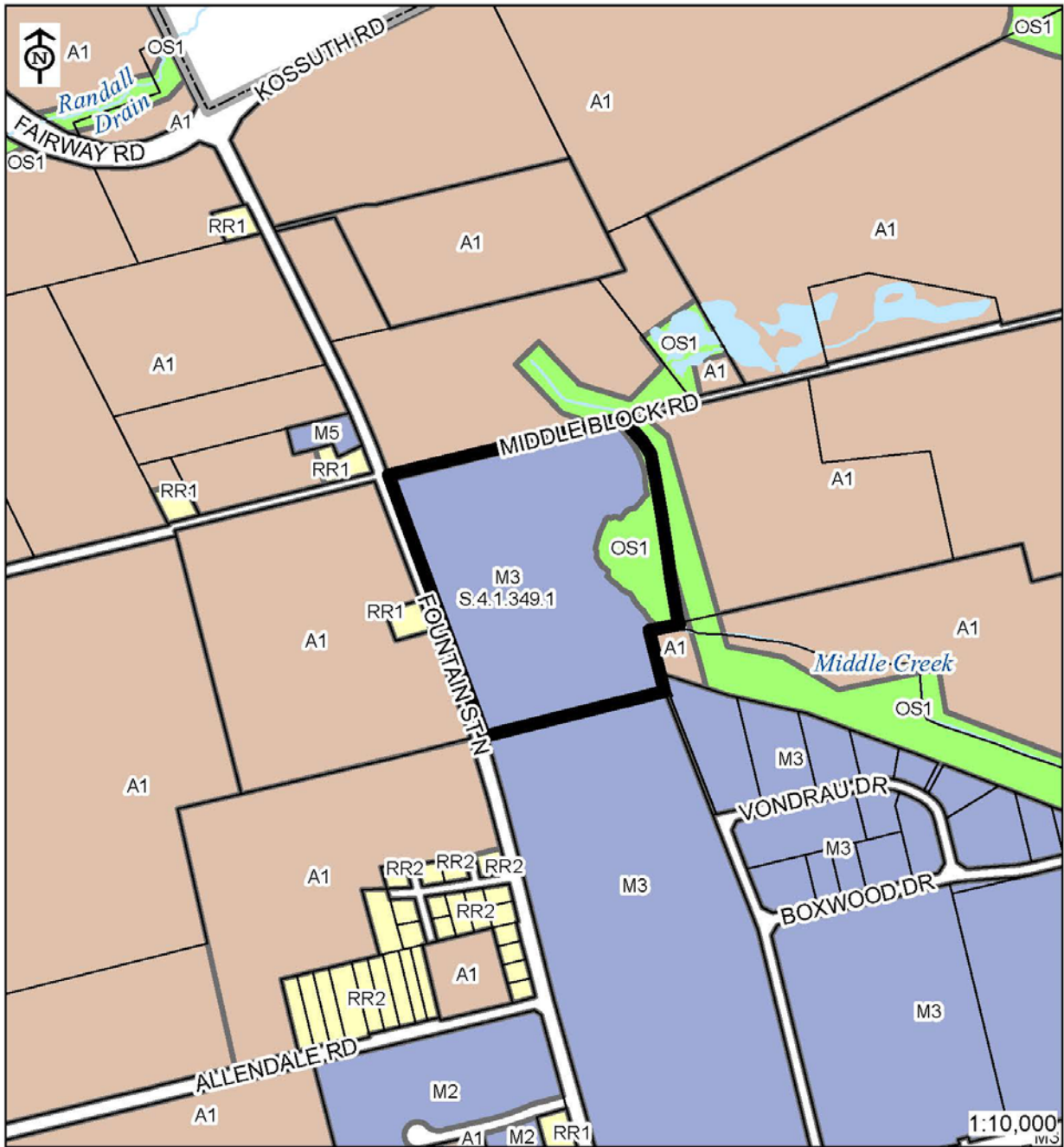
**And Take Notice** that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

For further information regarding this notice or By-law No. 105-18, please contact **K. Padgett**, (519) 621-0740, Ext. 4826.

**Dated** at the City of Cambridge this 15<sup>th</sup> day of June, 2018.

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

# Location Map





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



Lands affected by the by-law

**Zoning Classification**

-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL

 INDUSTRIAL

 AGRICULTURAL

