



**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

**Notice of Passing By-law No. 22-050
211 & 215 Queen Street West File OR01/21**

Take Notice that the Council of the Corporation of the City of Cambridge passed By-law No. 22-050 on the 19th day of July, 2022 pursuant to sections 34 and 36 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 of 211 and 215 Queen Street West from M3 and M3 s.4.1.24.1 to (H)(F)RM2CS5 s.4.2.424 and rezone a portion of the lands to (H)OS1 s.4.1.424 to facilitate the proposed development with site-specific provisions.

The Effect of the By-law will permit the development of the property with a mixed-use residential and commercial development including adaptive reuse of existing buildings and the development of a new 10 storey residential building comprising of approximately 229 residential units across the site and 2,500 square metres of at grade commercial floor area.

And Take Notice that the application was 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 22-080-CD can be found at this website address <https://calendar.cambridge.ca/Council/Detail/2022-07-19-1700-Special-Council-Meeting> or by contacting Rachel Greene, Senior Planner (519) 623-1340, Ext. 4612, Email: greener@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 Land Tribunal in respect of the by-law by filing with the Clerk of the Corporation of the City of Cambridge not later than the **August 22, 2022** a notice of appeal setting out the reasons for the objection to the by-law including the fee of \$1,100 (corporate fee) or \$400 (fee for private citizen, registered charity or not profit ratepayers' association) required by the Ontario Land Tribunal.

And Take Notice that only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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 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 Land Tribunal, these are reasonable grounds to add the person or public body as a party.

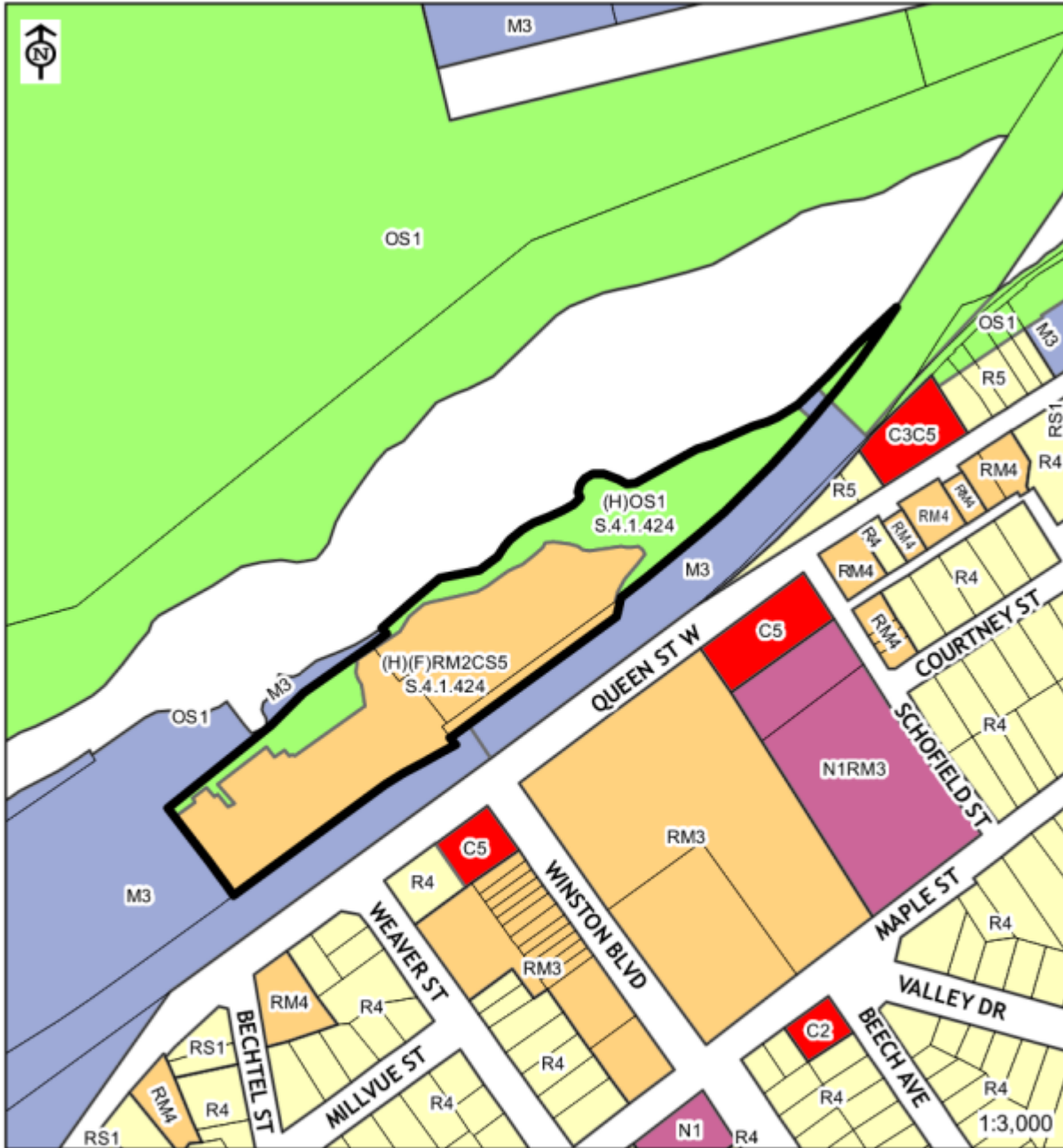
The lands are the subject of an application under the Act for an amendment to the Official Plan (File OR01/21). The Regional Municipality of Waterloo is the approval authority for the Official Plan Amendment.

For further information regarding this notice or By-law No. 22-050 please contact **Rachel Greene** (519) 621-0740, Ext. 4612

Dated at the City of Cambridge this 2nd Day of August, 2022.

Danielle Manton, 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
-  MEDIUM HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL

-  INSTITUTIONAL
-  INDUSTRIAL
-  COMMERCIAL