

**BY-LAW NO. XX-23**

**of the**

**City of Cambridge**

Being a By-law of the Corporation of the City of Cambridge to amend the City of Cambridge Zoning By-Law 150-85, as amended for lands located in Part of Lot 1, Beasley's Middle Block, municipally known as 895 Riverbank Road, to permit a "Temporary Sales Office" as a Temporary Use.

**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 WEREAS** this By-law conforms to the City of Cambridge Official Plan, as amended;

**AND WHEREAS** the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implement the Official Plan of the City of Cambridge.

**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 XXXX, and that further public meeting is not considered necessary in order to proceed with this amendment.

**NOW THEREFORE** THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE enacts as follows:

1. **THAT** notwithstanding the provisions of section 3.1.2 of this By-law, the subject lands identified on Schedule A of By-law XX-23 may be used for a "Temporary Sales Office" in addition to the existing uses otherwise permitted in the Rural Residential 1 (RR1) Zone as a temporary use pursuant to Section 39 of the *Planning Act* (R.S.O. 1990, c.P13 as amended).
2. **THAT** this By-law shall be in effect for a period of three (3) years from the date of passing of this By-law.
3. **AND THAT** the aforesaid City of Cambridge Zoning By-law, as amended, is hereby further amended by adding the following subsection to section 4.1 thereof:

"4.1.X Beasley's Middle Block – 895 Riverbank Road

1. Notwithstanding the provisions of section 3.6 of this By-law, the following regulations shall apply to the lands in the RR1 Zone classification to which reference to "(s.4.1. \_\_\_\_\_)" is made on Schedule 'A' attached to and forming part of this By-law:

Zone Provisions	RR1 – Temporary Sales Office
Minimum Lot Frontage	30.0 m
Minimum Lot Area	4,000 m <sup>2</sup>
Maximum Lot Area	Shall not apply.
Minimum Front Yard	6.0 m
Minimum Interior Side Yard	3.0 m
Minimum Exterior Side Yard	6.0 m
Minimum Rear Yard	2.75 m
Maximum Building Height	9.5 m
Maximum Lot Coverage	40%
Minimum Landscaped Open Space	30%
Minimum Parking Spaces	1 space per 30 m <sup>2</sup> of Gross Floor Area

2. That for the purposes of this By-law, a "Temporary Sales Office" shall be defined as follows:

"Temporary Sales Office" – means a temporary stand-alone uninhabited building used to market, sell, or lease new dwelling units or non-residential units to the general public.

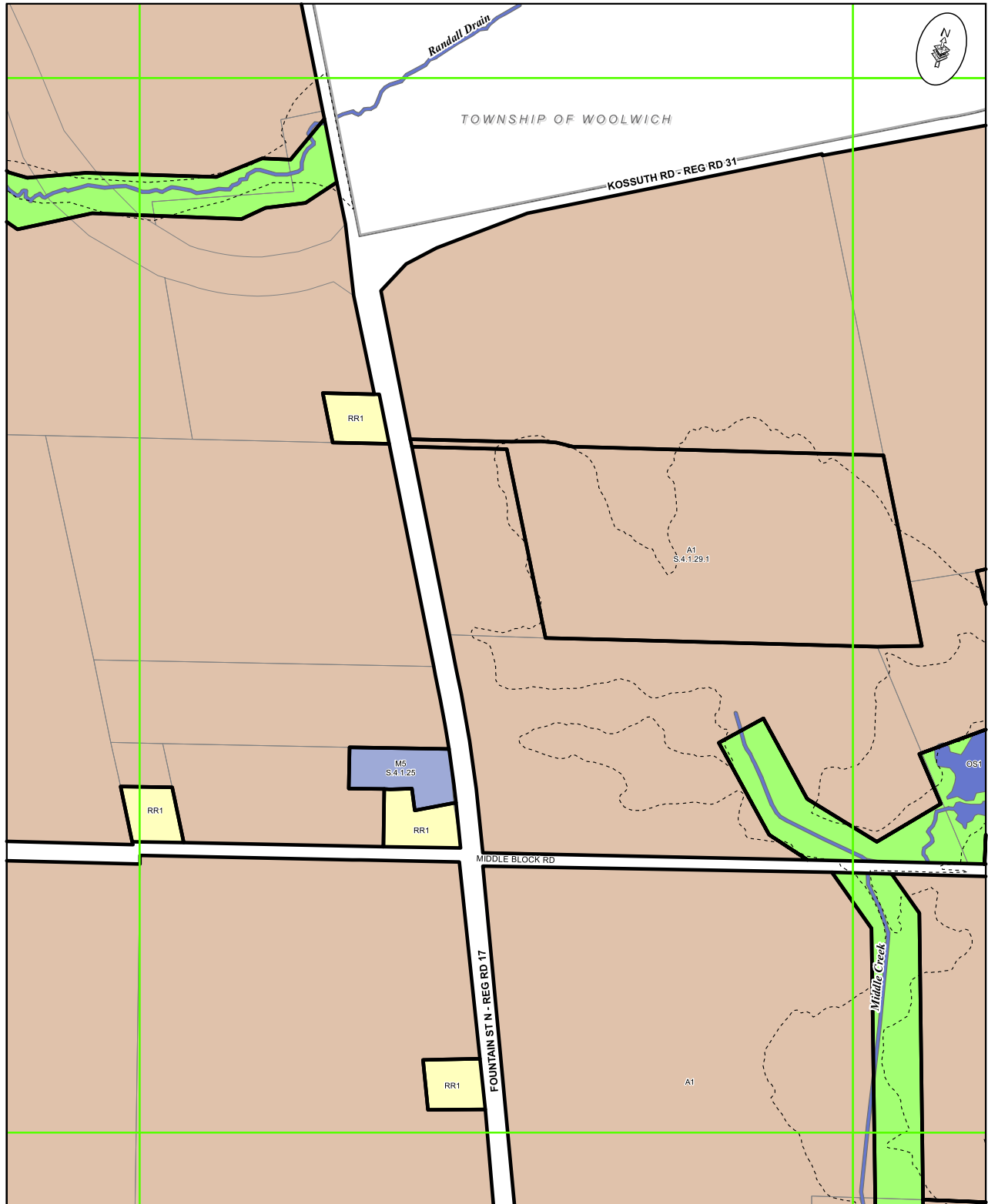
3. That for the purposes of this By-law, Section 2.3.2 – Specifications and Location provisions shall not apply."

Read a First, Second and Third Time, Enacted and Passed this \_\_\_ day of \_\_\_\_\_ 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk








# Schedule A



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

 Lands affected by the by-law

### Generalized Zoning Categories

- |   |   |
|---|---|
|  AGRICULTURAL            |  MEDIUM HIGH DENSITY RESIDENTIAL         |
|  INSTITUTIONAL           |  OPEN SPACE                              |
|  LOW DENSITY RESIDENTIAL |  Regulatory Flood Line See Section 2.1.8 |
|  INDUSTRIAL              |   |