

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-XXX

Being a By-law to repeal the residential zones and regulations of Zoning By-law 150-85, as amended, and replace them with new residential zones and regulations, except for certain lands subject to transition regulations and deferrals

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;

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

AND WHEREAS, Council deems that adequate notice of the May 6, 2025 public meeting was provided and adequate information regarding this By-law was presented at the public meeting and through multiple public open house community drop-in sessions held during May – June 2025, and that a further public meeting is not considered necessary to proceed with this By-law,

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

1. THAT this By-law shall apply to all residentially zoned lands in the City of Cambridge, Regional Municipality of Waterloo as shown on Maps A5-M15 attached hereto and forming part of the By-law;
2. THAT Zoning By-law 150-85, as amended, except for lands subject to sections 1.5 and 1.6 of this By-law and as shown as a deferred area in Maps A5 – M15 is repealed;
3. AND THAT this By-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 91 coming into effect, pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

Enacted and Passed this 15th day of December, 2025.

MAYOR

CLERK

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CITY OF CAMBRIDGE ZONING BY-LAW

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BY-LAW NO. XX-XX
OF THE
CORPORATION OF THE CITY OF
CAMBRIDGE

A By-law to prohibit the use of land and the erection and use of buildings and structures except for certain purposes, and to regulate the type of construction and the height, bulk, location, size, floor area, density, character and use of buildings.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE ENACTS AS FOLLOWS:

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Part 1.0 - Interpretation and Administration

1.0 Title and Lands Subject to By-law

This By-law may be referred to as the “**City** of Cambridge Zoning By-law” and applies to all lands within the **City** of Cambridge, save and except as set out in Sections 1.5 and 1.6, as shown on the following Maps of this By-law:

- (a) Maps A5 to A14;
- (b) Maps B4 to B14;
- (c) Maps C3 to C15;
- (d) Maps D4 to D15;
- (e) Maps E5 to E15;
- (f) Maps F2 to F15;
- (g) Maps G1 to G15;
- (h) Maps H7 to H15;
- (i) Maps J7 to J15;
- (j) Maps K7 to K15;
- (k) Maps L7 to L15; and
- (l) Maps M7 to M15.
- (m) Schedule 1 – Properties Serviced by Laneways
- (n) Schedule 2 – Building Height Limits on Collector and Arterial Roads

1.1 Conformity and Compliance with By-Law

No person shall change or permit the change of the use of any **building, structure** or land to which the By-law applies or erect or use or permit the erection or use of any **building** or **structure** or occupy or permit the

occupation of any **building, structure** or land except in compliance with the provisions of this By-law.

1.2 Interpretation

1.2.1 Use of Plain Language

This by-law is written in plain language with a deliberate attempt to keep the words, grammar and syntax used as simple as possible while meeting the legal requirement for clear and precise language.

1.2.2 Need to Comply with Other Requirements

Nothing in this By-law shall relieve any person from any obligation to comply with the requirements of any other By-law of the **City** or any other requirement of the **Region** of Waterloo, the Province of Ontario, the Government of Canada or the Grand River Conservation Authority that may affect the use of lands, **buildings** or **structures** in the **City** of Cambridge.

1.2.3 References to Provincial Acts

Where this By-law references a section in Provincial or Federal legislation and that section number changes or the text in the section changes, reference shall be made to the updated section and text as required. In addition, where a Provincial Act is repealed, reference shall be made to any successor legislation, if any.

1.2.4 Severability

A decision of a court or a tribunal that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

1.2.5 Definitions

- (a) **Bolded** terms are defined in Part 3.0 of this By-law.
- (b) Each of the defined **uses** in Part 3.0 of this By-law are distinct and separate from other defined **uses**, unless the definition indicates otherwise.
- (c) Unless otherwise defined as a bolded term, the words and phrases used in this By-law have their normal and ordinary meaning.

- (d) Defined terms are intended to capture both the singular and plural forms of these terms.

1.2.6 Permitted Uses and Accessory Uses

- (a) Where a **use** is defined in Part 3.0 of this By-law and not listed as a permitted **use** in a **zone**, the use as defined is not a permitted **use** in that **zone**.
- (b) **Accessory uses** to any permitted use in a **zone** are also permitted.

1.2.7 Illustrations

All illustrations in this By-law are deemed to not be part of this By-law and are included only to assist with the interpretation of the By-law.

1.2.8 Purpose Statements

- (a) Purpose statements are included in this By-law for each **zone** and are intended to assist in the understanding of the By-law's objectives and purpose, and in the understanding of the planning principles underlying the use and regulatory provisions of the **zone**.
- (b) Purpose statements are included in this By-law for the convenience of the reader and are not part of this By-law.

1.3 Enforcement

1.3.1 Offence

Any person who uses land contrary to any provision of this by-law and any person who owns land which is used contrary to any provision of this by-law is guilty of an offence.

1.3.2 Penalties

Any person or Corporation convicted of an offence under any provision of this by-law shall be liable to a penalty as set out in Section 67 of The Planning Act, R.S.O, 1990, Chapter P.13, or any successor thereof.

1.3.3. Inspection

Where an **officer** has reason to believe that any person has used land or erected or used any building or structure in contravention of this By-law

they or any employee of the City so authorized by them, may at any reasonable hour enter and inspect the land or building or structure.

1.4 Repeal of Former By-Law (By-law 150-85)

By-law 150-85 is hereby repealed, in so far as it applies to lands subject to this By-law.

1.5 Previous Approvals

1.5.1 Minor Variances to By-law 150-85

- (a) Where the Committee of Adjustment of the **City** of Cambridge (herein referred to as the Committee of Adjustment) or the Ontario Municipal Board/ Local Planning Appeal Tribunal/Ontario Land Tribunal has authorized a minor variance from the provisions of By-law 150-85, the provisions of this By-law (as they apply to such land, **building** or **structure**) are modified to the extent necessary to only and solely give effect to the provisions of that previous minor variance that would otherwise not be in conformity or compliance with this By-law.
- (b) Sub-section (a) only applies if the decision on the minor variance was made, and was final and binding after November 21, 2012.

1.5.2 Previous Decisions to Expand Legal Non-Conforming Uses

- (a) Where the Committee of Adjustment or the Ontario Municipal Board/ Local Planning Appeal Tribunal/Ontario Land Tribunal has made a decision in accordance with Sections 45(2)(a) or (b) of the Planning Act respecting a use that was a legal **non-conforming** use under By-law 150-85, the provisions of this By-law (as they apply to such use, **building** or **structure**) are modified to the extent necessary to implement the previous decision.
- (b) Sub-section (a) only applies if the decision to expand a legal **non-conforming** use was made, and was final and binding after November 21, 2012.

1.5.3 Site Plan Approvals

Where site plan approval in accordance with the Planning Act has been granted by the **City** and a building permit for the project has not been issued, the provisions of this By-law, as they apply to such land,

building or **structure**, are modified to the extent necessary to implement site plan approval in accordance with the relevant provisions of By-law 150-85 as amended, provided that the building permit is issued within three (3) years of the effective date of this By-law.

For the purpose of a phased site plan, a building permit issued for the first phase satisfies this condition and this By-law is modified to the extent necessary for subsequent phases.

1.6 Transition Clauses for Applications in Progress

1.6.1 Building Permit Applications

Nothing in this By-law shall prevent the erection or use of a **building** or **structure** by the By-law of any **building** or **structure** for which a permit has been issued under subsection 8(1) of the Building Code Act, 1992, prior to the day of the passing of this By-law, so long as the **building** or **structure** when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under subsection 8 (10) of that Act.

1.6.2 Minor Variance Applications

The requirements of this By-law do not apply to prevent the erection or use of a **building** or **structure** for which an application for a minor variance under Section 45 of the Planning Act was filed on or before the effective date of this By-law, provided the application was in compliance with By-law 150-85 except for those aspects of By-law 150-85 that are subject to the minor variance application.

1.6.3 Site Plan Approval Applications

The requirements of this By-law do not apply to prevent the erection or use of a **building** or **structure** for which a complete application for site plan approval was made on or before the effective date of this By-law and the said complete application complied with the provisions of By-law 150-85.

1.6.4 Zoning By-law Amendment Applications

Where an application for an amendment to Zoning By-law 150-85 is deemed complete by the City prior to the date of passage of this Zoning By-law, such application shall be continued and finally disposed of under former Zoning By-law 150-85 as it read on the day the application was deemed complete, and this Zoning By-law shall be read with necessary modifications.

1.6.5 Transition Sunset Clause

Sections 1.6.1-1.6.4 are automatically repealed on the third anniversary of the effective date of this By-law.

1.7 Non-Conforming Uses

Nothing in this By-law applies to prevent the use of any land, **building** or **structure** for any purpose prohibited by this By-law if such land, **building** or **structure** was lawfully used for such purpose on the effective date of this By-law, so long as it continues to be used for that purpose.

1.8 Non-Complying Buildings, Structures and Lots

1.8.1 Replacement, Enlargement, Repair or Renovation

- (a) A **non-complying (legal) building** or **structure** may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:
 - (i) Does not further encroach into a **required yard**;
 - (ii) Does not increase the amount of **floor area** or volume in a **required yard**;
 - (iii) Does not in any other way increase a situation of non-compliance; and,
 - (iv) Complies with all other applicable provisions of this By-law.
- (b) Nothing in this By-law prevents the repair, strengthening or restoration to a safe condition of a **legal non-complying building** or **structure** or part thereof or the replacement or the rebuilding of all or a portion of a **legal non-complying building** or **structure** provided that the dimensions and use of the original **building** or **structure** or of any of the associated **yards** are not altered in any way except in conformity with this By-law.

1.8.2 Non-Compliance as a Result of Land Acquisition by a Public Authority

Notwithstanding any other provision in this By-law, where, as a result of an acquisition of land by the **City**, the **Region**, the Province of Ontario, the Government of Canada or any department, board, commission or

agency thereof, and where such acquisition results in a contravention of this By-law, the following applies:

- (a) If the acquisition results in a contravention of this By-law with respect to minimum **lot frontage** and **lot area** requirements or maximum **floor space index**, the lot is permitted to be used and **buildings** and **structures** on the **lot** may be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the **buildings** or **structures** comply with all of the other provisions of this By-law.
- (b) If the acquisition results in a contravention of this By-law of any other provision in this By-law the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized.
- (c) Notwithstanding subsection (b), no new **building**, **structure** or addition to an existing **building** or **structure** shall be erected or located except in accordance with all the provisions of this By-law.

1.8.3 Non-complying lots

A **lot** in existence prior to the effective date of this By-law that does not meet the **lot area** and/or **lot frontage** requirements of the applicable **zone**, is permitted to be used and **buildings** and **structures** on the **lot** may be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the **buildings** or **structures** comply with all of the other provisions of this By-law.

Part 2.0 – Classification of Zones

2.1 Zones

The provisions of this By-law apply to all lands within the limits of the **City** save and except as set out in Sections 1.5 and 1.6 of this By-law. All lands in the **City** are contained within one or more of the following **zones**:

Core Area **Zones** (see Part 6.0 of this By-law - to be added by future By-law Amendment)

Residential **Zones** (see Part 7.0 of this By-law)

- (a) Rural Residential - RR
- (b) Residential 1 - R1
- (c) Residential 2 - R2
- (d) Residential 3 - R3

Commercial **Zones** (see Part 8.0 of this By-law - to be added by future By-law Amendment)

Employment **Zones** (see Part 9.0 of this By-law - to be added by future By-law Amendment)

Institutional **Zone** (see Part 10.0 of this By-law - to be added by future

Environmental and Open Space **Zones** (see Part 11.0 of this By-law - Open Space Zones to be added by future By-law Amendment)

- (a) Environmental Protection - EP

Other **Zones** (see Part 12.0 of this By-law)

- (a) Floodway - F

Overlay **Zones** (see Part 13.0 of this By-law)

- (a) Floodplain 1 - F1
- (b) Floodplain 2 - F2

2.2 Abbreviations

All of the **zones** identified in Section 2.1 of this By-law are abbreviated in the remainder of this By-law, and the full name of the **zone** is as per Section 2.1.

2.3 Zones and Zone Boundaries

The **zones** and **zone** boundaries are shown on the Maps listed in Section 1.0 of this By-law.

2.4 Determining Zone Boundaries

When determining the boundary of any **zone** as shown on any Schedule forming part of this By-law, the following provisions apply:

- (a) Where a **zone** boundary is indicated as following a **street or highway, lane**, unopened road allowance, railway right-of-way or utility corridor, the boundary is the edge of such **street or highway, lane**, unopened road allowance, railway right-of-way or utility corridor;
- (b) Where a **zone** boundary is indicated as substantially following **lot lines**, the **zone** boundary follows such **lot lines**;
- (c) If the location of a **lot line** changes in accordance with Section 1.8.2 of this By-law, the location of the **zone** boundary also changes to correspond with the new **lot line** location;
- (d) Where a **zone** boundary is indicated as following flooding hazard limits established by the Grand River Conservation Authority, the **zone** boundary shall be the flooding hazard limits as determined by the Grand River Conservation Authority;
- (e) Where a **zone** boundary is indicated as following the shoreline of a lake or watercourse, the **zone** boundary will move with the actual shoreline or watercourse in the event of a natural change in the shoreline or edge of the watercourse or in the event of a human-made change in the shoreline or edge of the watercourse that has been approved by the Grand River Conservation Authority; and
- (f) Where none of the above provisions apply, the **zone** boundary is to be scaled from the Maps that form part of this By-law.

2.5 Multiple Zones on a Lot

- (a) Where a **lot** falls into two or more **zones**, each portion of the **lot** shall be used in accordance with the provisions of this By-law for the applicable **zone**.
- (b) Accessory **buildings** or **structures** shall be located in the same **zone** as the **principal building**.
- (c) In no case is a **zone** boundary dividing a **lot** into two or more **zone** categories intended to function as a property boundary for the purposes of calculating **yards** and setbacks. In all cases, the **lot line** shall be used for the purposes of calculating **yards** and setbacks, unless otherwise specified by this By-law.

2.6 Site-Specific Exception Zones

- (a) Where a number follows a **zone** symbol on the attached Maps to this By-law, the number refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Part 14 of this By-law.
- (b) The provisions of the site-specific exception govern over any inconsistent provisions in the remainder of this By-law.

2.7 Holding Zones

- (a) Notwithstanding any other provision in this By-law, where a **zone** symbol is preceded by the letter (H), no person may use the land to which the letter (H) applies for any use other than the use which legally existed on the date the By-law applying the Holding provision came into effect, or expand or replace an existing **building** or **structure**, as the case may be until the (H) is removed in accordance with the policies of the Official Plan and the criteria/reasons for removal of the (H) have been satisfied.
- (b) Notwithstanding the above, this provision does not apply to **public uses** in accordance with Section 4.27.1 of this By-law and other uses as per Section 4.27.2 of this By-law, which are permitted without the need to remove the Holding provision.
- (c) In addition, the existence of the Holding provision does not prevent the issuance of a **building** permit to make structural repairs, carry out façade improvements, improve and/or replace plumbing and electrical systems and/or replace openings. Site-

specific or Area-specific Holding **zones** are detailed in Part 15 of this By-law.

Part 3.0 – Definitions

Accessory building or structure: a detached **building** or **structure**, the use of which is customarily incidental to, subordinate to, or exclusively devoted to the **principal use** or **building**, located on the same **lot**. An **accessory building or structure** shall not include a **deck**.

Accessory use: a **use**, which is subordinate to; incidental to; and exclusively devoted to the **principal use** and located on the same **lot**.

Additional residential unit (ARU): a self-contained residential **dwelling unit**, with its own cooking facility, sanitary facility and sleeping area, that either forms part of and is attached to the principal dwelling, or is located within a detached **building** on the same **lot** as the principal dwelling, as defined in Section 4.19.

Adult entertainment establishment: as defined in By-law 157-12, as amended.

Adult live nudity establishment: as defined in By-law 157-12, as amended.

Adult novelty store: as defined in By-law 157-12, as amended.

Agricultural use: the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm **buildings** and **structures**, including, but not limited to livestock facilities, manure storages and **farm processing - value-retaining facilities**.

Agriculture-related use: those farm-related commercial and farm-related **industrial uses** that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agri-tourism use: those farm-related tourism uses, including limited accommodation such as a **bed and breakfast establishment**, that promote the enjoyment, education or activities related to the farm operation.

Aisle: the area used by **electric** and/or **motor vehicles** for access to and from all off-**street parking spaces**, but does not include an access **driveway** from a **street** or **highway**.

Alteration: the modification of a structural component of a **building** or **structure** that results in a change of use, or any increase or decrease in the volume or **gross floor area** of a **building** or **structure**.

Amenity Area: an area used for indoor and/or outdoor recreational and open space uses and activities.

Animal clinic: an establishment where cats, dogs, and other domesticated animals (excluding livestock) are evaluated and/or treated for medical conditions and which may have boarding facilities for animals in their care for limited time.

Art gallery: an establishment used for the preservation, exhibition and/or sale of paintings or other works of art.

Asphalt plant: an establishment that produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes:

- (a) The stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises;
- (b) The storage and maintenance of equipment; and
- (c) Facilities for the administration or management of the business.

Attached additional residential unit (ARU): an **additional residential unit (ARU)** that is attached to the principal dwelling as defined in Section 4.19.

Attached Dwelling Type: includes **semi-detached dwellings**, **street fronting townhouse dwellings**, and **parcel of tied land townhouse dwellings** which are located on individual **lots**.

Balcony: a partially enclosed platform attached to or extending horizontally from one or more **main walls** of a **building** that is not accessed by stairs from the outside.

Barrier-free: a **building** and its facilities, which may be approached, entered and used by persons with physical or sensory disabilities.

Basement: one or more **storeys** of a **building** located below the **first storey**.

Bay window: a window or a combination of windows that protrudes from the wall of a **building** and is not supported by a foundation wall.

Bed and breakfast establishment: a **single-detached dwelling** in which no more than three guest rooms are made available by the resident of the said dwelling for the temporary accommodation of the traveling public.

Boarding and/or breeding kennel: an establishment where three dogs or five cats in total are kept for boarding and/or breeding.

Body-rub establishment: as defined in By-law 157-12, as amended.

Building: a **structure** consisting of a wall, roof and floor or any of them, or a structural system serving the function thereof, including all plumbing, works, fixtures and services system appurtenant thereto.

Business office: an establishment used by an agency, business or organization for the transaction of administrative, clerical or management business, the practice of a profession and/or the provision of government or social services and other similar services.

Business service use: an establishment where services are provided on a fee or contract basis, including but not limited to advertising and mailing, **building** maintenance, caretaking and cleaning, plumbing and electrical services, employment services, protective services, and information technology and computer services.

Cannabis-related use - indoor: those activities authorized in accordance with the Federal Cannabis Regulation SOR-2018-144 as amended that are carried out within an enclosed **building** or **structure**.

Cannabis-related use - outdoor: those activities authorized in accordance with the Federal Cannabis Regulation SOR-2018-144 as amended that only involve the growing and harvesting of cannabis outdoors.

Canopy: a roof-like **structure** projecting more than 300 millimetres from the exterior face of the **building**.

Caterer's establishment: an establishment in which food and beverages are prepared for consumption off the premises, but does not include a **restaurant**.

Cemetery: has the same meaning as in the Funeral, Burial and Cremation Services Act, as amended.

Centre-line:

- (a) With reference to a **street or highway** - a line drawn parallel to and equal from the limits of the **street or highway** or **designated road allowance**;
or
- (b) With reference to a **private street** - a line that is drawn parallel to and equal from the edges of the paved surface of the **private street**.

Child care centre: has the same meaning as in the Child Care and Early Years Act, as amended.

City: the corporation of the **City** of Cambridge, and includes its Council and any tribunal, licensing officer or employee of the **City** responsible for, or whose duties include, the administration or enforcement of this By-law, or the exercise of any duty or power to which this By-law relates.

Commercial fitness centre: an establishment where physical fitness and recreation equipment and/or instruction is provided for use by the general public.

Commercial motor vehicle: has the same meaning as in the Highway Traffic Act, as amended.

Commercial parking lot: an area of land used for the parking of **electric** and/or **motor vehicles** for a fee.

Commercial recreation use, private: a privately owned sports or recreation establishment operated for use by private members and/or the general public for compensation and includes uses such as a pool hall, bowling alley, skate park, paint ball facility, curling rink, rock climbing facility, and miniature golf.

Common amenity area: a contiguous **amenity area** designed to be used and accessed by all of the occupants of the use that requires a **common amenity area** and which may include indoor and/or outdoor recreational areas, **patios, landscaped open space** areas, **balconies, decks**, swimming pools, terraces and rooftop **patios**, communal lounges and other similar areas.

Community garden: an area of land, rooftop, or other space managed and maintained by individuals and/or non-profit organizations that is not located in a **building**, to grow and harvest:

- (a) Food crops; and/or
- (b) Non-food, ornamental crops, such as flowers grown for personal or group use, consumption or donation.

Concrete batching plant: an **industrial use** where concrete or concrete products used in **building** or construction is produced, and includes facilities for:

- (a) The administration or management of the business;
- (b) The stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or
- (c) The storage and maintenance of required equipment;
- (d) But does not include the retail sale of finished concrete products.

Conservation use: an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system and which may include, as an **accessory use**, passive recreational uses (such as hiking trails and cross country ski trails), and **buildings** and **structures** (such as nature interpretation centres and public information centres).

Contractor's yard: an establishment used by any general contractor or builder where equipment and materials are stored, or where a contractor and/or builder performs shop and assembly work, and/or offers a trade or service, which is not generally open to the public, and includes, but is not limited to, landscaping services, excavators, roofing, industrial electricians, general construction services, and welding services, or other similar services.

Courier depot: an establishment where parcels for delivery by couriers are received, sorted, processed and loaded for shipment.

Crematorium: a **building** that is fitted with appliances for the purpose of cremating human remains and that has been approved as a **crematorium** or established as a **crematorium** in accordance with the Funeral, Burial and Cremation Services Act and includes everything necessarily incidental and ancillary to that purpose.

Crisis intervention home: a special care facility providing counseling, assistance and temporary emergency shelter for the homeless and/or for the victims of a domestic conflict or physical assault/abuse of any kind. It includes such facilities as a family crisis shelter.

Data processing or other data services use: an establishment used for the collection, analysis, processing, storage, or distribution of electronic data.

Deck: a **structure** that rests upon the ground or is supported by posts or blocks that extend from the ground, which is intended for use as an outdoor **amenity area**, and includes landings and stairs but does not include a **balcony** or **porch**.

Density, net residential: a density number that is derived by dividing the area of a **lot** that is within a Residential **Zone** by the number of **dwelling units** on that part of the **lot** that is within the Residential **Zone**. If the entirety of the **lot** is in a Residential **Zone**, the whole of the **lot** is therefore counted.

Designed electric vehicle parking space: a **parking space** designed and constructed to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code.

Designated road allowance: land reserved by the **City** to be used for a **street or highway** or **lane**, as identified on Appendix B of the Cambridge Official Plan.

Detached additional residential unit (ARU): an **additional residential unit** (ARU) that is located within a detached **building** on a lot containing a principal dwelling as defined in Section 4.19.

Detached Dwelling Type: includes **single detached dwellings**.

Drive-through service use: the use of land, **buildings** or **structures**, or parts thereof including **stacking lanes**, to provide or dispense products or services, either wholly or in part, through an attendant at a window or an automated machine, to customers remaining in motorized vehicles.

Driveway: a defined area providing access for electric and/or motor vehicles from a **street or highway** or **private street** or a **lane** to a **parking area**, **loading space**, **private garage**, carport, **building** or **structure**.

Dry cleaning plant: an establishment where the process of dry cleaning of clothing and fabrics is conducted, and which does not include a retail component or provide for the drop-off or pick up of clothing or fabrics.

Dwelling Unit: an area of a **building** operated as a housekeeping unit, used or intended to be used by one or more persons containing cooking, eating, living, sleeping and sanitary facilities. The **dwelling units** regulated by this By-law are defined below:

- (a) **Apartment dwelling:** a **dwelling unit** in a **building** containing four or more **dwelling units** that share a common access to the outdoors through a common entrance and/or a common corridor system.
- (b) **Back-to-back townhouse dwelling:** a **dwelling unit** in a **building** that has four or more **dwelling units** divided vertically, including a common rear wall, each with an independent entrance with a **yard** abutting at least one exterior wall of each **dwelling unit**.
- (c) **Garden suite:** a detached **dwelling unit** that is accessory to the **primary dwelling unit** on the same **lot** and which is designed to be portable and temporary.
- (d) **Mobile home dwelling:** a **dwelling unit** designed to be mobile and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the applicable Canadian Standards Association standard.

- (e) **Multiple dwelling:** a **dwelling unit** in a **building** containing three or more **dwelling units** that would not be considered any other type of **dwelling unit** as defined by this By-law.
- (f) **Primary dwelling unit:** the largest **dwelling unit** in which the residential use of the **lot** is conducted.
- (g) **Semi-detached dwelling:** a **dwelling unit** in a **building** that is divided vertically into two **dwelling units** that share a common wall above and below **grade**.
- (h) **Single detached dwelling:** a **dwelling unit** in a **building** containing only one **dwelling unit**.
- (i) **Stacked townhouse dwelling:** a **dwelling unit** in a **building** containing four or more **dwelling units** divided horizontally and/or vertically, each with an entrance that is independent or through a shared landing and/or external stairwell.
- (j) **Townhouse dwelling:** a **dwelling unit** in a **building** that is vertically divided above and below **grade** into a minimum of three **dwelling units**, each of which has an independent entrance to the outside at the front, rear, and/or side of the **building** and a **yard** abutting at least two of the exterior walls of each **dwelling unit**.
- (k) **Triplex dwelling:** a **dwelling unit** in a **building** that is divided horizontally or is divided horizontally and vertically into three **dwelling units**, each of which has an independent entrance to the outside or through a common entrance or a combination of both.

Essential emergency service: services that would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion and includes uses such as police and fire stations and ambulance dispatch.

Farm greenhouse: a **building** used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and other similar agricultural products, under glass, fiberglass or plastic.

Farm produce outlet: an outlet that is **accessory** to an **agricultural use** and, located on the same **lot**, and operated by the owner of the **agricultural use** in which fresh fruits, grains, plants, flowers, grasses and vegetables grown on the parcel are offered for sale, and may also include the limited sale of value-added farm products made from the produce grown on the farm, such as jam, pies, honey, wine, meat, eggs or dairy products. The limited sale of preserving

supplies, other food products, home crafts, flowers and produce and bedding plants grown locally, in Ontario, may also be included.

Financial institution: a bank, credit union, trust company or similar lending institution that is open to the general public.

First storey: the **storey** that has its floor closest to **grade** and its ceiling more than 1.8 m above **grade**.

Floor Area: the aggregate of the areas of each floor as set out below:

- (a) **Gross educational floor area:** the total **floor area** of an **elementary school** and a **secondary school**, including the **floor area** in a **portable classroom**.
- (b) **Gross floor area:** the total **floor area** of each floor level of a **building** measured from the exterior of the **main wall** of each floor level, excluding the **floor area** in a **basement** and the floor area in an **underground parking garage**.
- (c) **Gross leasable commercial floor area:** the total **floor area** of a **building** for which tenants pay rent and have exclusive occupancy, measured from the **centreline** of partition walls and the exterior face of outside walls, and includes all such floor area on a main floor, mezzanine and upper **storey** and in a **basement** and used for any retail, service, office or recreational-commercial purpose, but does not include any **floor area** used in common by the tenants of the **building** such as a mall, **aisle** or hallway, elevator shaft or lobby, stairwell, loading or unloading area, permanent storage area, any washroom, boiler room, maintenance room, mechanical or electrical or utility room, or any **parking spaces** and related **aisles** or residential **floor area** provided within the **building**.
- (d) **Gross leasable floor area:** the total **floor area** designed for tenant occupancy and exclusive use, including **basements**, upper floors and mezzanines. It is measured from the **centre-line** of joint partitions and from outside wall faces. Gross leasable area is the area on which tenants pay rent and which produces income for an owner.
- (e) **Gross retail commercial floor area:** the total area of a **building** or **structure**, or part thereof, measured from the **centre-line** of joint partition walls and from the exterior faces of outside walls and includes all such floor area on a main floor, mezzanine, upper **storey** and **basement**, occupied or intended to be occupied by the following uses: **retail commercial establishments, restaurants** and other **financial institutions**. The following uses are excluded from the calculation of **gross retail commercial floor area: personal service uses, places of**

amusement, motor vehicle repair garages, gas bars, outside display and sales areas, and areas devoted to parking and loading which are not fully enclosed.

- (f) **Net floor area:** the aggregate total of the **floor areas** of a **building** above or below established **grade**, but excluding:
- (i) Any part of a **basement** that is unfinished;
 - (ii) Any space with a floor to ceiling **height** of less than 1.8 metres;
 - (iii) Bicycle lockers;
 - (iv) **Parking areas** within the **building**;
 - (v) Elevator shafts and other service and mechanical shafts;
 - (vi) Loading areas and **loading spaces** within a **building**;
 - (vii) Service/mechanical rooms;
 - (viii) Staff locker rooms, staff restrooms and staff lunch rooms;
 - (ix) Stairways and common hallways;
 - (x) Washrooms; and
 - (xi) Waste/recycling rooms.

Floor space index (FSI): the **gross floor area** of all **buildings** on a **lot** divided by the area of the **lot** on which the **buildings** are developed or proposed. For the purposes of this definition, the area of a **lot** that is within the EP **Zone** or the F1 and F2 Overlay **Zones** is excluded from the **FSI** calculation. In addition, any portion of a **storey** that is greater than 50% below **grade** is not included in the **FSI** calculation.

Food truck: a motorized vehicle, other than a motor assisted bicycle or motorcycle, from which refreshments are cooked, carried or offered for sale for consumption to the general public but does not mean trailers, push cars or non-motorized vehicles propelled by muscular power.

Freight yard: an area of land where goods are transported for pick-up, break-down and/or re-distribution, direct distribution and where the goods may be stored in a trailer, shipping container, pole barn, quonset or other moveable, non-permanent **structure** with a roof, and/or may be stacked or piled outdoors.

Funeral home: an establishment used for the temporary placement of dead human bodies, and cremated human remains, so that persons may attend funeral services and pay their respects, but does not include a **crematorium**.

Gas bar: an establishment used only for the sale of **motor vehicle** fuels and **motor vehicle** accessories, and may also include **accessory** retail sales of propane, convenience foods and beverages and car washes, but does not include the performance of repairs to a **motor vehicle**. Charging stations for electric vehicles may also be permitted.

Geothermal Well: a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A **geothermal well** does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

Golf course: an area of land laid out for golf with a series of holes including tee, fairway, and putting green and often one or more natural or artificial hazards. A **golf course** may include **restaurants, retail stores, public halls** and **miniature golf courses** as **accessory uses**.

Golf driving range: a public or private area designed, landscaped and used for the practice of golf from individual tees.

Grade: the average level of proposed or finished ground adjoining a **building** at all exterior walls.

Group home: a premises used to provide supervised living accommodation, licensed or funded under Province of Ontario of Government of Canada legislation, for up to ten persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement.

Hazardous substances: substances that individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Height: with reference to a **building** or **structure**, the vertical distance measured from the **grade** adjoining such **building** or **structure** to:

- (a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- (b) The line that separates the two slopes of a mansard roof;

- (c) The mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof; or
- (d) In case of a **structure** with no roof, the highest point of the said **structure**.

Home occupation: an occupation conducted within a **dwelling unit** by the resident or residents of the **dwelling unit** and which is an **accessory use** to the **dwelling unit**.

Home child care: the caring of children in a **dwelling unit** in accordance with the Child Care and Early Years Act, as amended and which is not a **child care centre**.

Home improvement centre: an establishment that combines the function of a hardware store with those of a **lumber yard** and where a range of **building** supplies, tools, lumber, garden supply and landscaping products and other products used to improve **buildings, structures** and land are sold and which may include the rental of tools and equipment.

Hotel: an establishment containing rooms for the travelling public and may include accessory meeting facilities, recreation facilities, a **restaurant**, a **public hall**, and **retail stores** which are incidental and subordinate to the primary lodging function and located on the same **lot**, and which does not include a **dwelling unit**, or **bed and breakfast establishment**.

Individual on-site sewage services: sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Industrial equipment rental use: an establishment where industrial equipment is kept for rental to the general public and/or contractors.

Industrial use: an establishment used for:

- (a) The processing of goods and materials;
- (b) The processing of food and related items;
- (c) The assembly of manufactured goods;
- (d) The manufacturing of goods;
- (e) The repair and servicing of goods and similar uses;

- (f) Research and development facilities;
- (g) Printing establishments;
- (h) Any permanent storage facilities or accessory equipment that is in conjunction with a use in sub-sections (a) to (h) above;
- (i) But does not include a **motor vehicle repair garage**, or a **motor vehicle body shop**.

Industrial mall: a **building** or group of **buildings** held in single ownership or by participants in a condominium corporation or cooperative and divided into more than one unit for separate occupancy by different **industrial uses** and other permitted uses for which common loading and parking facilities and other common services may be but not necessarily are provided.

Infrastructure: physical **structures** (facilities and corridors) that form the foundation for development. **Infrastructure** includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional special care facility: residential accommodation for over 10 people with special needs beyond economic requirements, including physical, social, and mental needs, which require support functions for daily living, including **retirement homes, nursing homes, crisis intervention home**, halfway house and a **private hospital**.

Landscaped open space: an area of land that contributes toward stormwater management, tree canopy cover, and biodiversity by being used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation and native species and other landscaping and includes any buffer strip, surfaced walk, surface patio, green roof, swimming pool or similar area, but does not include any **parking areas** or **driveways**.

Lane: a publicly owned or privately owned right-of-way that is not intended for general traffic circulation and which provides **motor vehicle** access to an abutting property.

Legal non-complying: see definition of non-complying (legal)

Light equipment sales and rental use: an establishment where light machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation and which may include an accessory service shop. For the

purposes of this definition, light equipment does not include farm vehicles or equipment, backhoes and graders and transport trucks and trailers.

Loading space: an unobstructed area of land that is used for the temporary parking of one or more vehicles while merchandise or materials are being loaded or unloaded from such vehicle.

Logistics distribution centre: an industrial facility used for, but not limited to, the assembly, storing, sorting, processing and distribution of goods, the management of inventory and the temporary on-site storage of **commercial motor vehicles** or trailers for freight handling.

Long term care home: a place that is licensed as a long-term care home under the Long-Term Care Homes Act and includes a municipal home, joint home or First Nations home.

Lot: a parcel of land that may be conveyed in accordance with provisions of the Planning Act. Below are the four types of **lots**.

- (a) **Corner lot:** a **lot** at the intersection of two or more **streets or highways** or upon two parts of the same **street or highway** with such **streets or highways** containing an angle of less than or equal to 135 degrees.
- (b) **Interior lot:** a **lot** situated between adjacent **lots** and having access to one **street or highway**.
- (c) **Through lot:** a **lot** that is not a **corner lot** but has frontage on more than one **street or highway**. If a **lot** is a **through lot**, both of the **lot lines** abutting the **street or highway** are deemed to be **front lot lines**. Notwithstanding the above, where a 0.3 metre wide **reserve** is located along one of the **lot lines** abutting the **street**, the **lot** is not a **through lot**.
- (d) **Flag-shaped lot:** an irregularly shaped **lot** that resembles the shape of flag on a pole when viewed from above. The 'flag' portion of the **lot** is typically in the rear and where a dwelling(s) is located. The 'pole' portion of the **lot** is a narrow access that is used to provide **driveway** access to the dwelling.

Lot area: the total horizontal area within the **lot lines** of a **lot**.

Lot coverage: the percentage of the **lot** covered by all **buildings** and **structures**. **Lot coverage** in each **zone** shall be deemed to apply only to that portion of such **lot** that is located within said **zone**.

Lot frontage: the horizontal distance between two **interior side lot lines** or between an **interior side** and **exterior side lot line** or between two **exterior side lot lines** with such distance being measured perpendicularly to the line

joining the mid-point of the **front lot line** with the mid-point of the **rear lot line** at a point on that line that represents the **required yard** from the **front lot line**.

In the case of a **lot** with no **rear lot line**, the point where two side **lot lines** intersect is the point from which a line is drawn to the mid-point of the **front lot line**. In the case of a **corner lot**, the **exterior side lot line** is deemed to extend to its hypothetical point of intersection with the extension of the **front lot line** for the purposes of calculating **lot frontage**.

Lot line: a line delineating any boundary of a **lot**. Below are the four types of **lot lines**:

- (a) **Exterior side lot line:** the **lot line** of a **corner lot**, other than the **front lot line**, which divides the lot from a **street or highway**.
- (b) **Front lot line:** the **lot line** that divides the **lot** from the **street or highway**, provided that in the case of a **corner lot**, the shorter **lot line** that abuts a **street or highway** is deemed to be the **front lot line** and the longer **lot line** that abuts a **street or highway** is deemed to be an **exterior side lot line**.
- (c) **Interior side lot line:** the **lot line**, other than a **rear lot line** that does not abut a **street or highway**.
- (d) **Rear lot line:** the **lot line** opposite to, and most distant from, the **front lot line**. For the purpose of this definition, if two side **lot lines** join at a point, that point shall be deemed as a **rear lot line**.

Lumber yard: an establishment where the primary use is the storage of wood and **building** supplies for retail sale or wholesale.

Main wall: the exterior front, side and/or rear wall of a **building** and all structural components essential to the support of a fully enclosed space.

Medical office: an establishment used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and/or variety of licensed medical professionals.

Micro-Brewery/Winery/Distillery: an establishment at which malt beverages fermented on the premises and/or wines and/or alcohol are packaged and sold for distribution, retail, or wholesale. The establishment may include retail sales, tours, and hospitality and tasting area, and a **restaurant**. The incidental brewing and making of beer and/or wine and/or alcohol in a **restaurant** is not a **micro-brewery/winery/distillery**.

Mineral aggregate operation:

- (a) Lands under license or permit, other than for **wayside pits and quarries**, issued in accordance with the Aggregate Resources Act; and,
- (b) Associated facilities used in extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Miniature golf course: an establishment where a golf game is played with a putter on a small course that has various obstacles at each hole.

Model home: a **building** which is used on a temporary basis as a sales office or as an example of the type of **dwelling unit** that is for sale in a related development and which is not occupied or used as a **dwelling unit**.

Motel: an establishment containing multiple rooms with no private cooking facilities that are rented to the travelling public for temporary sleeping accommodation, with each of the rooms accessed from the outside and which does not include a **bed and breakfast establishment**.

Motor vehicle: an automobile, motorcycle, motor-assisted bicycle unless otherwise indicated in the Highway Traffic Act and any other vehicle propelled or driven otherwise than by muscular power.

Motor vehicle body shop: an establishment used for the painting and/or repairing of the exterior and/or the undercarriage of **motor vehicle** bodies.

Motor vehicle repair garage: an establishment where services performed or executed on **motor vehicles** for compensation and may include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, **motor vehicle** diagnostic centre, major and minor mechanical repairs or similar use, but does not include a **motor vehicle body shop**.

Motor vehicle sales and rental establishment: an establishment used for both the sale and rental of **motor vehicles**.

Motor vehicle rental establishment: an establishment used for the rental of **motor vehicles**.

Motor vehicle washing establishment: an establishment in which the mechanical or hand washing of **motor vehicles** is carried out.

Multiple Dwelling Type: includes **apartment dwelling, back-to-back townhouse dwelling, multiple dwelling, stacked townhouse dwelling, long term care home, retirement home, single detached, semi-detached and townhouse dwellings** which are not located on individual **lots**, and **triplex dwelling**.

Municipal parking area: an area of land used for the parking of **motor vehicles** that is owned and/or controlled by a **public authority**.

Municipal sewage services: a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services: a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

Municipal works depot: a use where **infrastructure** services are provided by or on behalf of the **City** or **Region**.

Museum: a non-profit, permanent institution in the service of society and its development, open to the public, which acquires, conserves, researches, communicates and exhibits the tangible and intangible heritage of humanity and its environment for the purposes of education, study and enjoyment.

Non-complying: a **building, structure** or **lot** that does not comply with this By-law.

Non-complying (legal) or legal non-complying: a **building** or **structure** that was erected in compliance with the Zoning By-law in effect at the time the **building** or **structure** was erected.

Non-conforming: a use that is not a permitted use in the **zone** in which the said use is situated.

Noxious use: a use which, from its nature or operation, creates a nuisance, or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material.

Office building: a **building** where no less than 75% of the **gross floor area** of the **building** is designed to be occupied by **business offices, business service uses** and/or **medical offices**.

Officer: an officer as defined by the Planning Act, R.S.O, Chapter P.13, or any successor thereof.

Outdoor display and sales area: an outdoor open space area, used in conjunction with the **principal building** or **structure** on the same **lot**, for the accessory display and/or sales of produce, merchandise or the supply of services in association with the primary use of the **lot**. Such a display and/or sales area may be wholly or partially contained within a temporary tent **structure**.

Outdoor storage: an area of land that is accessory to the **principal use** on the same **lot**, for the storage of goods and materials in the open air or in portable objects such as shipping containers.

Outdoor storage use: an **outdoor storage** area forming the main use of a **lot**, such as contractors, construction equipment or materials yard.

Parcel of tied land: any parcel of land with an attached interest in a common elements condominium corporation.

Parking area: an open area of land not located within a public road or **lane** that is intended for the use of parking of **motor vehicles** in **parking spaces**, but does not include a **driveway** or any area where **motor vehicles** for sale, rent or repair are kept or stored.

Parking garage: a **building**, or part thereof, intended to be used for the storage or parking of **motor vehicles**.

Parking space: a space that has been designed and/or located for the parking of **motor vehicles**.

Parking space - bicycle (or bicycle parking space): a space that has been designed and/or located for the parking of **a bicycle**.

Patio: an area of land that is the site of decorative stone or other material that rests upon the ground which is intended for use as an outdoor **amenity area**, but does not include a **deck**, **balcony** or **porch**.

Personal service use: an establishment where services catering to individual personal needs are provided and/or where the repair and/or cleaning of personal effects is provided, but does not include a use that is defined in this By-law.

Place of Worship: a **building** or part of a **building** used by a charitable religious group(s) for the practice of religious rites and may include **accessory uses** that are subordinate and incidental to the practice of religious rites. Examples of **accessory uses** include, but shall not be limited to, classrooms, assembly areas with a potential occupancy less than the **place of worship** area, a kitchen, a residence for the faith group leader, and offices subordinate and incidental to the

principal **place of worship**. A **place of worship** may include a **child care centre** or **private school**.

Planting strip: an area of land that is used exclusively for **landscaping** and may be crossed by **driveways** and walkways accessing a **lot** from the **street or highway**.

Porch: a **structure** with a roof and at least one side that is open and unenclosed that is accessed by stairs from **grade** and which provides access to the **first storey** of a **dwelling unit**.

Portable classroom: a temporary **building** or **structure** designed to serve as a classroom on a **lot** that is also the site of an **elementary school, secondary school** or **private school**.

Principal building: a **building** in which the **principal use(s)** on the **lot** is conducted. For the purpose of this By-law, a **principal building** shall also include a **school portable**.

Principal use: the principal purpose for which a **lot** is used.

Private amenity area: an **amenity area**, excluding a walkway, play area or other communal area, outside of a **dwelling unit** and for the exclusive use of a **dwelling unit**.

Private club: an establishment used as a meeting place by members and guests of members of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise.

Private garage: an enclosed **building** that is detached or part of the **principal building** on a **lot** that is also the site of any **dwelling unit** that is accessed from the outside at the **first storey** level and is designed and/or used for the storage of one or more **motor vehicles**.

Private hospital: any institution, **building** or other premises or place established for the purpose of the treatment of persons, and that is not approved as a **public hospital** under The Public Hospitals Act.

Private park: an open space or recreational area other than a **public park**, operated on a commercial and/or private member basis, and which includes one or more recreational uses.

Public authority: any commission, board, or authority or any quasi-public body that is controlled by the Federal and/or Provincial governments and/or any commission, board, or authority or any quasi-public body that is controlled by the

Region or **City**, provided it is owned or operated by or for, or under the authority of, the **Region** or the **City**.

Public easement: an instrument that is registered on title that provides for the **use** of land subject to the easement for sewer, water, drainage or utility purposes and which may include a right-of-way in favour of a **public authority**.

Public hall: an establishment used as a banquet hall, meeting hall, or **trade and convention centre** for which banquets, weddings, receptions, auctions, trade shows, or other similar functions may be held, and for which food and beverages may be prepared and served.

Public hospital: any institution, **building** or other premises or place established for the purpose of the treatment of persons, and that is approved as a **public hospital** under The Public Hospitals Act.

Public park: any area of land under the jurisdiction of a **public authority** that is designed and/or maintained for active or passive recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, open spaces, **golf courses**, swimming pools, tennis courts, bowling greens, arenas, boating facilities, trails and sports fields and ancillary retail uses.

Public self-storage use: an establishment used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area.

Public use: any use of land, **buildings** or **structures** by, or on behalf of, a **public authority**.

Recreational equipment (mobile):

- (a) **Motor vehicles** and trailers that are primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether it has its own motor power or is mounted on or towed by another vehicle, and includes motor homes, travel trailers, fifth wheel travel trailers, tent trailers and campers whether or not the camper is or is not attached to a truck or other **motor vehicle**;
- (b) All-terrain vehicles, boats, sea-doo's, snowmobiles and similar equipment; and,
- (c) Does not include a **mobile home dwelling** or a manufactured home.

Recreational equipment (mobile) sales and rental establishment: an establishment used for the sale, rental and/or servicing of recreational equipment (mobile).

Recycling facility: a specialized **industrial use** that receives, separates and prepares materials for re-use.

Region: The Regional Municipality of Waterloo.

Regional road: a **street or highway** under the jurisdiction of the **Region**.

Research and development facility: an establishment used for systematic research, data collection and manipulation, or technical or scientific development of information or new products, and may include a research laboratory; but excludes industrial and manufacturing operations other than those required as part of the research.

Reserve: a strip of land abutting a **street or highway** and owned by the **public authority** having jurisdiction over such **street or highway**.

Restaurant: an establishment in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the **building** and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

Retail store: an establishment in which goods, wares, merchandise, substances, articles or things are displayed, rented or sold directly to the public but does not include any use otherwise defined by this By-law.

Retirement home: has the same meaning as in the Retirement Homes Act, 2010.

Salvage yard: an area where scrap metal and **motor vehicles** are disassembled and dismantled, or where **motor vehicles** in an inoperable condition or used **motor vehicle** parts are stored and/or re-sold.

School: a facility where instruction is provided to students as the **principal use**. The **schools** that are regulated by this By-law are defined below:

- (a) **Adult or continuing education school:** a facility identified as a centre of learning for credit courses, language, literacy, academic upgrading or career training for mature students or others.
- (b) **Commercial school:** an establishment where instruction, training, or certification in a specific trade, service, or skill is provided.

- (c) **Elementary school:** an institution under the jurisdiction of a school board, used primarily for the instruction of students receiving primary education, with or without a **child care centre** as an **accessory use**.
- (d) **Post-secondary school:** a university or college of applied arts and technology established under the Ministry of Colleges and Universities Act.
- (e) **Private school:** an institution, other than an **elementary school, secondary school, adult or continuing education school, post-secondary school** or a **commercial school**, under the jurisdiction of a private board of directors, trustees or governors, a religious organization or a charitable institution, used primarily for the instruction of students receiving primary and/or secondary education.
- (f) **Secondary school:** an institution under the jurisdiction of a School Board, used primarily for the instruction of students receiving secondary education, with or without a **child care centre** as an **accessory use**.

Service and repair establishment: an establishment used primarily for the repair of household articles but shall not include shops for the repair of internal combustion engines, **motor vehicles** or other similar uses.

Shopping centre: a commercial development, containing at least three individual business establishments, designed as a single, comprehensively planned development project with relationships between the **shopping centre buildings**, activities, open spaces, **parking areas**, loading areas, **driveways**, other shared facilities, public areas and adjoining **streets**, and held in single ownership or by participants in a condominium corporation or commercial cooperative.

Stacking lane: a continuous on-site queuing **lane** that includes stacking tandem spaces for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs.

Storey: the portion of a **building**:

- (a) That is situated between the top of any floor and the top of the floor next above it, or,
- (b) That is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

Street or highway: a roadway owned by a **public authority** and for the purposes of this By-law does not include a **private street** or **lane**.

Streetline: the **lot line** that separates a lot from a **street** or **highway**.

Street, private: a private right-of-way that is used by **motor vehicles** but is not owned by the **City** or any other **public authority**.

Structure: anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground. For the purpose of this By-law, the following are deemed to not be **structures**:

- (a) Antennas;
- (b) Barbeques.
- (c) Composters;
- (d) Dog houses;
- (e) **Driveway** entrance feature statues;
- (f) Fences;
- (g) Flag poles;
- (h) Freestanding mail boxes;
- (i) Ground or wall mounted air conditioning units;
- (j) Hot tubs;
- (k) Light standards;
- (l) Natural gas or electricity meters;
- (m) Planters;
- (n) Playground equipment;
- (o) Pool pumps and filters not inside **accessory buildings**;
- (p) Retaining walls;
- (q) **School** bus shelters;
- (r) Shopping cart enclosures;
- (s) Signs;
- (t) Statues;
- (u) Storage lockers under 1 metre high;

- (v) Swimming pools;
- (w) Transformers;
- (x) Trellises; and
- (y) Waste receptacles.

Tandem parking space: a **parking space** that is located behind another **parking space** and which, if used, prevents the other **parking space** from being accessed by a **motor vehicle**.

Temporary farmers market: an area of food stands using temporary **structures** to sell food products, giftware and other unique products to the public for no more than 60 days in a calendar year.

Theatre: an establishment intended for the production and viewing of the performing arts or the screening and viewing of motion pictures, and consisting of an auditorium with permanently fixed seats intended solely for a viewing audience.

Tire recycling facility: an establishment where used tires are brought for storage and recycling.

Trade and Convention Centre: a **building** or part of a **building** where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or a computer trade show or where groups of people meet for civic, educational, political, religious or social purposes.

Utility trailer: any portable unit so constructed as to be suitable for attachment to a **motor vehicle** and capable of being used for the transportation of goods and/or equipment.

Warehouse: a **building** or part thereof, which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff substances and articles.

Wayside pit and quarry: a temporary pit or quarry opened and used by or for a **public authority** solely for the purpose of a particular project or contract of road construction and not located on the **street or highway** right-of-way.

Yard: an open, uncovered space on a **lot** pertaining to a **building** and unoccupied by **buildings** or **structures** except as specifically permitted in this By-law. The four types of **yards** are defined below:

- (a) **Exterior side yard:** the **yard** of a **corner lot** extending from the **front yard** to the **rear yard** between the **exterior side lot line** and the **main walls** of the **principal building** or **structure** on the **lot**.
- (b) **Front yard:** a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest **main walls** of the **principal building** or **structure** on the **lot**.

In the case of a **through lot**, the **front yard** requirements of this By-law apply on each **street or highway** in accordance with the provisions of the **zone** or **zones** in which such **lot** is located.

- (c) **Interior side yard:** a **yard** other than an **exterior side yard** that extends from the **front yard** to the **rear yard** between the **interior side lot line** and the **main walls** of the **principal building** or **structure** on the **lot**.
- (d) **Rear yard:** a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest **main walls** of the **principal building** or **structure** on the **lot**.

Yard, required: the minimum distance of a **yard** required from a **lot line**. No part of a **required yard** for a **building** or **structure** is to be included as part of a **required yard** for another **building** or **structure**. In calculating **required yards**, the minimum horizontal distance from the respective **lot lines** is to be used.

Zone: a classification of land use shown on the Schedules of this By-law.

Part 4.0 - General Provisions

4.1 Accessory Buildings and Structures

Unless otherwise specified, **accessory buildings or structures** are permitted in all **zones** and are subject to the following provisions:

- (a) No **accessory building or structure** may be erected on a **lot** prior to the erection of the **principal building** on the **lot**.
- (b) No **accessory building or structure** may be used for human habitation or as a **home occupation**, unless expressly permitted by this By-law.
- (c) No **accessory building or structure** or part thereof may be located:
 - (i) Within a public easement;
 - (ii) Any closer to the front or exterior **side lot line** than the **principal building**;
 - (iii) Within the required **front** and **exterior side yards**; and,
 - (iv) Within 1.0 metre from the **principal building** on the **lot**.
- (d) The erection of a tent that is designed to cover a **motor vehicle** is not permitted in the **front** or **exterior side yard** and if located in an **interior side yard** or **rear yard**, shall be located no closer than 1.2 metres from the **rear lot line** and **interior side lot line**.
- (e) An **accessory building or structure** in an **interior side yard** or **rear yard** shall be located no closer than 0.6 metres from the **interior side lot line** and **rear lot line**.
- (f) Notwithstanding the above, an **accessory building or structure** in a **Commercial** or **Employment Zone** shall be located no closer to a **Residential Zone** boundary than what is required for the **principal building** from that same **Residential Zone** boundary.
- (g) The maximum **height** of an **accessory building or structure** shall be in accordance with the Table below:

	Zone	Maximum height of accessory buildings or structures (excluding detached private garages)	Maximum height of detached private garages
1.	Agricultural and Rural Countryside zones	11.0 metres	11.0 metres
2.	Employment zones	13.0 metres	N/A
3.	All other zones	4.5 metres	5.0 metres

- (h) The total **lot coverage** of all **accessory buildings or structures**, including detached **private garages** shall not exceed 10% of the **lot area**.
- (i) No more than one detached **private garage** is permitted on a **lot** in a Residential **Zone** and such a detached **private garage** is not permitted in the **front yard**.
- (j) Awnings, **canopies**, cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding **structures** are permitted to extend into any setback area required for a detached **accessory buildings or structures** by no more than 0.3 metres.

4.2 Barrier-Free Entrances

Nothing in this By-law prevents the establishment of **barrier-free** entrances:

- (a) In accordance with the requirements of the Ontario Building Code;
- (b) In a private garage that is attached to a dwelling unit provided the required number of parking spaces can still be provided; and
- (c) From encroaching into any **yard** to accommodate ramps, assisted elevating devices or any other **structure** to accommodate a **barrier-free** entrance

4.3 Deck and Porch Regulations

- (a) **Decks** are permitted provided that:
 - (i) The **deck** is located no closer than 3.0 metres to the **rear lot line**;

- (ii) The **deck** is located no closer to the **interior side lot line** than the **interior side yard** requirement for the **principal building**;
 - (iii) The **deck** is located no closer to the **exterior side lot line** than the required **exterior side yard** for the **principal building**;
 - (iv) The **deck** is not located in the **front yard**; and
 - (v) The floor of the **deck** is not higher than the floor level of the **first storey** of the **principal building**.
- (b) Notwithstanding the above provisions, stair landings less than 1.0 m², and stairs used to access a **deck** shall not be subject to the setback requirements of this Section, provided they are no closer than 0.6 metres from any **lot line**.
- (c) **Porches** and the associated stairs, eaves and gutters are permitted in the **front, interior side** and **exterior side yards** provided that the **porch** and the associated stairs, eaves and gutters:
- (i) Are no closer than 0.6 metres from the **interior side lot line**;
 - (ii) Are no closer than 1.5 metres from the **front** and **exterior side lot lines**; and,
 - (iii) Do not extend more than 2.0 metres into the **required rear yard**.

4.4 Compound Zones

Where two or more zoning symbols are shown on the zoning maps, the lands may be used exclusively or in combination with the uses permitted in any one of the zones in the compound zone, subject to the following:

- (a) In a mixed-use development with commercial and residential zones, residential regulations shall apply to the residential component of the **building** if the residential **gross floor area** exceeds two-thirds of the total **gross floor area** of the **building**; but, if the residential **gross floor area** does not exceed two-thirds of the total **gross floor area** the applicable commercial regulations shall apply.

- (b) The parking required by this By-law for each of the uses included in the development of the lands shall be provided.

4.5 Encroachments into Required Yards (Excluding Decks and Porches)

Encroachments of the following **structures** or features into a **required yard** shall be permitted in accordance with Table 4.5 below:

Table 4.5: Encroachments

	Structure or Feature	Yards in which Structure or Feature is Permitted	Required Setback or Permitted Encroachment
1	Air conditioners	Interior side and rear yard	Shall be set back a minimum of 0.6 metres from the interior and rear lot lines
		Exterior side yard	Shall be set back a minimum of 1.5 metres from the exterior side lot line
		Front yard	No encroachment permitted in front yard
2	Awnings, canopies (which are not above doorways), cornices, coves, belt courses, eaves, gutters, pilasters, sills, or weather-shielding structures	All yards	May encroach by no more than 0.6 metres into any required yard
3	Canopies (above doorways and not supported by the ground) and porticos	Front, rear and exterior side yards	Shall be set back a minimum of 1.5 metres from the front, rear and exterior side lot lines
		Interior side yard	No encroachment permitted into required interior side yard
4	Bay windows , box out windows and bow windows without foundations, with a maximum width of 3.0 metres	All yards	May encroach by no more than 0.6 metres into any required yard and must be set back a minimum of 0.6 metres to an interior lot line
5	Chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres	All yards	May encroach by no more than 0.6 metres into any required yard and must be set back a minimum of 0.6 metres to an interior lot line
6	Fire escapes	All yards	May encroach by no more than 1.5 metres into any required yard and must be set back a minimum of 0.6 metres from the interior side lot line
7	Heat pumps	Rear yard	Shall be set back a minimum of 0.6 metres from the rear lot line

	Structure or Feature	Yards in which Structure or Feature is Permitted	Required Setback or Permitted Encroachment
		Front, rear and exterior side yards	No encroachment permitted into required front, exterior or interior side yards
8	Patios	Front, interior and exterior side yards	May encroach by no more than 0.6 metres into any required yard and must be set back a minimum of 0.6 metres from the interior side lot line
		Rear yard	May encroach in accordance with Section 4.3 (a) of this By-law
9	Stairs and landings that access any part of the principal building (except an additional residential unit) at or above grade and which are not associated with a deck or porch	Rear yard	May encroach by no more than 1.5 metres into required rear yard
		Front and exterior side yards	No part of the stairs or landing shall be closer than 0.6 metres from the front and exterior side lot lines
		Interior side yard	No encroachment permitted into required interior side yard
10	Stairs that access the principal building (except an additional residential unit) below grade	Rear yard	May encroach by no more than 1.5 metres into required yard
		Front, interior and exterior side yards	No encroachment permitted into front, interior and exterior side yards
11	Balconies	Front and exterior side yards	May encroach by no more than 1.5 metres into the required front and exterior side yards
		Rear yard	May encroach by no more than 1.5 metres into the required rear yard
		Interior side yard	No encroachment permitted into required interior side yard

4.6 Height Provisions

4.6.1 Applicability of Height Provisions in this By-law

The **height** requirements of this By-law shall not apply to:

- (a) Clock towers and flagpoles;
- (b) Communication towers and antennas;
- (c) Water storage tanks;
- (d) Silos, cooling towers, chimneys and other stacks in an Employment **Zone**;

- (e) Monuments;
- (f) Any ornamental roof construction features including but not limited to domes, towers, cupolas, and steeples;
- (g) All heating, ventilation and air conditioning equipment (hvac) that is less than 2.0 metres in height and not enclosed in a mechanical penthouse;
- (h) Aggregate processing facilities;
- (i) Solar panels;
- (j) Windmills and turbines not in a Residential **zone**;
- (k) **Buildings** and **structures** associated with a public or **municipal works depot**; and,
- (l) Agricultural **buildings** and **structures**, including silos and grain elevators.

4.6.2 Architectural and Structural Features

The following architectural and structural features are permitted to project a maximum of 5.0 metres above the highest point of the roof surface, regardless of the **height** of the **building**, provided they do not occupy more than 30% of the area of the roof:

- (a) Skylights;
- (b) Vents;
- (c) Chimneys (except if located in an Employment **Zone**); and
- (d) Bulkheads.

4.6.3 Rooftop Mechanical Equipment and Mechanical Penthouses

The following provisions apply where rooftop mechanical equipment is located on a roof:

- (a) A mechanical penthouse, including any attachments, shall not exceed 6.0 metres in **height**.
- (b) Rooftop mechanical equipment shall be set back a minimum of 5.0 metres from all edges of a roof if it is not fully enclosed within a mechanical penthouse or screened by an architectural feature.

Notwithstanding the above, rooftop mechanical equipment and mechanical penthouses that existed on the effective date of this By-law are exempt from sub-section (a).

4.7 Frontage on a Street or Highway

Unless otherwise specified by this By-law, no person may erect any **building** or **structure**, and no person may use any **building** or **structure** or **lot**, unless:

- (a) The **lot** abuts or fronts on a **street or highway** which is assumed by a **public authority** for maintenance purposes; or,
- (b) The **building** or **structure** is being constructed pursuant to a Subdivision Agreement with a **public authority**; or,
- (c) The **lot** fronts on a year round maintained **street or highway** that was not established as a consequence of Registering a Plan of Subdivision; or,
- (d) The **lot** fronts on a **private street** within a Plan of Condominium that either provides direct access to a **street or highway** or which connects with other **private streets** within a Plan of Condominium or other Plans of Condominium to access a **street or highway**.

4.8 Home Occupations

Where a **home occupation** is permitted by this By-law, the following regulations apply:

- (a) A **home occupation** shall be operated entirely within a principal **dwelling unit**.
- (b) A **home occupation** shall be conducted by the person or persons whose principal residence is the **dwelling unit** in which the **home occupation** is located.
- (c) Not more than one non-resident employee may be engaged in a **home occupation**.
- (d) Not more than three clients are permitted in the **home occupation** at one time;
- (e) The total amount of **residential floor area** within the principal **dwelling unit** that may be occupied by a **home occupation** is 25%, up to a maximum of 50 square metres.

- (f) **Outside storage** and outside display and sales areas are not permitted in conjunction with a **home occupation**.
- (g) The sale of goods or materials is limited to such goods or materials that are made on the premises or are accessory to the **home occupation**.
- (h) Any **home occupation** that creates noise, vibration, fumes, odour, dust or glare that is detectable from outside of the **dwelling unit** is not permitted.
- (i) Any parking required for the **home occupation** shall be in addition to the parking required for other uses on the same **lot**.
- (j) The following **uses** are not permitted as a **home occupation**:
 - (i) **Adult entertainment establishment**;
 - (ii) **Animal clinic**;
 - (iii) Assembly and storage of **hazardous substances**;
 - (iv) Construction/landscaping **contractor's yard**;
 - (v) Scrap metal recycling operation or **salvage yard**;
 - (vi) Dating/escort service;
 - (vii) **Industrial use**;
 - (viii) **Boarding and/or breeding kennel** (except in the A and RC Zones);
 - (ix) **Medical office**, excluding the office of a Registered Massage Therapist which would be permitted;
 - (x) **Noxious use**;
 - (xi) **Commercial recreational use, private**;
 - (xii) **Restaurant**;
 - (xiii) **Retail store**;
 - (xiv) Taxi service depot/dispatch establishment;
 - (xv) Limousine business; and,

- (xvi) Any use involving the storage, repair, maintenance, painting and/or towing of **motor vehicles** or **recreational equipment (mobile)**.

4.9 Reserved

4.10 Private Servicing

- (a) **Individual on-site sewage services** and **individual on-site water services** are not permitted on a **lot** in the Urban Area as identified on Map 2 Urban System of the Region of Waterloo Official Plan.
- (b) **Individual on-site water services** are not permitted on a **lot** that is within the following areas identified on Map 15 Source Water Protection Areas of the City of Cambridge Official Plan
 - (i) Wellhead Sensitivity Area 1
 - (ii) High Microbial Risk Management Zone
 - (iii) Surface Water Intake Protection Zone 1
- (c) **Individual on-site water services** are not permitted on a **lot** where **municipal water services** are available within the **street** or **highway** right-of-way abutting the **lot** unless the well which is installed for the purposes of environmental site remediation, water monitoring or site-de-watering.

4.11 Reserved

4.12 Outdoor Display and Sales Areas

Where an **outdoor display and sales area** is located on a **lot**, the following provisions apply:

- (a) The **outdoor display and sales area** shall be set back a minimum of 12 metres from a Residential **Zone** boundary;
- (b) The **outdoor display and sales area** shall be located outside of any required **parking spaces**, loading areas, sidewalks and required **planting strips**; and
- (c) Notwithstanding subsection (b), if the **outdoor sales and display area** is temporary (meaning a period of time not exceeding 120 days in a calendar year), it may occupy up to 10% of the **parking**

spaces required by this By-law for the **uses** that exist on the same **lot**.

4.13 Outdoor Commercial Patios

Where an outdoor commercial **patio** is located in conjunction with any **restaurant** on the same **lot**, the following provisions apply:

- (a) The **patio** shall be set back a minimum of 12 metres from a Residential **Zone** boundary;
- (b) The **patio** shall be located outside of any required **parking spaces**, loading areas and required **planting strips**;
- (c) The **patio** shall be located outside of any required site line triangle; and
- (d) No **patio** shall provide for more than 50% of the number of seats permitted in the indoor portion of the **restaurant** by the Fire Code.

4.14 Outdoor Storage

Where accessory **outdoor storage** is located in an Employment **Zone**, the following provisions apply:

- (a) **Outdoor storage** is permitted only in a **rear yard** and shall not be located any closer than 9.0 metres to any **lot line** abutting a **street**.
- (b) The height of stored materials shall not exceed the **height** of the **principal building** on the **lot**, or 12 metres, whichever is the lesser.
- (c) The **outdoor storage** shall be screened by opaque fencing with a minimum **height** of 2.1 metres or a berm with a minimum **height** of 3.0 metres; and
- (d) **Outdoor storage** is not permitted within any **yard** abutting a Residential **Zone**.

4.15 Outdoor Swimming Pools and Hot Tubs

The following regulations apply to outdoor swimming pools and hot tubs:

- (a) Outdoor swimming pools and hot tubs are permitted in the **interior, rear and exterior side yards**, provided they are set back

a minimum of 1.2 metres from the **interior side** and **rear lot lines** and 3.0 metres from the **exterior side lot line** with the setback measured from the water's edge of the swimming pool and the outside wall of the hot tub.

- (b) Outdoor swimming pool pumps, filters and heaters, are permitted in the **interior, rear** and **exterior side yards**, provided they are set back a minimum of 0.6 metres from the **interior** and **rear lot lines** and 1.5 metres from the **exterior side lot line**;
- (c) **Decks** that are associated with outdoor swimming pools and hot tubs are permitted subject to Section 4.3 of this By-law.

4.16 Phased Condominium Development

Unless provided elsewhere, where a Plan of Condominium is proposed to be developed as a phased condominium as defined and set out in the Condominium Act, the lands shall be considered as one singular property for the purpose of determining conformity with the provisions of this By-law and temporary **lot lines** created as a result of the phasing shall not be considered.

4.17 Planting Strips

The following regulations apply to **planting strips** in the **zones** that are specifically identified in this Section:

- (a) A minimum 3.0 metre wide **planting strip** that is a minimum of 1.5 metres in height and abutting the full length of the **lot line** is required where a **lot** in any Institutional, Commercial or Employment **Zone** abuts an **interior side** or **rear lot line** of a **lot** in any Residential **Zone** or Open Space **Zone**.
- (b) Where **parking areas** are connected to **parking areas** on adjacent **lots**, a **planting strip** in accordance with sub-section (a) is not required for that portion of the **lot line** where the parking is connected.
- (c) Where there is a wall or fence having a **height** of 1.8 metres or more along an **interior side** or **rear lot line**, the width of the **planting strip** established in sub-section (a) may be reduced to 1.8 metres in width.
- (d) A minimum 3.0 metre wide **planting strip** abutting the full length of the **lot line** is required along the **front** and **exterior side lot lines** in any Institutional, Commercial and Employment **Zone**.

- (e) Notwithstanding subsection (d), the requirement for a **planting strip** is waived wherever a **building** is permitted to be closer than 3.0 metres from the **lot line**.
- (f) A minimum 1.2 metre wide **planting strip** abutting the full length of the **interior** and **rear lot lines** is required in the R1, R2 and R3 **Zones** if the lot is the site of **apartment dwellings, multiple dwellings** or **stacked townhouse dwellings**.
- (g) **Planting strips** required by this section of the By-law can be counted as part of any **landscaped open space** requirement of this By-law, but cannot be counted as part of the required **landscaping** for **parking areas**.

4.18 Reduced and Increased Front Yard Requirement in the R1 and R2 Zones

- (a) This section only applies to **lots** used for residential purposes in the R1 and R2 **Zones** that are in the built-up area as delineated on Map 1A of the Cambridge Official Plan.
- (b) Notwithstanding any other provision of this By-law, where a vacant **lot** exists or is created between two developed **lots**, with the **principal building** on one or both of the abutting developed **lots** having a **front yard** less than required, the **required front yard** for the vacant **lot** is the average of the **front yards** of the two abutting developed **lots**. Notwithstanding the above, in no case shall the **front yard** for the attached **private garage** facing the **street** or **highway** be less than 8.0 metres.
- (c) Notwithstanding any other provision of this By-law, where a vacant **lot** exists or is created between two developed **lots**, with the **principal building** on one or both of the abutting developed **lots** having a **front yard** that is in excess of what is required, the **required front yard** for the vacant **lot** is the average of the **front yards** of the two abutting developed **lots**. Notwithstanding the above, in no case shall the **front yard** for the attached **private garage** facing the **street** or **highway** be less than 8.0 metres.

4.19 Additional Residential Units (ARUs)

- (a) **Additional residential units** in a detached house, semi-detached house or street **townhouse dwelling** on a parcel of urban residential land as defined by the Planning Act are permitted, subject to the requirements and restrictions of this By-law.

- (b) For the purpose of this section "principal dwelling" shall mean a **single detached dwelling, semi-detached dwelling** or **street townhouse dwelling**.
- (c) An **ARU** shall only be permitted on the same **lot** as a principal dwelling.
- (d) A maximum of two **ARUs** are permitted per residential **lot** which may include either:
 - (i) Two attached **ARUs**, or
 - (ii) One **attached ARU** and one **detached ARU**.
- (e) An **ARU** shall not be permitted within or on the same **lot** as a **group home**.
- (f) Required parking:
 - (i) One additional **parking space** per **ARU** is required, and such **parking space** may be a **tandem parking space**.
 - (ii) No new **driveway** or vehicular access from a residential **lot** to a **street or highway** shall be permitted in order to provide access or required **parking spaces** for an **ARU**.
- (g) Where **municipal water services** and **municipal sewer services** are available, both the principal dwelling and the **ARU(s)** on the same **lot** must be connected to **municipal water services** and **municipal sewer services** of adequate size. Where **municipal water services** and **municipal sewer services** are not available, proof must be provided, to the satisfaction of the **City**, that **individual on-site water services** and **individual on-site sewer services** is capable of accommodating both the principal dwelling and the **ARU(s)**.
- (h) An **ARU** shall not be permitted on lands within the Floodway (F) **Zone** or any Floodplain Overlay **Zone**.
- (i) The maximum distance from the **street or highway** to the entrance of an **ARU** shall be 30 metres, unless the **ARU** is accessed by a **lane** which meets the requirements of a Fire Access Route.

4.19.1 Provisions for Attached ARUs

- (a) Where direct access to an **attached ARU** is provided from the **interior side yard**, the entrance to the **attached ARU** is required to be a minimum of 1.2 metres from the **interior side lot line**.
- (b) Where the entrance to an **attached ARU** is provided through a door located in the **interior side** or **rear yard**, an unobstructed pedestrian path of travel having a minimum width of 0.9 metres and minimum **height** of 2.1 metres shall be provided along any portion of the **yard** extending from the door used as the entrance to an **attached ARU** to the **street or highway**.
- (c) No encroachment or appurtenance may project into the required pedestrian path required in sub-section (b), except for steps or landings with a maximum depth of 1.1 metres and height of 0.6 metres for the purpose of access to the **attached ARU** and the following additional provisions apply:
 - (i) Any required steps or landing for the purpose of access to the **attached ARU** shall be designed to maintain access to a **rear yard**.
 - (ii) The pedestrian path, including any required steps or landing, shall be designed so as to ensure positive drainage of overland storm water to be maintained on the lot in accordance with the **City's** Site Alteration By-law.

4.19.2 Provisions for Detached ARUs

- (a) A **detached ARU** may be located in the **interior side yard**, **exterior side yard**, or **rear yard**, subject to the following:
 - (i) Minimum setback from **interior side lot line** - 1.2 metres;
 - (ii) Minimum setback from **exterior side lot line** - same as the minimum **exterior side yard** requirement for principal dwelling;
 - (iii) Minimum setback from **rear lot line** - 1.2 metres or in the case of an **accessory building** located on a **through lot**, or a **lot** backing onto a **street or highway** and/or accessed by a **lane**, a minimum of 0.6 metres from the **rear lot line** or the **lot line** adjacent and parallel to the **lane**.
- (b) Minimum separation distance between a **detached ARU** and the principal dwelling shall be 4.5 metres.
- (c) Maximum **building height**:

- (i) 4.5 metres on a **lot** that has a **lot frontage** of less than 21 metres and which is not accessed by a **lane**;
 - (ii) 6.0 metres on a **lot** that has a lot frontage of 21 metres or greater, provided the **detached ARU** is setback a minimum of 3 metres from any **lot line** and 6 metres from the principal dwelling;
 - (iii) 6.0 metres on a **lot** where the **detached ARU** is accessed by a **lane**, is on a **through lot** or where the **lot** also backs onto a **street or highway**.
- (d) Maximum **lot coverage**: The lesser of 100 m² or 15% total **lot coverage**.
 - (e) An unobstructed pedestrian path of travel having a minimum width of 0.9 metres and minimum **height** of 2.1 metres shall be provided from the **street or highway** to the entrance of the **detached ARU**.

4.20 Temporary Moving Pods

- (a) Notwithstanding any other provision in this By-law, the placement of one temporary storage pod is permitted per **lot** in a Residential **Zone** provided the temporary storage pod:
 - (i) Is located on the **driveway**;
 - (ii) Is set back a minimum of 1.0 metre from any **lot line**;
 - (iii) Has a maximum **height** of 2.5 metres, a maximum width of 2.5 metres and a maximum length of 6.0 metres; and
 - (iv) Is not located on the **lot** for more than 30 days in a calendar year.

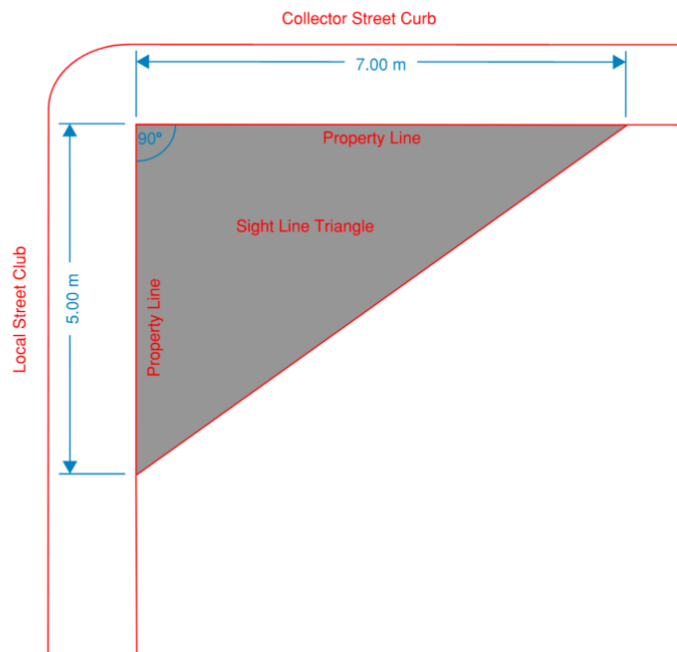
4.21 Sight Line Triangles

- (a) Notwithstanding any other provision of this By-law, no **building** or **structure**, fence, wall, vegetative planting or landscaping that has a **height** of greater than 0.75 metres shall be permitted in a sight line triangle as defined in sub-section (b).
- (b) Where the **front lot line** and the **exterior side lot line** intersect or are projected to intersect, a sight line triangle is that portion of a **corner lot** within the triangular space on a **lot** formed by two intersecting **lot lines** that abut a **street or highway** and a line

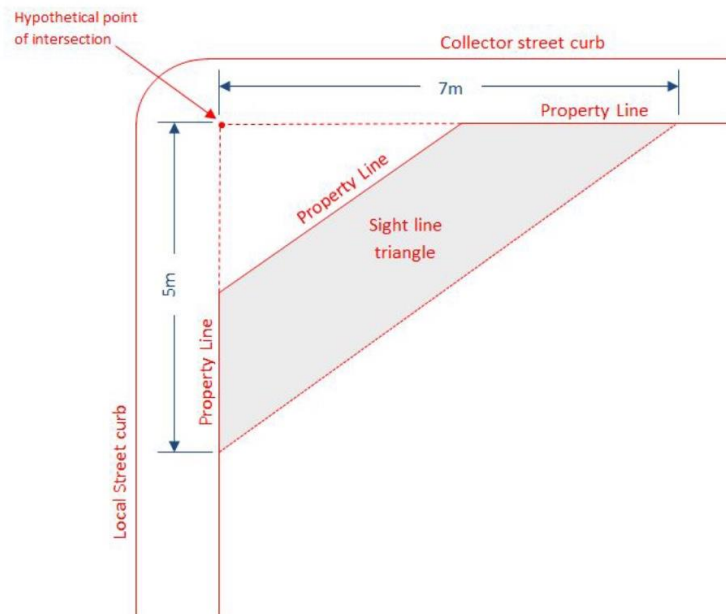
drawn from a point on one **lot line** across such **lot** to a point in the other **lot line**, with each such point being the required distance from the point of intersection of the **lot lines** (measured along the **lot lines**) with each point being measured based on road classification established by the Official Plan as noted in subsection (d) and as shown on Drawing 4.21A and Drawing 4.21B below:

(c)	Road Class	Distance to Point
(i)	Local	5 metres
(ii)	Collector	7 metres
(iii)	Arterial	10 metres

Drawing 4.21A - Site Line Triangle When Property Lines Intersect



Drawing 4.21B - Site Line Triangle Projected Intersection



4.22 Special Setbacks

4.22.1 Railway Right-of-Way Setback

- (a) Any portion of a **building** used for **dwelling units, elementary school, secondary school, post-secondary school, adult education school, child care centre** or **place of worship** shall be setback a minimum of:
 - (i) 30 metres from the **lot line** of the active railway right-of-way for a Principal or Secondary Main Line; or,
 - (ii) 15 metres from the **lot line** of the active railway right-of-way for a Principal, Secondary or Tertiary Branch Line.
- (b) Subsection a) shall not apply to any railway right-of-way or section thereof solely used for light rail transit.

4.22.2 Provincial Highway Setback

Notwithstanding any other provision of this By-law, where a **lot** abuts a provincial highway, the setbacks required by the Ministry of Transportation shall apply.

4.22.3 Environmental Protection Zone Setback

- (a) Notwithstanding any other provision in this By-law, no **buildings** or **structures**, with the exception of **accessory buildings or structures**, and **decks**, shall be permitted within 10 metres from an Environmental Protection **Zone** that is within the Urban Area Boundary shown on Map 1A of the Official Plan.
- (b) If the EP **Zone** applies to lands that are within the Countryside Line on Schedule 1B of the Official Plan, no **buildings** or **structures** are permitted within 30 metres from an Environmental Protection **Zone**.
- (c) Where a **building** or **structure** exists on the effective date of this By-law and such **building** or **structure** is located within the 10 or 30 metre setbacks, the **building** or **structure** is deemed to be in compliance with this By-law and any additional **floor area** within the 10 or 30 metre setback is not permitted.

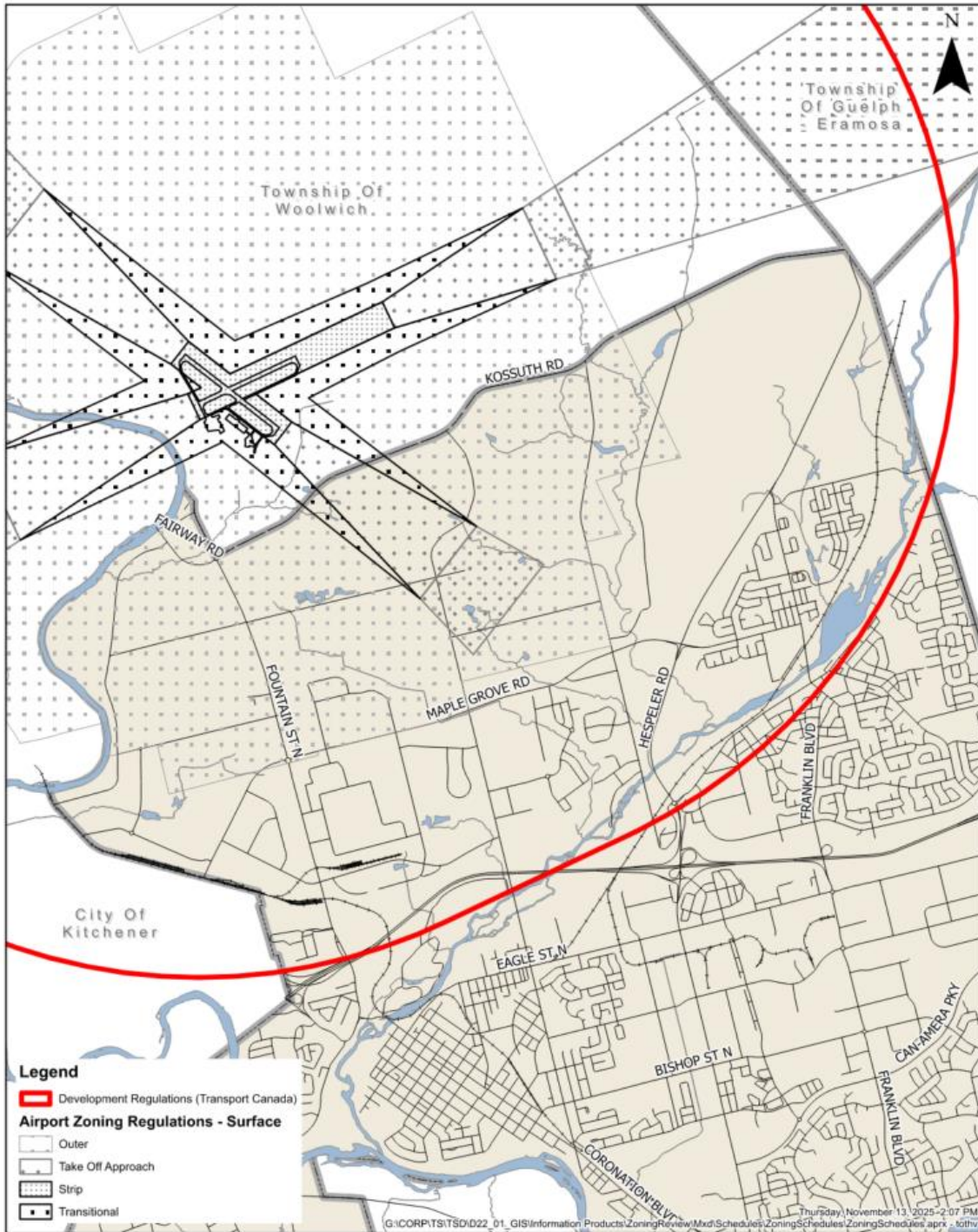
4.22.4 Setback from Watercourses Outside of the Urban Boundary

Notwithstanding any other provision in this By-law, no **buildings** or **structures**, shall be permitted within 30 metres from the top of bank of any watercourse located on lands that are within the Countryside Line on Schedule 1B of the Official Plan. If the lands are also subject to Section 4.22.3 of this By-law, the greater setback applies.

4.23 Compliance with Region of Waterloo International Airport Zoning Regulations

Notwithstanding any other provision of this By-law, where lands are located within the area identified as Development Limitations on Map 4.23 of this By-law, the **Region** of Waterloo International Airport Federal Zoning regulations established by Transport Canada shall apply.

Map 4.23
Lands Affected by Region of Waterloo International Airport Federal Zoning
Regulations
Airport Regulation Area



If an accessible format or accommodation is required, please contact planning@cambridge.ca

4.24 Temporary Uses

4.24.1 Construction Uses

Notwithstanding any other provision of this By-law, uses incidental to construction such as a tool shed, a scaffold or other **building** or **structure** incidental to the construction, and the parking or storage of any construction equipment or construction vehicles are permitted in all **zones**, subject to the following provisions:

- (a) Such uses are permitted only for so long as they are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days;
- (b) A valid **building** permit or site **alteration** permit for the construction remains in place, if such a permit was required; and
- (c) Uses incidental to construction may be undertaken on the lot prior to the erection of the **principal building** provided it is used for no purpose other than storage.

4.24.2 Model Homes

Model homes are permitted in all **zones** on lands that have received draft plan of subdivision or condominium approval for residential purposes provided that:

- (a) The number of **model homes** does not exceed 8 units or 10% of the **dwelling units** draft approved in any phase of a plan of subdivision or condominium whichever is the lesser;
- (b) The **model home** is built within a parcel defined by the draft approved plan of subdivision or condominium;
- (c) The **model home** complies with all other requirements of this By-law for the applicable type of **dwelling unit** with the exception of the parking requirements;
- (d) The **buildings** are used for the purpose of **model homes** only and must not be occupied prior to the date of registration of the subdivision, condominium, or similar development agreement; and
- (e) Subject to an approved municipal servicing agreement, **model homes** may be constructed temporarily without connection to **municipal sewer services** and **municipal water services**.

4.24.3 Temporary Sales Offices

Temporary sales offices used for the sale of residential, employment or commercial **lots** or units are permitted in all **zones** where residential, commercial and/or employment uses are permitted, subject to the following provisions:

- (a) If proposed on lands that are the subject of an application for Plan of Subdivision, the temporary sales office is not permitted until a draft Plan of Subdivision has been approved.
- (b) If proposed on lands that are the subject of an application for Plan of Condominium, the temporary sales office is not permitted until the draft Plan of Condominium has been draft approved or if the lands are subject to an executed Site Plan Agreement.
- (c) If proposed on lands that are not subject to an application for Plan of Subdivision or Condominium, the temporary sales office must be specifically permitted by this By-law.
- (d) Temporary sales offices must comply with the minimum **yards** for the applicable **zone**.

4.25 Uses Permitted in any Zone

4.25.1 Public Uses

- (a) **Public uses** are permitted in all **zones** except the Agricultural (A) and Rural Countryside (RC) **Zones**. Notwithstanding the above, trails, passive recreational uses and **community gardens** are permitted in all **zones**, including the Agricultural (A) and Rural Countryside (RC) **Zones**.
- (b) Notwithstanding the above, where a specific **public use** is defined in this By-law, such uses are only permitted where they are specifically identified as a permitted use.
- (c) Where a **public use** is permitted, the following provisions apply:
 - (i) Such **public use** shall comply with all applicable **zone** standards, parking and loading requirements of the **zone** in which it is located.
 - (ii) No **outdoor storage** is permitted unless such **outdoor storage** is specifically permitted in the **zone** in which the **public use** is located, unless the **outdoor storage** is

related to the provision of **municipal sewage services** and/or **municipal water services**.

- (iii) Notwithstanding sub-section (i) above, **buildings** and **structures** that are used for the storage of road maintenance materials within a public or **municipal works depot** owned by a **public authority** are exempt from the **height** requirements of this By-law.
- (iv) Any **accessory use** to a **public use** shall be clearly incidental and accessory to the **principal use**.

4.25.2 Infrastructure

Nothing in this By-law prevents the use of any land, **building** or **structure** as a **street or highway** or for **infrastructure**.

4.25.3 Other Uses

Other uses permitted in any **zone**, excluding the Environmental Protection **Zone**, and the Floodway **Zone**, are listed below:

- (a) Community gardens;
- (b) Temporary farmers markets;
- (c) Accessory uses;
- (d) **Essential emergency services** such as police and fire stations and ambulance dispatch; and
- (e) Municipal parking areas and parking garages.

4.26 Uses Prohibited in Any Zone

The following uses are not part of any **use** permitted by this By-law:

- (a) The use of any tent, trailer or **motor vehicle** for human habitation, except where such tent, trailer or **motor vehicle** is located in a campground, a trailer park or in a **mobile home** park, that is expressly permitted by this By-law;
- (b) The use of any **accessory building or structure** for human habitation or for gain or profit, unless such uses are specifically permitted by this By-law.

- (c) The use of a truck, bus, coach body or rail car for human habitation or for storage purposes;
- (d) The storage of disused rail cars, streetcars, buses, truck bodies or trailers without wheels;
- (e) The parking or storage of trailers or **commercial motor vehicles** on a vacant **lot**;
- (f) Noxious uses;
- (g) The parking or storage of trailers or **commercial motor vehicles** on a **lot** for the purposes of advertising;
- (h) The **outdoor storage** of partially dismantled **motor vehicles** or trailers or **motor vehicle** or trailer parts unless otherwise specifically permitted by this By-law;
- (i) Abattoirs and meat rendering plants;
- (j) The manufacturing, refining, rendering or distillation of acid, ammonia, ammunition, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar;
- (k) The bulk storage of industrial chemicals, fuels and oils, **hazardous substances** or liquid industrial waste unless specifically permitted by the Environmental Protection Act.; and
- (l) Geothermal well.

4.27 Waste Storage Area

- (a) All waste generated by the occupants of 6 or more **dwelling units** on a **lot** or from any commercial, industrial or institutional **use** must be stored inside a **building** or waste receptacle on the same **lot** provided the waste storage **building** or deep well storage receptacle is:
 - (i) Located within the **interior side** or **rear yard**;
 - (ii) Located no closer to any **lot line** than required for an **accessory building** or **structure** by the By-law;
 - (iii) Does not occupy any required **parking spaces**, **loading spaces** and access to these **parking** and **loading spaces**; and,

- (iv) Located outside of any required **planting strip** or required minimum **landscaped open space** areas.
- (b) Where a waste storage **building** or **structure** is provided in accordance with sub-section (a) above, the **building** or **structure** must be surrounded on three sides by masonry, concrete, or wooden walls in order to provide screening. This provision does not apply to a deep storage well receptacle.
- (c) Notwithstanding subsections (a) and (b) above, the temporary storage of waste in any type of container or receptacle is permitted anywhere on a **lot** if permitted construction, demolition, or site **alteration** works are occurring on the same lot, and for only so long as they are necessary for work in progress that has neither been finished nor discontinued for a period of 60 days.
- (d) Garbage containers temporarily provided for any construction, demolition, or site **alteration** works are permitted anywhere on a **lot**.
- (e) Deep well storage receptacles are permitted anywhere on a **lot**.

Part 5.0 Parking and Loading Standards

5.1 Applicability of this Section

- (a) The **parking space** requirements of this part of the By-law do not apply to any use in existence on the effective date of this By-law so long as the **net floor area** that existed on that date, is not increased.
- (b) If an addition is made to the **building** or a use within a **building** that has the effect of increasing the amount of required **parking spaces**, additional **parking spaces** shall be provided for the additional **net floor area** or as otherwise described in Tables 5.8 and 5.9 as required by the provisions of this By-law.
- (c) If the **use** of a **building** changes, and the new **use** requires additional **parking spaces** beyond what exists, additional **parking spaces** shall be provided as required by the provisions of this By-law.

5.2 General Parking Provisions

5.2.1 Restriction on Use of Land and Buildings

- (a) No person may use or permit the use of any land in any **zone** for any purpose permitted by this By-law, unless the minimum number of **parking spaces** required are provided on the same **lot** as specified by this By-law.
- (b) Notwithstanding the above, the required parking for **public uses** may be located on an abutting or nearby **lot** that is also the site of a **public use**.

5.2.2 Calculation of Parking Requirements

Where the minimum number of **parking spaces** is calculated on the basis of a rate or ratio the required number of **parking spaces** shall be increased to the next highest whole number if the fraction is greater than 0.5.

5.2.3 More than One Use on a Lot

The **parking space** requirements for more than one use on a **lot** or for a **building** containing more than one **use**, shall be the sum total of the parking requirements for each of the component **uses**, unless otherwise specified in this By-law.

5.2.4 Exclusive Use of a Parking Space

All required **parking spaces** shall be unobstructed and available for general parking purposes and used for that purpose at all times, unless otherwise specified in this By-law.

5.2.5 Surface Treatment

- (a) All **parking spaces** and **parking areas** and all **driveways** to any **parking area** in any **zone** shall be surface treated with asphalt, concrete, concrete pavers and/or similar materials and graded appropriately to ensure that the drainage from the **lot** does not impact a neighbouring **lot**.
- (b) Notwithstanding the above, the surface treatment of **parking spaces**, **parking areas** and **driveways** in the Agriculture and Rural Countryside **Zones** may be compacted gravel or similar material, provided the area used for parking between the **building** and a Residential **Zone** boundary is paved.

5.2.6 Size of Parking Spaces in a Parking Area or Parking Garage

- (a) Where **parking spaces** are provided in a **parking area** or in a **parking garage**, each **parking space** shall have an unobstructed width of not less than 2.75 metres and an unobstructed length of not less than 5.5 metres, except for accessible **parking spaces** as prescribed in Section 5.13 of this By-law.
- (b) Notwithstanding Section 5.2.6 (a) the minimum length of the end **parking space(s)** in a row of parallel **parking spaces** shall be 6.0 metres where ingress and egress is unobstructed.
- (c) Notwithstanding the above, **parking areas** and **parking garages** that legally existed on the effective date of this By-law are exempt from the **parking space** minimum size requirement set out in sub-sections (a) and (b).
- (d) Where **parking spaces** are angled, each **parking space** shall have an unobstructed width of not less than 2.9 metres and an unobstructed length of not less than 6.0 metres.

- (e) Where **parking spaces** are parallel to a sidewalk, a parking **aisle**, a **planting strip** or wall, each parallel **parking space** shall have an unobstructed length of not less than 6.5 metres.

5.2.7 Access to Parking Spaces

Direct access shall be provided to each of the **parking spaces** required by this By-law, unless otherwise specified by this By-law.

5.2.8 Parking Area Setback from Buildings

Parking areas shall be set back a minimum of 2.1 metres from any **building** on the same **lot** in all **zones**.

5.2.9 Width of Parking Aisles

The width of parking **aisles** within a **parking area** or **parking garage** shall be in accordance with the following:

- (a) For one-way **aisles** or **aisles** that have **parking spaces** on one side, the minimum **aisle** width shall be 4.0 metres.
- (b) For two-way **aisles** or **aisles** that have **parking spaces** on both sides, the minimum **aisle** width shall be 6.0 metres.
- (c) Notwithstanding sub-sections (a) and (b) above, **parking areas** and **parking garages** that legally existed on the effective date of this By-law are exempt from the minimum **aisle** width requirements set out in sub-sections (a) and (b).

5.2.10 Width of Access Ramps and Driveways to a Parking Area or Parking Garage

- (a) Access ramps and **driveways** accessing a **parking area** or **parking garage** shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.5 metres in width for two-way traffic; and
- (b) Notwithstanding the above, a two-way **driveway** may be reduced to 3.0 metres in width when accessing a **parking area** or **parking garage** with 10 **parking spaces** or less.

5.2.11 Parking Garages

- (a) **Parking garages** shall comply with the provisions for the **principal building** in accordance with this By-law. For that portion of the **parking garage** that is entirely below **grade**, no

setbacks or **yards** are required except from any **streetline**, where the setback shall be 1.0 metre. This exemption also applies to external ventilation shafts, stairwells, landings, and other similar facilities.

- (b) Notwithstanding sub-section (a) above, **parking spaces** and **parking aisles** on the **first storey** of a **parking garage** in the Core Area **Zones** shall be set back a minimum of 6.0 metres from any **front** or **exterior side lot line** and shall be separated from the **streetline** by other permitted uses.

5.2.12 Driveways from a Street or Highway or Lane

- (a) Unless otherwise permitted by this By-law, no more than one **driveway** is permitted to access a **lot** from a **street or highway** in the R1 and R2 **Zones** unless the **lot** has a **lot frontage** of 19 metres or greater and the **driveways** are set back from each other a minimum of 7.0 metres, measured along the **streetline**.
- (b) **Driveways** accessing a **lot**, a **parking area** or a **parking space** on a **driveway** in a Residential **Zone** shall be located no closer than 7.5 metres from the intersection of two **streets or highways** as measured from the hypothetical point of the intersection of the **exterior side** and **front lot lines**.
- (c) **Driveways** accessing a **lot** in any Commercial, Mixed Use, Employment, Institutional or Open Space **Zone** shall be located no closer than 15 metres from the intersection of two **streets or highways** as measured from the hypothetical point of the intersection of the **exterior side** and **front lot lines**. This setback shall be increased to 33 metres if the intersection is signalized.
- (d) Where the **rear lot line** of a **lot** abuts a publicly owned and maintained **lane** in Schedule 1 in a R1 or R2 **Zone**:
 - (i) A **driveway** shall only be permitted to cross the **rear lot line** and be accessed only from the publicly owned and maintained **lane**; and
 - (ii) A detached **private garage** facing the public **lane** shall only be accessed by **driveway** from the publicly owned and maintained **lane**.

Notwithstanding the above, **driveways** that legally existed on the effective date of this By-law are exempt from this requirement.

5.3 Parking in Residential Zones

- (a) The parking of **motor vehicles** associated with a residential use in a Residential **Zone** is only permitted:
 - (i) In a **parking garage**;
 - (ii) In a **parking area**;
 - (iii) In an attached or detached **private garage**;
 - (iv) In a carport;
 - (v) On a **driveway** in the **front** and **exterior side yards** that is no wider than specified in Section 5.3 (d) and (e);
 - (vi) On a **driveway** in the **interior side yard**, provided the **driveway** is setback a minimum of 0.6 metres from the **interior side lot line**; and,
 - (vii) On a **driveway** in the **rear yard** that is accessed from a publicly owned and maintained **lane**.
- (b) Where a **private garage** is detached from the **principal building** and is accessed by a **driveway** crossing the **exterior side lot line**, the **driveway** shall be located no closer to the **rear lot line** than the minimum setback required for detached **accessory buildings**.
- (c) The maximum width of a **driveway** in the **front** or **exterior side yards** of a **lot** that is the site of a **single detached** or **semi-detached dwelling** shall be 8.0 metres, or 55% of the **lot frontage**, whichever is the lesser. Any area of the **front** and/or **exterior side yard** not used for a **driveway** shall be **landscaped open space**.
- (d) The maximum width of a **driveway** in the **front** or **exterior side yards** of a **lot** that is the site of a **back-to-back townhouse dwelling** or a **townhouse dwelling** shall be 8.0 metres, or 65% of the **lot frontage**, whichever is the lesser. Any area of the **front** and/or **exterior side yard** not used for a **driveway** shall be **landscaped open space**.
- (e) For the purpose calculating the maximum width of a **driveway** in Section 5.3(c) and 5.3(d), any hard surfaced space adjacent to a **driveway** is included in the maximum permitted **driveway** width and shall not be considered **landscaped open space**

- (f) Despite the 55% width requirement in section 5.3(c) and the 65% width requirement in section 5.3(d), a **driveway** may be widened to accommodate a Type A accessible **parking space** having a width of 4.9 metres, 1.5 metres of which must be identified with hatched diagonal lines as a pedestrian access and no **motor vehicle** parking shall occur on the hatched portion of the **driveway**.
- (g) **parking spaces** in a **parking area** for a **building** containing an **apartment dwelling unit, multiple dwelling or stacked townhouse dwelling** shall not be located within the **front yard** or **exterior yard**.

5.4 Parking Space Dimensions in a Private Garage

Where **parking spaces** are located in a **private garage**, the following provisions apply:

- (a) All **parking spaces** in **private garages** shall have a minimum length of 6.0 metres.
- (b) A **private garage** intended to occupy a single **motor vehicle** shall be a minimum of 3.0 metres in width.
- (c) A **private garage** intended to occupy two or more **motor vehicles** shall be a minimum of 5.75 metres in width.
- (d) Within the **private garage**, stair encroachments into the **parking spaces** required in sub-sections as (a), (b) and (c) are permitted provided that the size of each **parking space** is no less than 5.3 metres in length and 2.7 metres in width and has a **height** of at least 2.1 metres.
- (e) Notwithstanding sub-section (d) above, **private garages** that legally existed on the effective date of this By-law are exempt from the minimum **parking space** size requirements set out in sub-sections (a), (b), (c) and (d).

5.5 Landscaping in Parking Areas

- (a) **Parking areas** in all **zones** that have 20 **parking spaces** or more shall contain 1 tree within and/or adjacent to the **parking area** for every 5 **parking spaces**. Trees must be a minimum of 50mm caliper for deciduous trees and 1.75 metres in height for coniferous trees.

- (b) **Landscaped open space** cannot be used for the parking of **motor vehicles**.
- (c) Notwithstanding sub-section (a) above, **parking areas** that legally existed on the effective date of this By-law are exempt from the minimum **landscaped open space** requirement set out in sub-section (a).
- (d) All **parking areas** shall be separated from a **street or highway** by a 3.0 metre wide **planting strip** in any **zone**. **Driveways** and walkways accessing the **parking area** from the **street or highway** are permitted to cross the **planting strip**.

5.6 Parking of Commercial Motor Vehicles in Residential Zones

The following provisions apply to the parking of **commercial motor vehicles** in Residential **Zones**:

- (a) The **commercial motor vehicle** shall be set back a minimum of 1.0 metre from any **interior side lot line, exterior side lot line** or **rear lot line**;
- (b) The **commercial motor vehicle** shall be on a **driveway** if parked in the open in the **front yard** or **exterior side yard** of a **lot**;
- (c) The **commercial motor vehicle** shall be no more than 7.0 metres in length (exclusive of hitch/tongue);
- (d) The **commercial motor vehicle** shall be no more than 2.7 metres in height, measured from the ground to the highest point of the **commercial motor vehicle**; and
- (e) No more than one **commercial motor vehicle** is permitted to park on a **lot** at one time.

5.7 Parking and Storage of Recreational Equipment (Mobile) and Utility Trailers

The following provisions apply to the outdoor parking or storage of any **recreational equipment (mobile)** or **utility trailer** in a Residential **Zone**:

- (a) No **recreational equipment (mobile)** or **utility trailer** shall be parked or stored on any **lot** in a Residential **Zone** except:

- (i) By the owner of such **recreational equipment (mobile)** or **utility trailer** who resides in or owns a **dwelling** on the same **lot**; and,
 - (ii) In the **rear yard** of such **lot**; or,
 - (iii) In the **interior side yard** of such **lot**, but not closer than 1.2 metres to the **interior side lot line**; or,
 - (iv) On a **driveway** located in the **front yard** or **exterior side yard** of such **lot** between the established **building line** and the **street** line, for the period from 1 April to 31 October of each year only;; or,
 - (v) In a **private garage** or carport on the **lot**; or,
 - (vi) In a neighbourhood **parking area**.
- (b) Notwithstanding the above, a **utility trailer** that is not more than 5.5 metres in length inclusive of projections and attachments is permitted to park in a **driveway** year round.

5.8 Residential Parking Requirements

The number of **parking spaces** required for residential uses must be calculated in accordance with the standards set out in Table 5.8 below:

Table 5.8 - Residential Parking Requirements

	Use	Minimum Parking Space Requirement
1	Additional dwelling unit	1 space per additional dwelling unit - See Section 4.19 for other requirements
2	Apartment dwelling unit	1 space per unit plus 0.25 spaces per unit for visitors, with such visitor spaces clearly marked for visitors
3	Bed and breakfast establishment	1 space per guest room in addition to the requirement for the dwelling unit
4	Crisis intervention home	1 space per 3 residents plus the required parking for the dwelling unit
5	Dwelling unit in a non-residential building	1 space per dwelling unit
6	Group home	2 spaces
7	Home child care	No additional requirement
8	Home occupation	1 space for each employee that is not a resident in the dwelling unit in addition to the requirement for the dwelling unit
9	Long term care home	0.35 spaces per bed
10	Multiple dwelling unit, back-to-back townhouse and stacked townhouse dwelling unit	1 space per unit plus 0.25 spaces per unit for visitors, with such visitor spaces clearly marked for visitors

	Use	Minimum Parking Space Requirement
11	Retirement home	0.50 spaces per unit plus 0.20 spaces per unit for visitors with such visitor spaces clearly marked for visitors
12	Single detached, semi-detached, and townhouse dwelling unit	2 spaces per dwelling unit , which may be tandem parking spaces

5.9 Reserved

5.10 Reserved

5.11 Shared Parking

Notwithstanding the minimum non-residential **parking space** requirements set out in Table 5.9.1, where there are three or more **dwelling units** and two or more non-residential units in the same **building**, the number of **parking spaces** provided for non-residential uses may be reduced by 20% of what is required.

5.12 Designed Electric Vehicle Parking Space Requirements

- (a) A minimum of 20% of the required **parking spaces** set out in Tables 5.8 and 5.9.1 are required to be **designed electric vehicle parking spaces** in cases where more than 10 **parking spaces** are required for any of the uses below:
- (i) Reserved;
 - (ii) **Apartment dwelling unit;**
 - (iii) Reserved;
 - (iv) Reserved;
 - (v) Reserved;
 - (vi) Reserved;
 - (vii) Reserved;
 - (viii) Reserved;
 - (ix) Reserved;
 - (x) Reserved;

- (xi) **Long term care home;**
 - (xii) **Multiple dwelling unit;**
 - (xiii) Reserved;
 - (xiv) Reserved;
 - (xv) **Retirement home;**
 - (xvi) Reserved;
 - (xvii) **Stacked townhouse dwelling unit;** and
 - (xviii) Reserved.
- (b) Notwithstanding sub-section (a) above, **buildings** that legally existed on the effective date of this By-law are exempt from the **designed electric vehicle parking spaces** requirements set out in sub-section (a).

5.13 Accessible Parking Space Requirements

- (a) Of the **parking spaces** required for an **apartment dwelling unit, multiple dwelling unit, back-to-back townhouse or stacked townhouse dwelling unit** in Table 5.8 and for all non-residential uses in Table 5.9.1, an equal number of those required **parking spaces** must be dedicated and used as Type A and Type B accessible **parking spaces** in accordance with Table 5.13
- (b) Where the application of this requirement results in a numeric fraction, a fraction of less than 0.5 must be rounded down to the nearest whole number. Fractions equal to or greater than 0.5, are to be rounded up to the nearest whole number.
- (c) In cases where the application of this requirement results in an odd number of **parking spaces** required, the additional space may be either a Type A or Type B accessible **parking space**.
- (d) The minimum width of a Type A accessible **parking space** shall be 3.4 metres wide, and shall be provided adjacent to an access **aisle** that is 1.5 metres wide.
- (e) The minimum width of a Type B accessible **parking space** shall be 2.4 metres wide, and shall be provided adjacent to an access **aisle** that is 1.5 metres wide.

Table 5.13: Number of Accessible **Parking Spaces** Required

	Total number of parking spaces provided	Required Type A Spaces	Required Type B Spaces
1	1-12	1	0
2	13-25	0	1*
3	26-50	1	1
4	51-75	1	2*
5	76-100	2	2
6	101-133	2	3*
7	134-166	3	3
8	167-250	3	4*
9	251-300	4	4
10	301-350	4	5*
11	351-400	5	5
12	401-450	5	6*
13	451-500	6	6
14	551-600	7	7
15	601-650	7	8*
16	651-700	8	8
17	701-750	8	9*
18	751-800	9	9
19	801-850	9	10*
20	851-900	10	10
21	900-950	10	11*
22	951-1000	11	11
23	1001 and over	11 spaces plus 1% of the total number of spaces (rounded up to the next whole number), to be divided equally between Types A and B. If an odd number of spaces is required, the extra space may be Type B	
24	* Where an uneven number of accessible parking spaces are required, the extra Type B space may be changed to a Type A space		

5.14 Loading Spaces

Where a **loading space** is provided, the following regulations apply:

- (a) The minimum dimensions of a **loading space** shall be 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.
- (b) A **loading space** shall be set back 7.5 metres from any Residential **Zone** boundary, except if it is located entirely within a **structure**.

- (c) Access to **loading spaces** shall be by means of a **driveway** that is at least 6 metres wide contained within the **lot** on which the **loading spaces** are located.
- (d) All vehicular movements required to access the **loading space** shall be on private property.

5.15 Bicycle Parking Requirements

- (a) For the purposes of this section, short-term **bicycle parking spaces** are those spaces that are provided for visitors and long-term **bicycle parking spaces** are those spaces that are provided to the tenants of the **building** the **bicycle parking spaces** serve.
- (b) **Bicycle parking spaces** shall be provided for only the uses specified in Table 5.15(A).
- (c) Where **parking space** reductions are applied in accordance with Sections 5.9.2 and/or 5.10.2, **bicycle parking space** requirements shall be calculated using the original parking requirement before any reductions are applied.
- (d) Where the minimum number of **bicycle parking spaces** is calculated on the basis of a rate or ratio the required number of **bicycle parking spaces** shall be reduced to the next lowest whole number if the fraction is less than 0.5.
- (e) Notwithstanding sub-section (b) above, **bicycle parking spaces** are required only for new **buildings** erected after effective date of this By-law.
- (f) Required **bicycle parking spaces** shall not be located within **dwelling units** or on **balconies** and shall be accessible without the use of stairs.
- (g) the minimum dimension of a **bicycle parking space** is:
 - (i) Minimum length - 1.8 metres;
 - (ii) Minimum width - 0.6 metres; and
 - (iii) Minimum vertical clearance from the ground - 1.9 metres.
- (h) If a **bicycle parking space** is in a vertical position on a wall, **structure** or mechanical device, the minimum dimension of the **bicycle parking space** is:

- (i) Minimum length or vertical clearance - 1.9 metres;
 - (ii) Minimum width - 0.6 metres; and
 - (iii) Minimum horizontal clearance from the wall - 1.2 metres.
- (i) If a stacked **bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** shall be 1.2 metres which shall be provided adjacent to an unobstructed access **aisle** that has a minimum width 1.5 metres.
- (j) Where an oversized **bicycle parking space** is required, it shall have a minimum width of 1 metre, a minimum length of 2.4 metres and be at least 1.9 metres tall. Oversized **bicycle parking spaces** are not permitted to be stacked or vertical.
- (k) Where long term **bicycle spaces** are provided they shall be located within a secured access space within the **principal building** or in a separate secured **accessory building** or **structure**.

TABLE 5.15(A) - Bicycle Parking Space Requirements for Certain Residential Uses

	Use	Number of short-term bicycle parking spaces required	Number of long-term bicycle parking spaces required (note: 5% of required spaces are to be in the form of over-sized spaces as per Section 5.15 j)
1	Apartment dwelling unit	0.05 space/unit - notwithstanding this standard, a minimum of 4 spaces per building containing apartment dwelling units shall be provided	1.0 space per unit
2	Long term care home	2 spaces	5% of vehicle parking spaces for 100 beds, 1.5% after
3	Multiple dwelling unit and stacked townhouse dwelling unit (without 4 exclusive private garages)	0.05 spaces/unit - notwithstanding this standard, a minimum of 4 spaces per building containing dwelling units shall be provided	1.0 space per unit
4	Retirement home	2 spaces	5% of the required parking spaces for the first 100 units as per Table 5.9.1 plus 1.5% of the required parking

			spaces for each additional 100 units
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5.16 Drive-Through Service Uses and Motor Vehicle Washing Establishments

Where **drive-through service uses** or **motor vehicle washing establishments** are permitted, the provisions of this Section apply.

5.16.1 Stacking Space Requirements

Stacking spaces are required and shall be exclusive of any other **parking space** and **aisle** requirements contained within this By-law and shall be provided in accordance with Table 5.16.

Table 5.16 – Minimum Number of Stacking Spaces Required

	Use	Minimum number of stacking spaces required
1	Restaurant	13
2	Motor vehicle washing establishment (shall not apply to manual or hand operated washing bays)	8
3	Financial institution	4
4	Retail store	4

5.16.2 Size of Stacking Space

All stacking spaces shall have a minimum length of 6.0 metres and a minimum width of 3.0 metres.

5.16.3 Setbacks from Residential and Institutional Zone Boundaries

Stacking spaces and all order boxes using voice communication to order shall be located no closer than 15.0 metres from any Residential or Institutional **Zone** boundary.

5.16.4 Location of Stacking Spaces, Order Boxes and Wall Openings

No stacking spaces, order boxes, or wall openings associated with a **drive-through service use** can be located in any **required yard**, or in front of a wall facing the front or **exterior side lot line** unless all of the components of a **drive-through service use** are located a minimum of 10 metres from the **front** and **exterior lot lines**.

5.16.5 Minimum Lot Area for Drive Through Service Uses

The minimum **lot area** for a **drive through service use** is 0.3 hectares.

Part 6.0 – Core Area Zones (Reserved)

To be added by future By-law Amendment

Part 7.0 - Residential Zones

7.1 Purpose Statements

7.1.1 Rural Residential (RR) Zone

The RR **Zone** applies to areas of the **City** that have limited services. Due to this servicing constraint the zoning is restricted to the detached dwellings category only.

7.1.2 Residential One (R1) Zone

The R1 **Zone** applies to serviced areas and comprised of **lots** with frontages of 15 metres or greater. The full range of residential dwelling categories is permitted (detached, attached, and multiple housing), subject to regulations in Section 7.3. Maximum **building height** is generally 11 metres.

7.1.3 Residential Two (R2) Zone

The R2 **zone** applies to serviced areas with smaller **lot frontages**. Like the R1 **Zone**, the full range of dwelling types would be permitted. Maximum **building height** is generally 11 metres.

7.1.4 Residential Three (R3) Zone

The R3 **Zone** applies to areas of the **City** that are intended for taller **buildings** (areas currently designated as “High Density” in the **City** of Cambridge Official Plan). The maximum building **height** is 5 **storeys** for properties that front on a local road and up to 15 **storeys** for properties that front onto collector and arterial roads.

7.2 Permitted Uses

Permitted uses are listed in Table 7.2 with the use of the letter 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number beside a 'P' indicates that a special provision at the bottom of the table applies.

Table 7.2 – Permitted Uses in Residential Zones

	Use	RR	R1	R2	R3
1	Additional residential unit (subject to Section 4.19 of this By-law)	P	P	P	P
2	Adult or continuing education school	NP	P	P	P
3	Apartment dwelling	NP	P	P	P
4	Back-to-back townhouse dwelling	NP	P	P	P
5	Bed and breakfast establishment	P (3)(4)	P (3)(4)	P (3)(4)	P (3)(4)
6	Crisis intervention home	NP	P (2)	P (2)	P (2)
7	Elementary school	NP	P	P	P
8	Group home	NP	P (2)	P (2)	P (2)
9	Home child care	NP	P	P	P
10	Home occupation (subject to Section 4.8 of this By-law)	NP	P	P	P
11	Long term care home	NP	P	P	P
12	Multiple dwelling	NP	P	P	P
13	Place of worship	NP	P	P	P
14	Retirement home	NP	P	P	P
15	Secondary school	NP	P	P	P
16	Semi-detached dwelling	NP	P	P	P
17	Single-detached dwelling	NP	P	P	P
18	Stacked townhouse dwelling	NP	P	P	P
19	Townhouse dwelling	NP	P (1)	P (1)	P (1)

Special Provisions

1. The maximum number of attached **townhouse dwellings** permitted is 8.
2. A maximum of 10 residents exclusive of staff is permitted.
3. Permitted in **single detached dwellings** only
4. Not permitted on lot with an **ARU**.

7.3 Zone Standards

Zone standards are set out on Tables 7.3A to 7.3E

Table 7.3A – Standards for **Detached Dwelling Type** in the RR, R1, and R2 Zones

	Standard	RR	R1	R2
1	Minimum required lot frontage	30.0 m	15 m	9.0 m
2	Minimum required lot area	2,000 m ²	none	none
3	Minimum required front yard	6.0 m	6.0 m	3.0 m
4	Minimum front yard to garage	8.0 m (1)	8.0 m (1)	8.0 m (1)
5	Minimum required exterior side yard	6.0 m	6.0 m	3.0 m
6	Minimum required rear yard	7.5 m	7.5 m	7.5 m
7	Minimum required interior side yard	3.0 m	1.2 m	1.2 m on one side, 0.6 m on the other
8	Maximum building height	11 m	11 m	11.0 m
9	Minimum landscaped open space	25%	25%	25%

Special Provisions:

1. The wall of an attached **private garage** facing the **street or highway** shall be recessed a minimum of 1.0 metre from the front wall of the dwelling that faces the same **street or highway**.

Table 7.3B – Standards for **Attached Dwelling Type** in the R1, R2, and R3 Zones

	Standard	R1	R2	R3
1	Minimum required lot frontage	7.5 m	5.5 m	5.5 m
2	Minimum required front yard	6.0 m	3.0 m	3.0 m
3	Minimum front yard to garage	8.0 m (1)	8.0 m (1)	8.0 m (1)
4	Minimum required exterior side yard	6.0 m	3.0 m	3.0 m
5	Minimum required rear yard	7.5 m	7.5 m	7.5 m
6	Minimum required interior side yard	1.2 m on end unit side; 0 m on the other	1.2 m on end unit side; 0 m on the other	3.0 m
6	Maximum building height	11 m	11.0 m	11.0 m
7	Minimum landscaped open space	25%	25%	25%

Special Provisions:

1. The wall of an attached **private garage** facing the **street or highway** shall be recessed a minimum of 1.0 metre from the front wall of the dwelling that faces the same **street or highway**.

Table 7.3C – Standards for **Multiple Dwelling Type** in the R1 and R2 Zones

	Standard	R1	R2
1	Minimum required lot frontage	15.0 m	12.0 m
2	Minimum required front yard	6.0 m	3.0 m
3	Minimum required exterior side yard	6.0 m	3.0 m
4	Minimum front yard setback to garage	6.0 m	6.0 m
5	Minimum required rear yard	7.5 m (3)	7.5 m (3)
6	Minimum required interior side yard	1.2 m	1.2 m
7	Maximum building height	11 m (4)	11 m (4)
8	Minimum landscaped open space	25%	25%
9	Minimum private amenity area and common amenity area	8 m ² per dwelling unit (1)(2)	8 m ² per dwelling unit (1)(2)
10	Minimum distance between buildings on the same lot :	3.0 m	3.0 m
11	Minimum planting strip requirement	See Section 4.17 f)	See Section 4.17 f)

Special Provisions:

1. A development containing less than 20 **dwelling units** is not required to provide a **common amenity area**.
2. A minimum of 50% of the **amenity area** shall be provided as **common amenity areas**.
3. In the case of **back-to-back townhouse dwellings**, the minimum **required rear yard** is 0.0 metres.
4. Maximum **building height** increases to 14 metres if **lot** fronts on a collector or arterial road as shown on Schedule 2.

Table 7.3D – Standards for **Multiple Dwelling Type** in the R3 Zone

	Standard	R3
1	Minimum required lot frontage	30.0 m
2	Minimum required front yard	4.5 m
3	Minimum required rear yard	7.5 m
4	Minimum required interior side yard	3.0 m
5	Minimum distance between buildings on the same lot	3.0 m
6	Maximum building height	5 storeys /17.0 m if fronting a local road and 15 storeys /52.0 m if fronting a collector or arterial road as designated on Map 7A of the Official Plan (4)

	Standard	R3
		For buildings taller than 7 storeys/23.5 m - see Special Provision (3)
7	Minimum private amenity area and common amenity area	8 m ² per dwelling unit (1)(2)
8	Minimum landscaped open space	30%
9	Minimum planting strip requirement	See Section 4.17 f)

Special Provisions

1. A development containing less than 20 **dwelling units** is not required to provide **common amenity area**.
2. A minimum of 50% of the **amenity area** shall be provided as **common amenity area**
3. The following provisions apply for **storeys** 7 and above:
 - a) Minimum step-back of **building** from edge of exterior walls of the sixth **storey** - 3 metres
 - b) Maximum total **building** length - 60 metres
 - c) Maximum **floor area** for any **storey** above 7 - 2,000 m²
4. If a **lot** fronts on a local road and an arterial or collector road, or if a **lot** is considered to be a **through lot** with frontage on a local road on one side and an arterial or collector road on the other side or if a **lot** that fronts on an arterial or collector road backs onto a local road, the maximum **building height** is 5 **storeys**/17.0 metres

Table 7.3E – Standards for **flag-shaped lots** in the R1 and R2 Zones

	Standard	Requirement (1)
1	Minimum and maximum lot frontage of flag-shaped lot	Minimum 6.0 m and maximum 8.0 m
2	Minimum lot frontage of remnant lot after flag-shaped lot created	12.0 m
3	Minimum depth of flag-shaped lot and remnant lot after flag-shaped lot created	40.0 m
4	Maximum driveway width on flag-shaped lot	4.5 m
5	Minimum required front yard on flag-shaped lot (measured from the rear lot line of remnant lot after flag-shaped lot created)	4.0 m
6	Minimum required rear yard on flag-shaped lot and remnant lot after flag-shaped lot created	4.0 m

7	Minimum required interior side yard on flag shaped lot	1.2 m
8	Maximum building height on flag shaped lot	6.0 m

Special Provisions

1. Where a provision in Tables 7.3 (B) and 7.3 (C) is not changed or otherwise varied by Table 7.3 (E), the provision in Tables 7.3 (B) and/or 7.3 (C) apply.

Part 8.0 - Commercial Zones (Reserved)

To be added by future By-law Amendment

Part 9.0 - Employment Zones (Reserved)

To be added by future By-law Amendment

Part 10.0 – Institutional Zones (Reserved)

To be added by future By-law Amendment

Part 11.0 – Other Zones

11.1 Purpose Statements

11.1.1 Floodway (F) Zone

The F **Zone** applies to lands that are within one-zone floodplain areas and the floodway of two-zone floodplain areas where no **buildings** or **structures** exist.

11.2 Permitted Uses

Permitted uses are listed in Table 11.2 with the use of the letter 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number beside a 'P' indicates that a special provision at the bottom of the table applies.

Table 11.2 – Permitted Uses in Other **Zones**

	Use	F
1	Agricultural use	P (1)
2	Community garden	P (1)
3	Conservation use	P (1)
4	Park, Public	P (1)

Special provisions:

1. No **buildings** or **structures** are permitted, except for those related to flood and/or erosion control.

11.3 Special Use Provisions for the Floodway Zone

Notwithstanding any other provision of this By-law, the following uses are not permitted in the Floodway **zone**:

- (a) An institutional use including a private hospital, public hospital, long-term care home, retirement home, child care centre, elementary school, secondary school and private school;
- (b) An **essential emergency service** such as that provided by fire, police and ambulance stations or
- (c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

Part 12.0 – Environmental and Open Space Zones

12.1 Purpose Statements

12.1.1 Environmental Protection (EP) Zone

The EP **Zone** applies to lands that are identified as Core Environmental Features in the Official Plan.

12.2 Permitted Uses

Permitted uses are listed in Table 12.2 with the use of the letter 'P'. If a listed use is not permitted in a **zone**, this is shown with a 'NP'. A number beside a 'P' indicates that a special provision at the bottom of the table applies.

Table 12.2 – Permitted Uses in Environmental Protection **Zone**

	Use	EP
1	Agricultural use (only existing buildings and structures permitted)	P
2	Conservation use	P
3	Park, public	P

12.3 Zone Standards

No person within an Environmental Protection **Zone**, use or permit the use of any **lot** or erect, alter, use any **building** or **structure** except in accordance with the **zone** standards on Table 12.3.

Table 12.3 – **Zone** Standards for the EP **Zone**

	Standard	EP
1	Minimum required lot frontage	0.0 m
2	Minimum required lot area	0.0 m
3	Minimum required front yard	9.5 m
4	Minimum required rear yard	9.5 m
5	Minimum required interior side yard	9.5 m
6	Minimum required exterior side yard	9.5 m
7	Maximum building height	11.0 m

Part 13.0 – Overlay Zones

13.1 Purpose Statements

13.1.1 Floodplain Overlay Zones

There are two Floodplain Overlay **Zones** and the purpose of each is below:

- (a) Floodplain Overlay **Zone 1** - this zone applies to lands within a one-zone floodplain or the floodway of a two-zone floodplain area, where existing **buildings** or structures **exist**.
- (b) Floodplain Overlay **Zone 2** - this zone applies to lands within the flood fringe of two-zone floodplain areas.

13.2 Floodplain Overlay Zones

13.2.1 'Floodplain 1' Overlay Zone

Where the **zone** symbol shown on the zoning maps attached to and forming part of this By-law is preceded by an (F1), no person shall use any land or erect, alter or use any **building** or **structure** except in accordance with the following provisions, and the applicable provisions of this By-Law relating to the underlying **zone** category(s) in addition to the permit requirements of the Grand River Conservation Authority in accordance with Section 1.2.2 of this By-law:

- (a) Minor additions and minor **alterations** may be undertaken on **buildings** legally existing in the floodplain on the effective date of this By-law provided that:
 - (i) No new **dwelling units** are created;
 - (ii) No new floor space (including **basements**) created within the floodplain is below the elevation of existing first floor space;
 - (iii) Such minor additions or **alterations** including mechanical and electrical services are generally flood proofed to the Regulatory Flood elevation; and,
 - (iv) Appropriate permits have been obtained from the Grand River Conservation Authority in accordance with Section 1.2.2 of this By-law.

- (b) Non-habitable **accessory buildings and structures** associated with an existing residential use may be permitted where it can be demonstrated that:
 - (i) There is no feasible alternative site outside the Regulatory Floodplain;
 - (ii) The site is not subject to frequent flooding;
 - (iii) The building or structure is greater than **15 m²** but less than or equal to 46.5 m² or in the case of additions, the combined area of the existing building or structure and any proposed addition is equal to or less than 46.5 m²;
 - (iv) The **building** or **structure** is securely anchored such that it does not obstruct downstream culverts during a flood event where applicable;
 - (v) Floodproofing is undertaken to the extent practical, where floodproofing to the elevation of the Regulatory flood is not technically feasible;
 - (vi) There is no opportunity for conversion into habitable space in the future; and,
 - (vii) Appropriate permits have been obtained from the Grand River Conservation Authority in accordance with Section 1.2.2 of this By-law.
- (c) The following uses shall not be permitted:
 - (i) An institutional use including a **private hospital, public hospital, long-term care home, retirement home, institutional special care facility, child care centre, place of worship, elementary school, secondary school and private school**;
 - (ii) An **essential emergency service** such as that provided by fire, police and ambulance stations; or,
 - (iii) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

13.2.2 'Floodplain 2' Overlay Zone

Where the **zone** symbol shown on the zoning maps attached to and forming part of this By-law is preceded by an (F2), no person shall use

any land or erect, alter or use any **building** or **structure** except in accordance with the following provisions, and the applicable provisions of this By-law relating to the underlying **zone** category(s) in addition to the permit requirements of the Grand River Conservation Authority in accordance with Section 1.2.2 of this By-law:

- (a) Development may only be permitted subject to the following:
 - (i) A permit is issued by the Grand River Conservation Authority pursuant to the Ontario Regulation 41/24 - Prohibited Activities, Exemptions and Permits and policies regarding safe access in policy 8.1.31 (e) of the GRCA Policy Document;
 - (ii) All development is suitably floodproofed to the Regulatory Flood elevation as determined by and to the satisfaction of the **City** and the Grand River Conservation Authority;
 - (iii) All habitable floor space is constructed at or above the Regulatory Flood elevation as determined by and to the satisfaction of the **City** and the Grand River Conservation Authority;
 - (iv) The creation of any uninhabitable floor space below the Regulatory Flood elevation where there is the possibility of conversion to habitable floor space is not permitted;
 - (v) Notwithstanding iv) above, the creation of uninhabitable floor space below the Regulatory Flood elevation may be permitted if it is associated with an **apartment dwelling**, commercial, **industrial use** or other non-residential development; and
 - (vi) Conversions of non-residential **buildings** in the flood fringe to residential use may be permitted provided that the requirements above are satisfied.
- (b) Minor additions or **alterations** may be undertaken on **buildings** legally existing in the floodplain on the effective date of this By-law provided that:
 - (i) No new **dwelling units** are created;
 - (ii) No new floor space (including **basements**) created within the floodplain is below the elevation of existing first floor space; and

- (iii) Such minor additions or **alterations** including mechanical and electrical services are flood proofed to the Regulatory Flood elevation.
- (c) Outdoor industrial storage may be permitted, subject to the protection of such storage from flood related damages, to the elevation of the Regulatory Floodline to the satisfaction of the Grand River Conservation Authority.
- (d) The following uses shall not be permitted:
 - (i) An institutional use including a **private hospital, public hospital, long-term care home, retirement home, institutional special care facility, child care centre, place of worship, elementary school, secondary school and private school**;
 - (ii) An **essential emergency service** such as that provided by fire, police and ambulance station or
 - (iii) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

Part 14.0 - Exceptions (Reserved)

To be added by future By-law Amendment

Part 15.0 - Holding Provisions (Reserved)

Lands subject to a Holding (H) provision are listed in Table 15A in accordance with Section 2.7 of this By-law.

Table 15A: Holding Provisions

H#	Zone	Property/ Legal Description	Permitted Uses	Conditions for Removal	Date Enacted
H1					
H2					
H3					
H4					
H5					
H6					

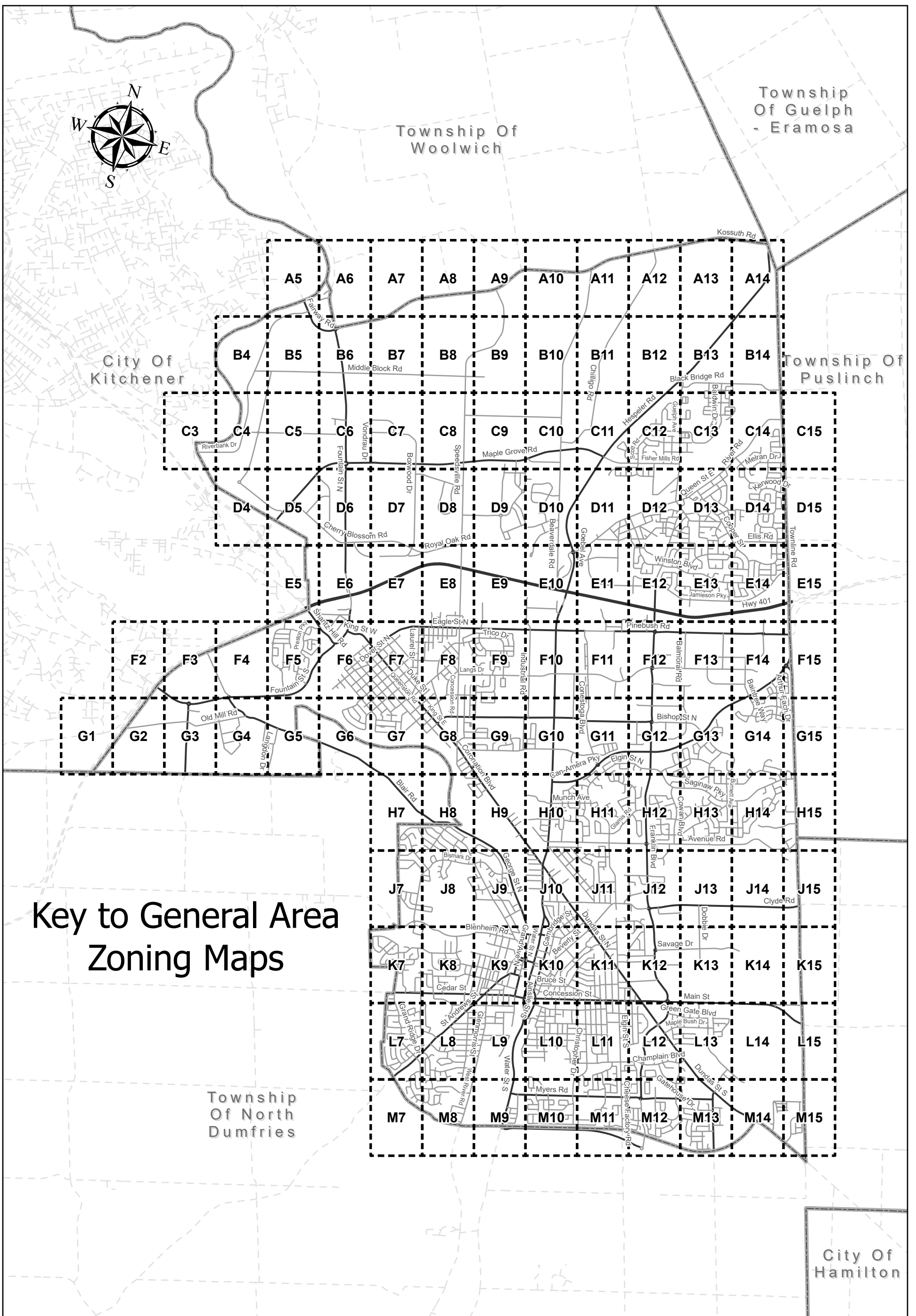
Part 16.0 - Temporary Uses (Reserved)

Where on Schedules to this By-law, a **zone** symbol is preceded by the letter “T” and a dash, one or more additional uses are permitted on the lands noted until the permission granted by the site specific Temporary Use By-law expires Table 16A identifies where temporary uses are permitted.

Table 16A: Temporary Uses

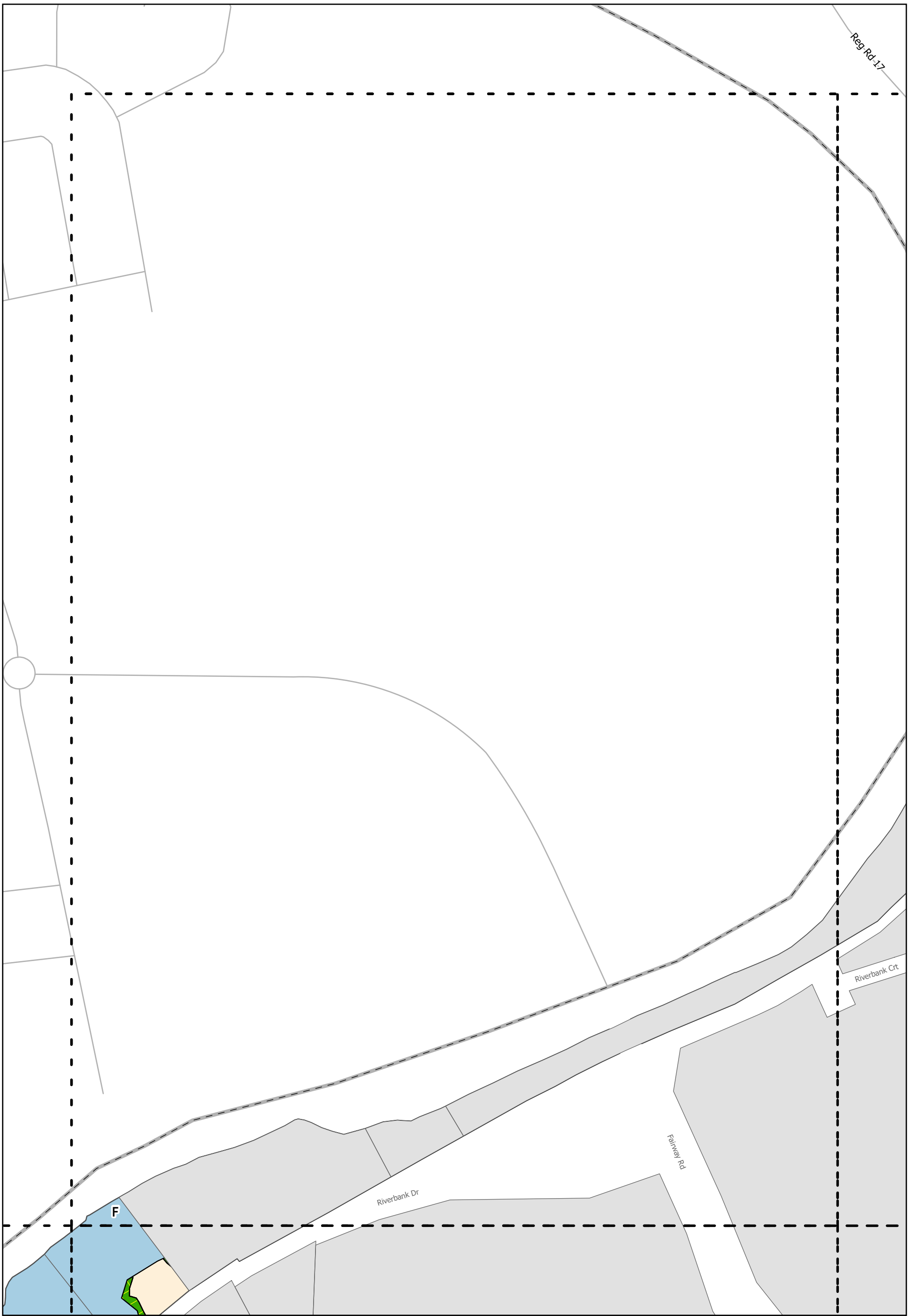
	Zone Designation	Property/ Legal Description	Temporary Uses	Date Enacted	Date Expires
T1					
T2					
T3					

Part 17.0 - Enactment



Legend

- Zoning By-law Map
- Grid
- Municipal Boundary
- Highways & Major Arterial Roads
- Other Intracity Roads
- Outside Roadways



A6

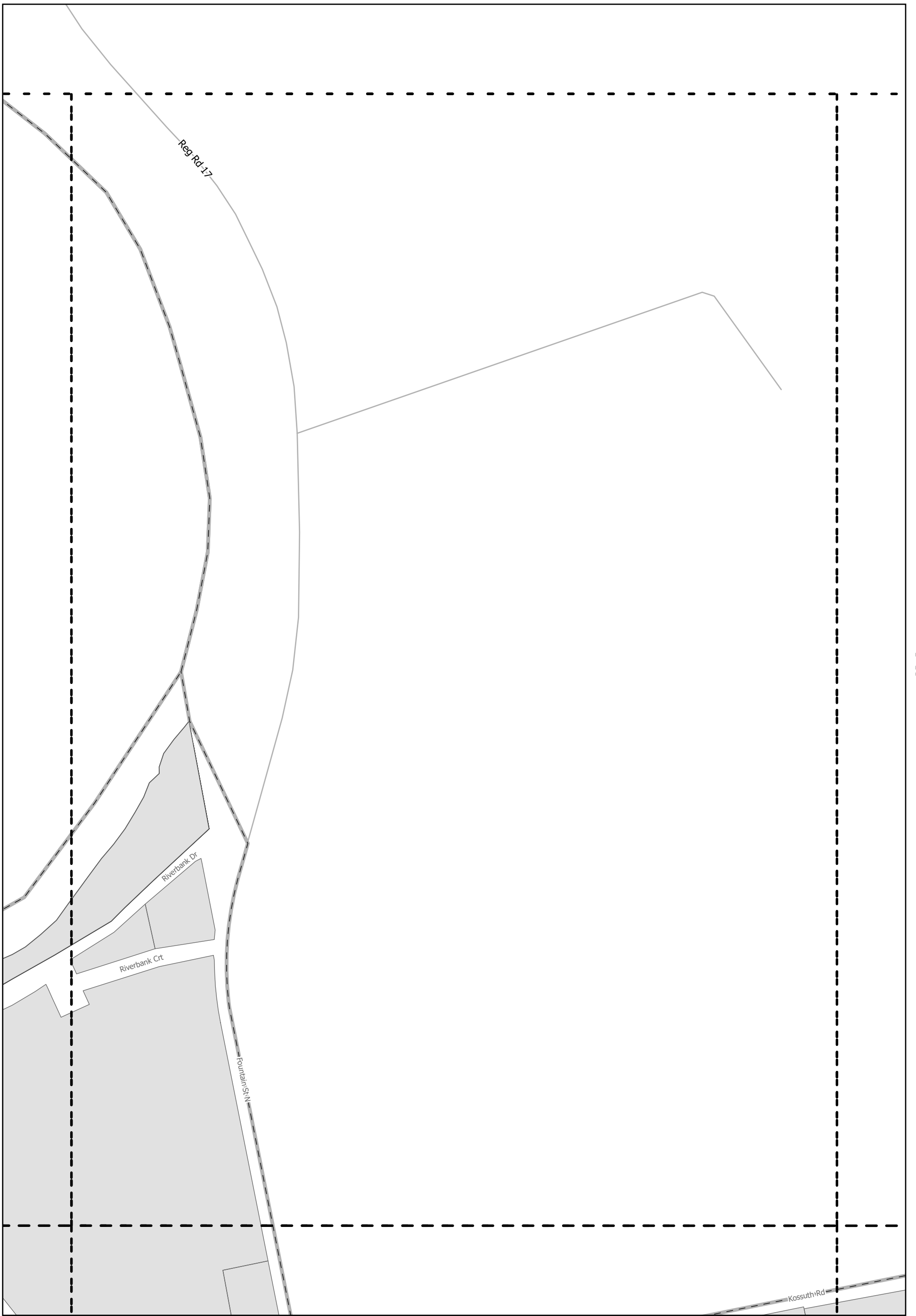
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Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



A5



A5

A7

B6

Legend

- | | | |
|--|--------------------------|---------------------------------|
| ■ Deferred Area Subject to By-Law 150-85 | ■ Rural Residential (RR) | ■ Environmental Protection (EP) |
| ■ Floodplain 1 (F1) | ■ Residential 1 (R1) | ■ Floodway (F) |
| ■ Floodplain 2 (F2) | ■ Residential 2 (R2) | ■ Open Space (OS) |
| ■ Floodplain 3 (F3) | ■ Residential 3 (R3) | |

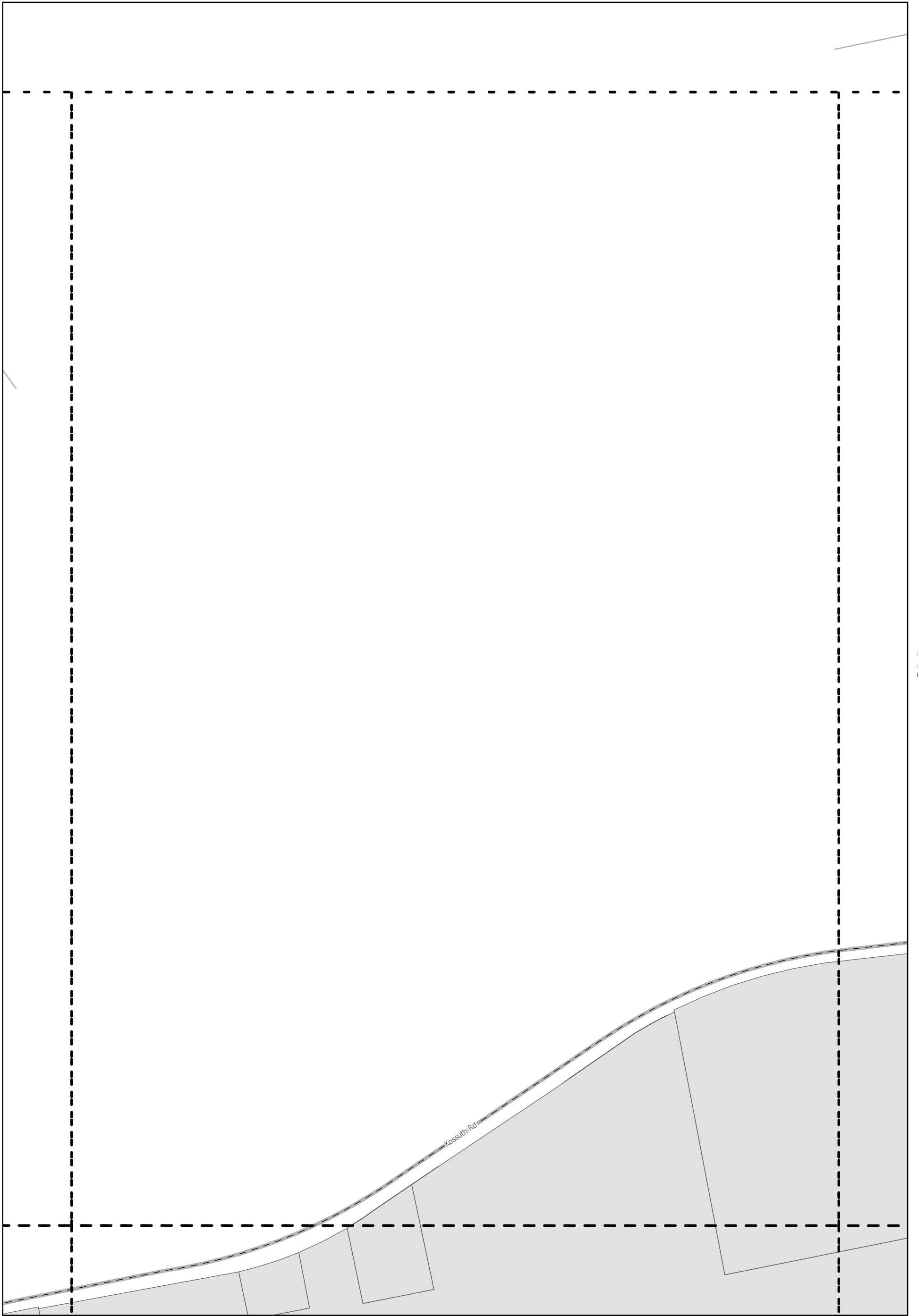


A6

A6

A8

B7

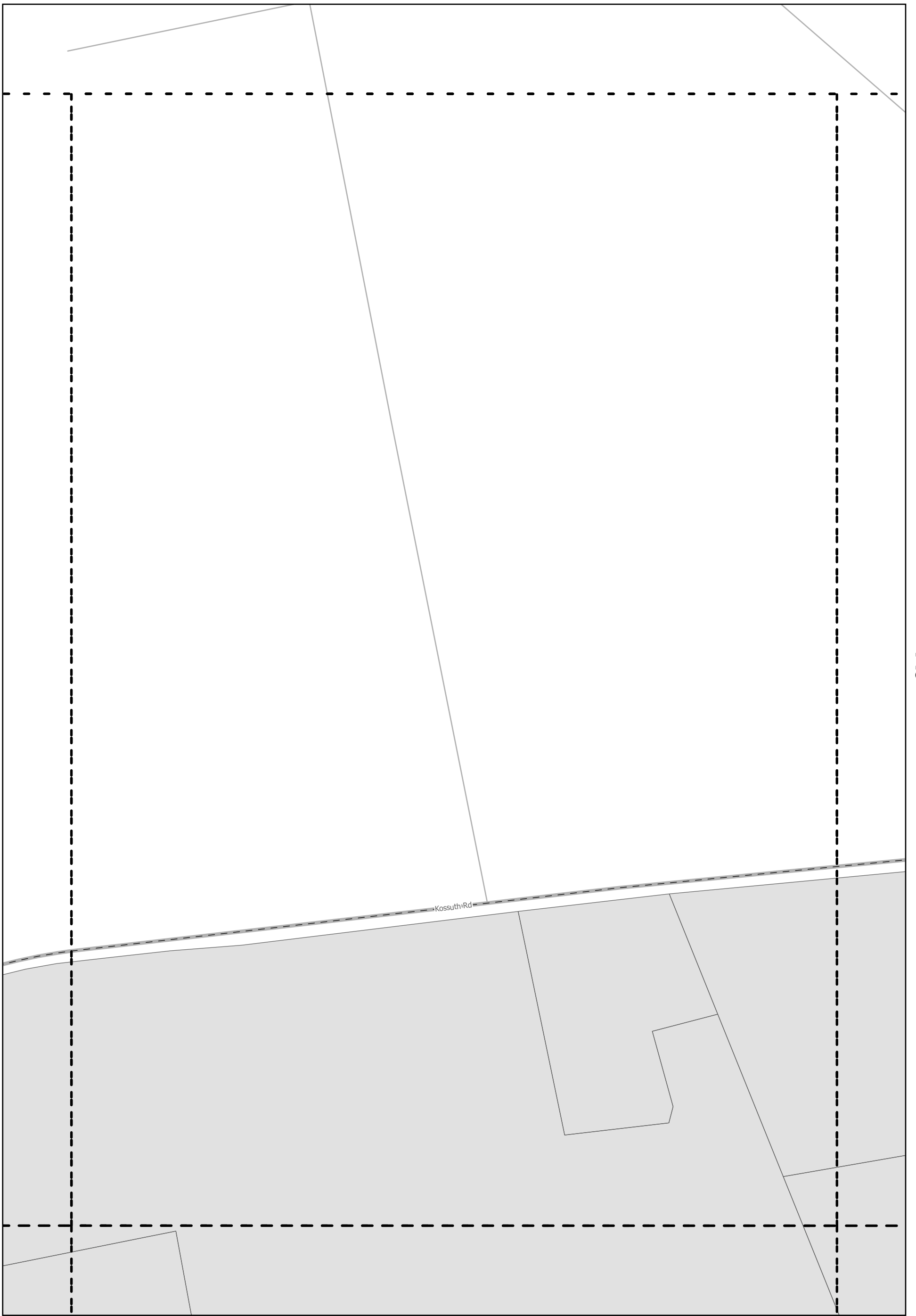


Legend

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A7



A7

A9

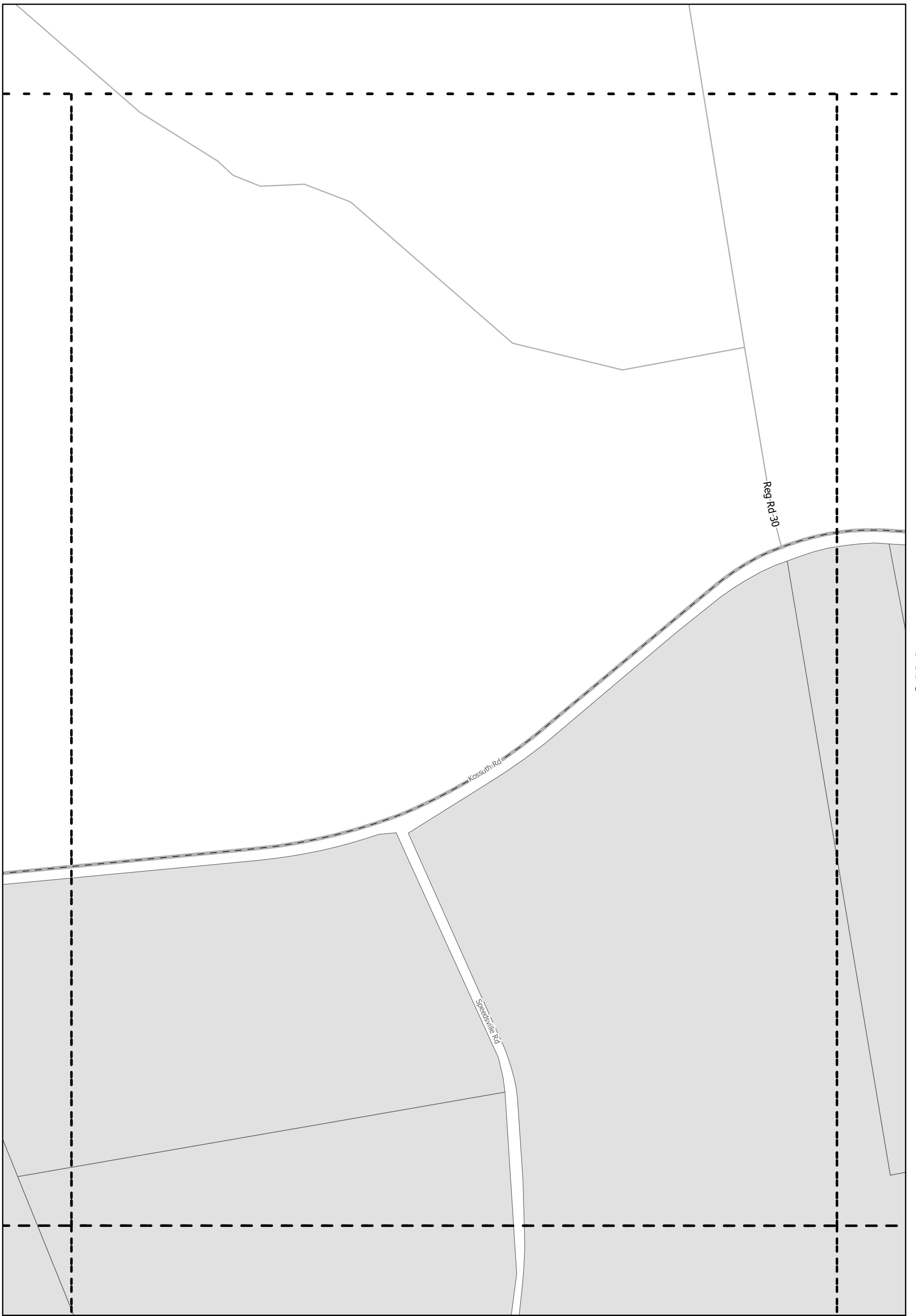
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|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



A8

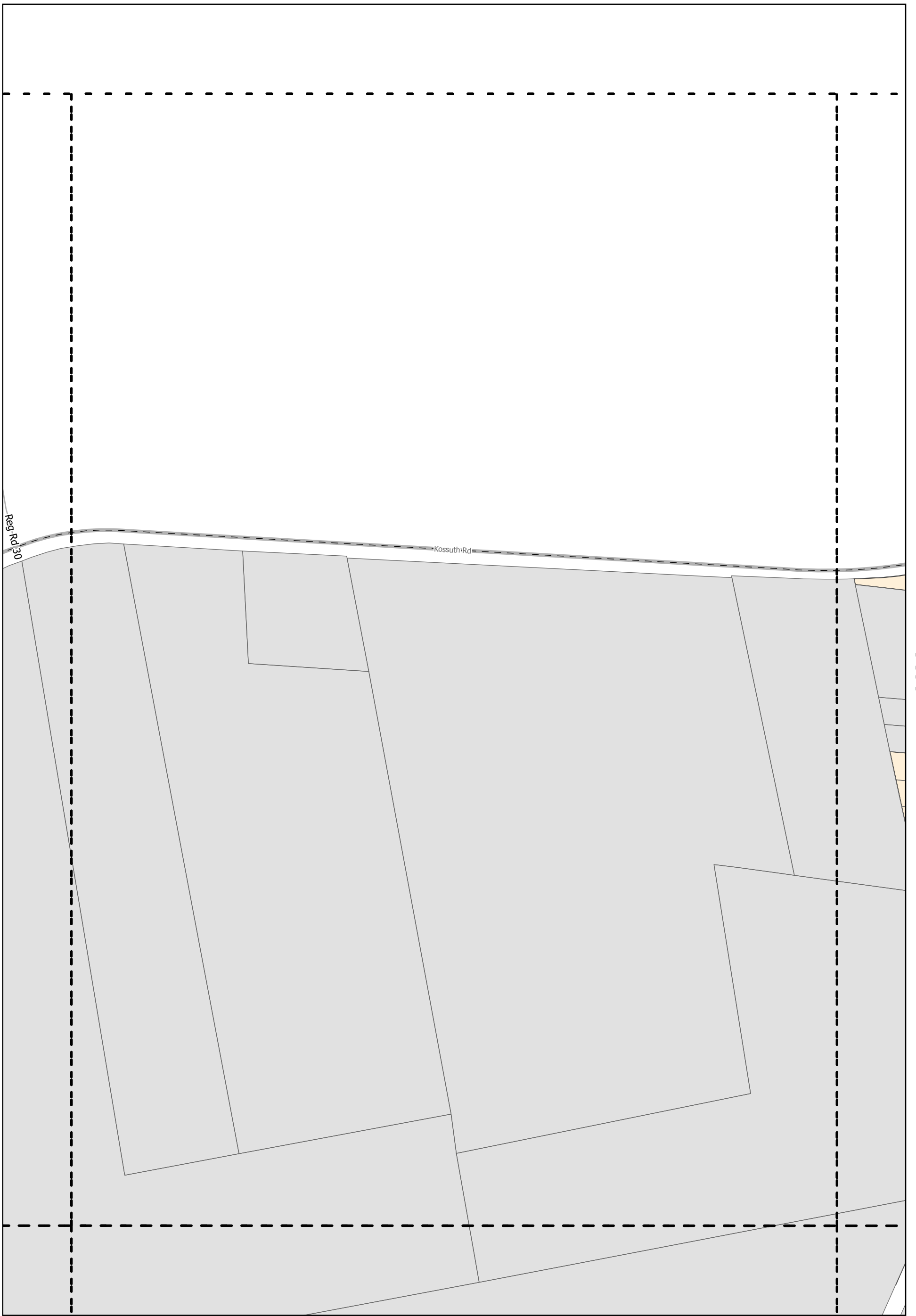


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|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



A9



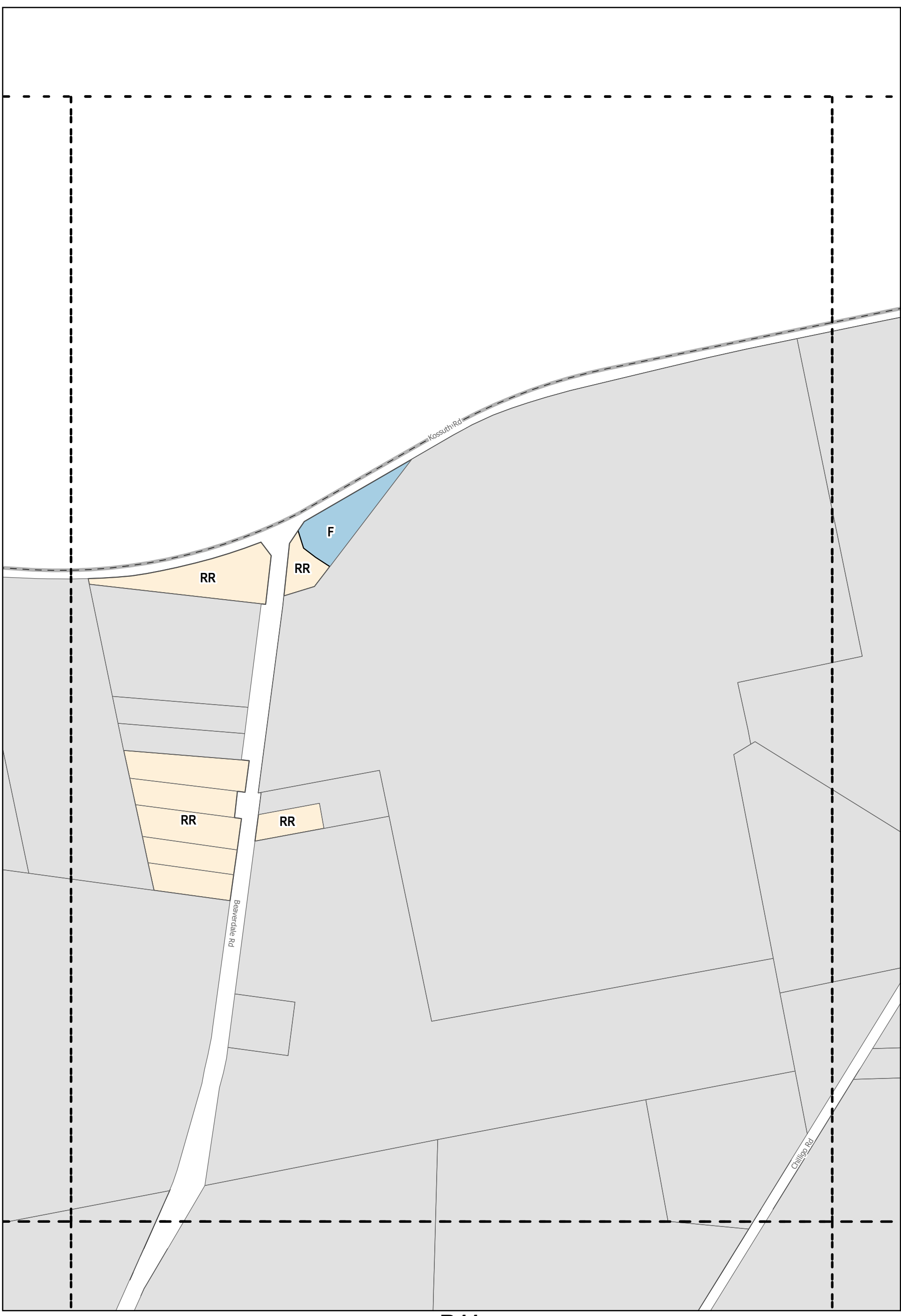
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|--|------------------------|-------------------------------|
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| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



A10

A12



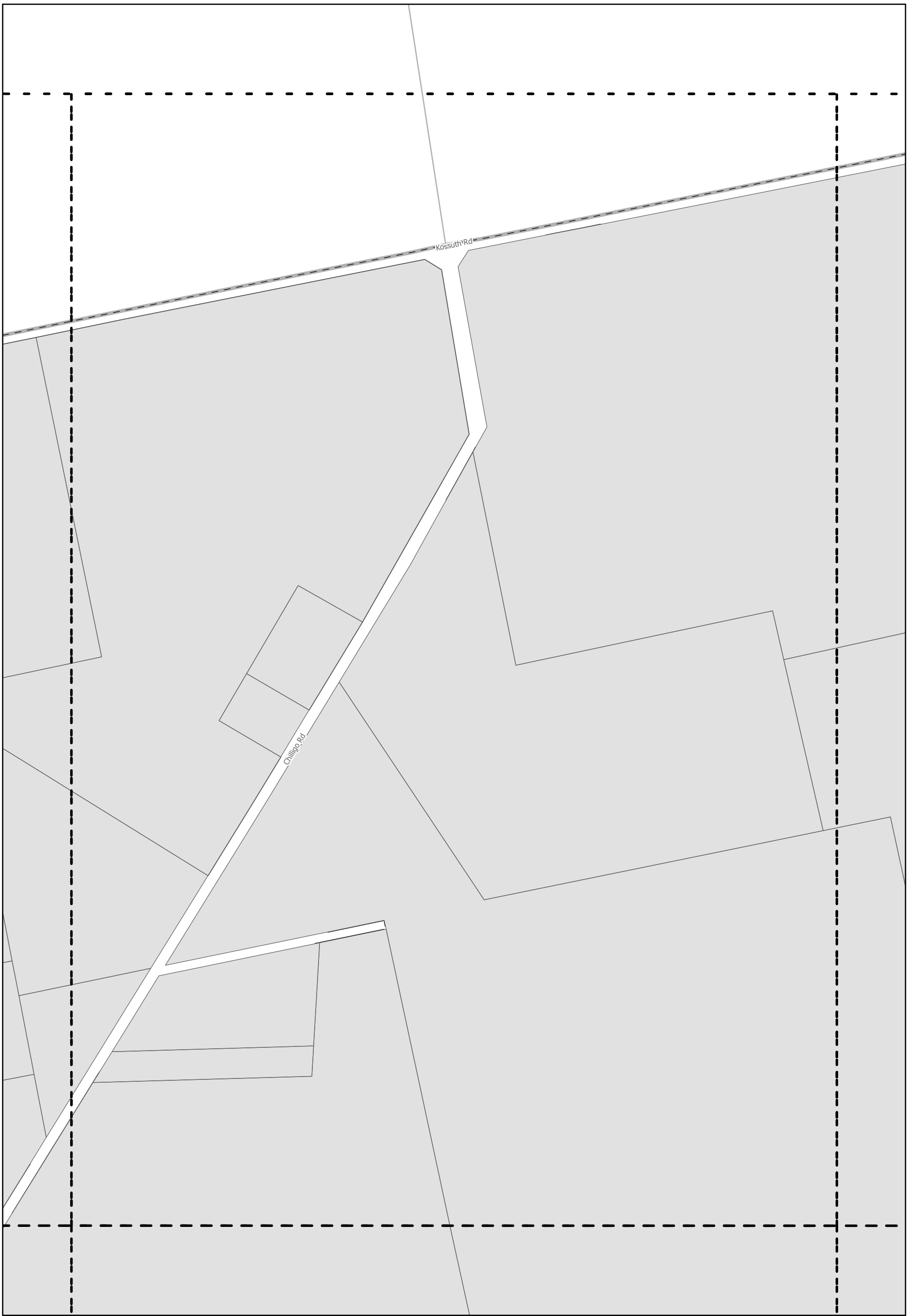
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Legend

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- Deferred Area Subject to By-Law 150-85
 Rural Residential (RR)
 Environmental Protection (EP)
 Floodway (F)
- Floodplain 1 (F1)
 Residential 1 (R1)
 Open Space (OS)
- Floodplain 2 (F2)
 Residential 2 (R2)
- Floodplain 3 (F3)
 Residential 3 (R3)



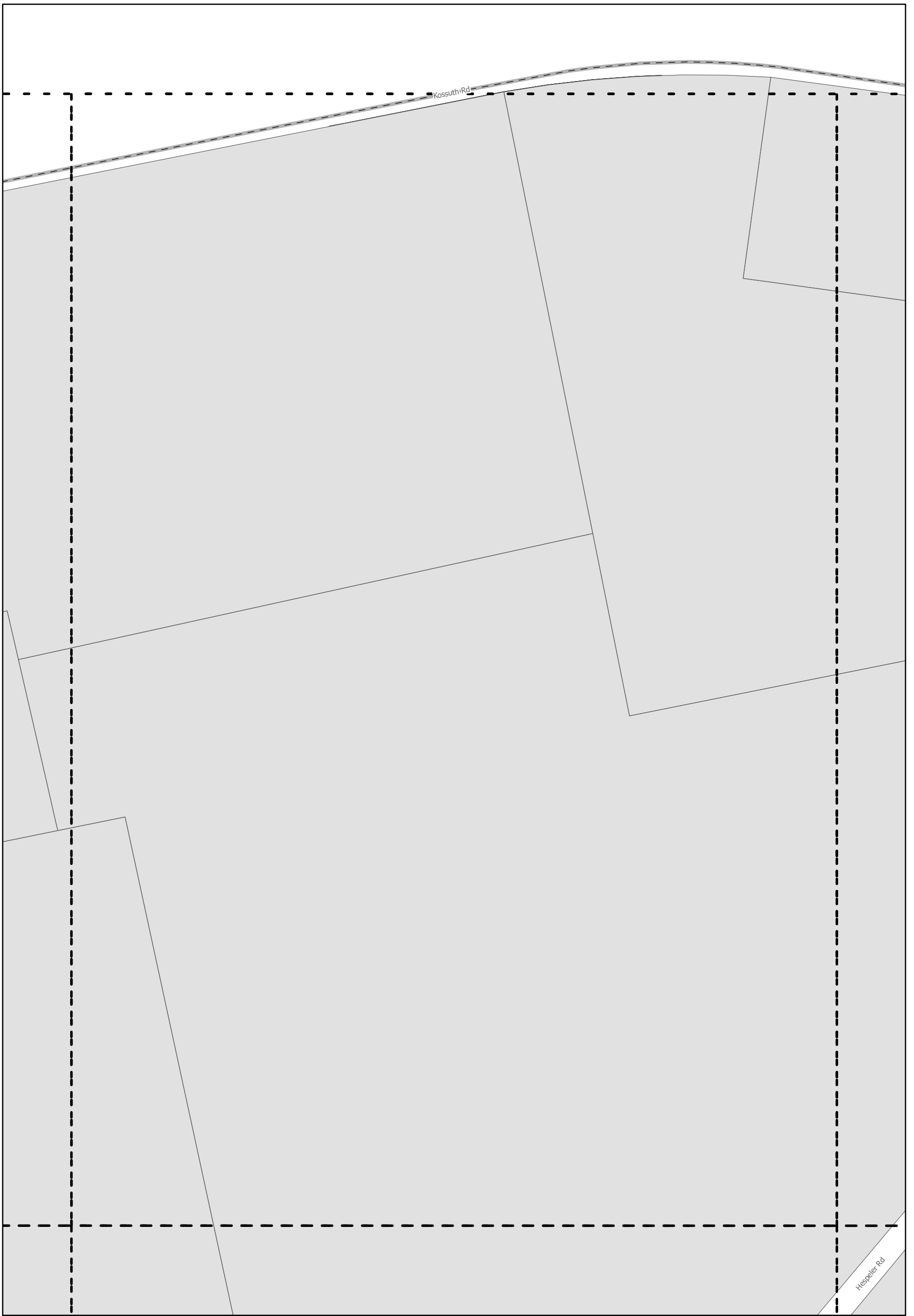
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Legend

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|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |





B13

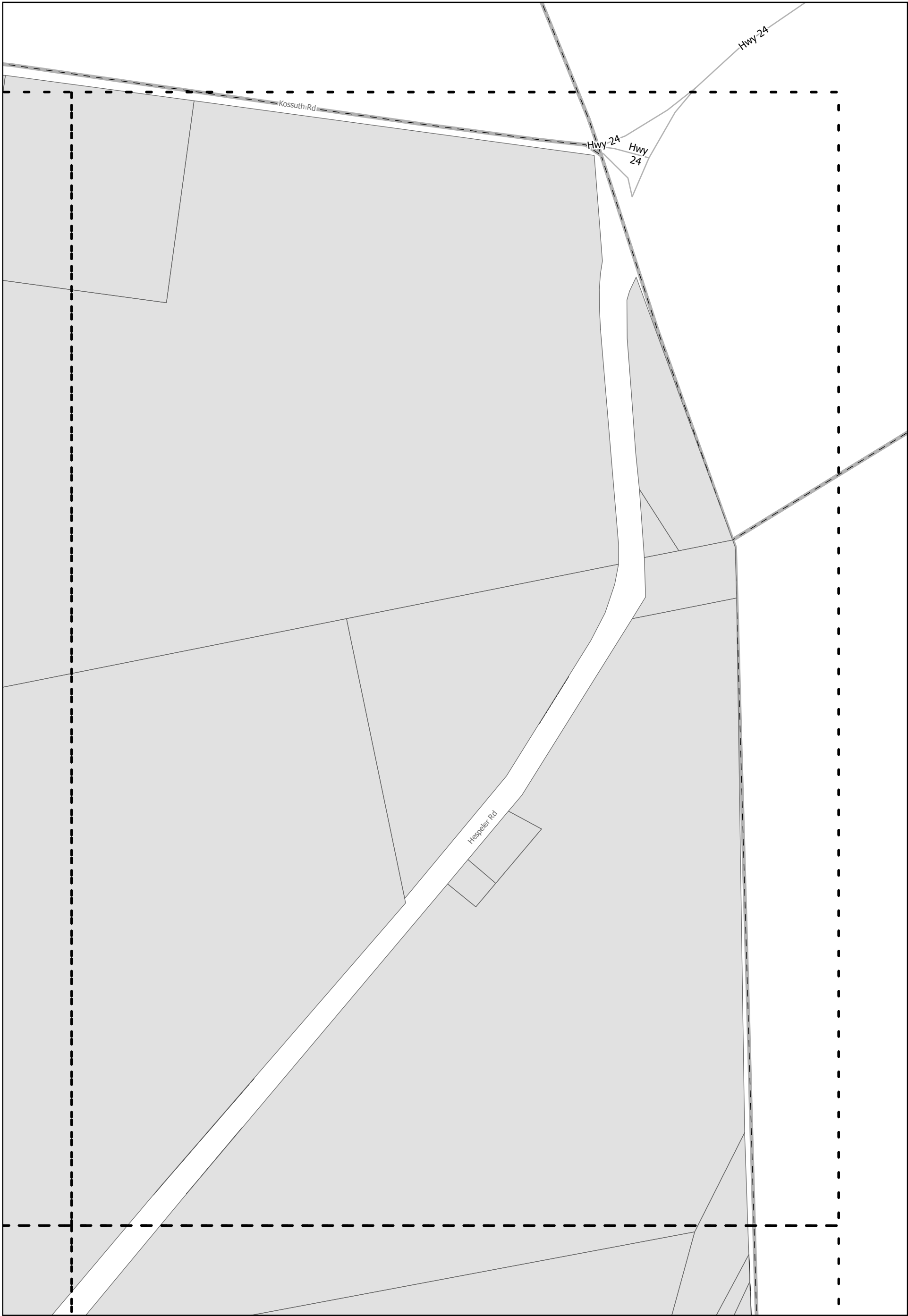
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- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



A13

A13



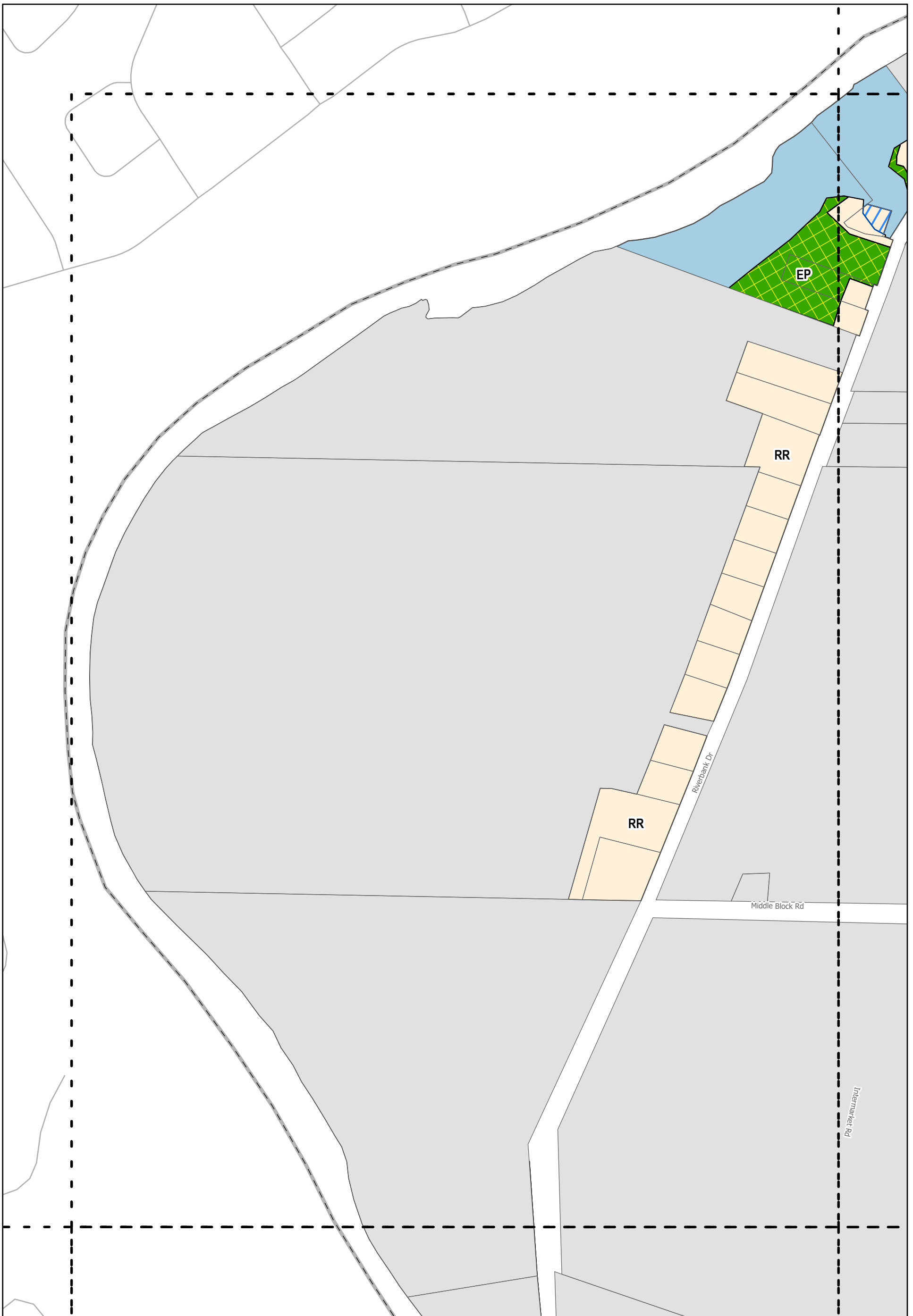
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Legend

-
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 Rural Residential (RR)
 Environmental Protection (EP)
- Floodplain 1 (F1)
 Residential 1 (R1)
 Floodway (F)
- Floodplain 2 (F2)
 Residential 2 (R2)
 Open Space (OS)
- Floodplain 3 (F3)
 Residential 3 (R3)



A14



C4

B5

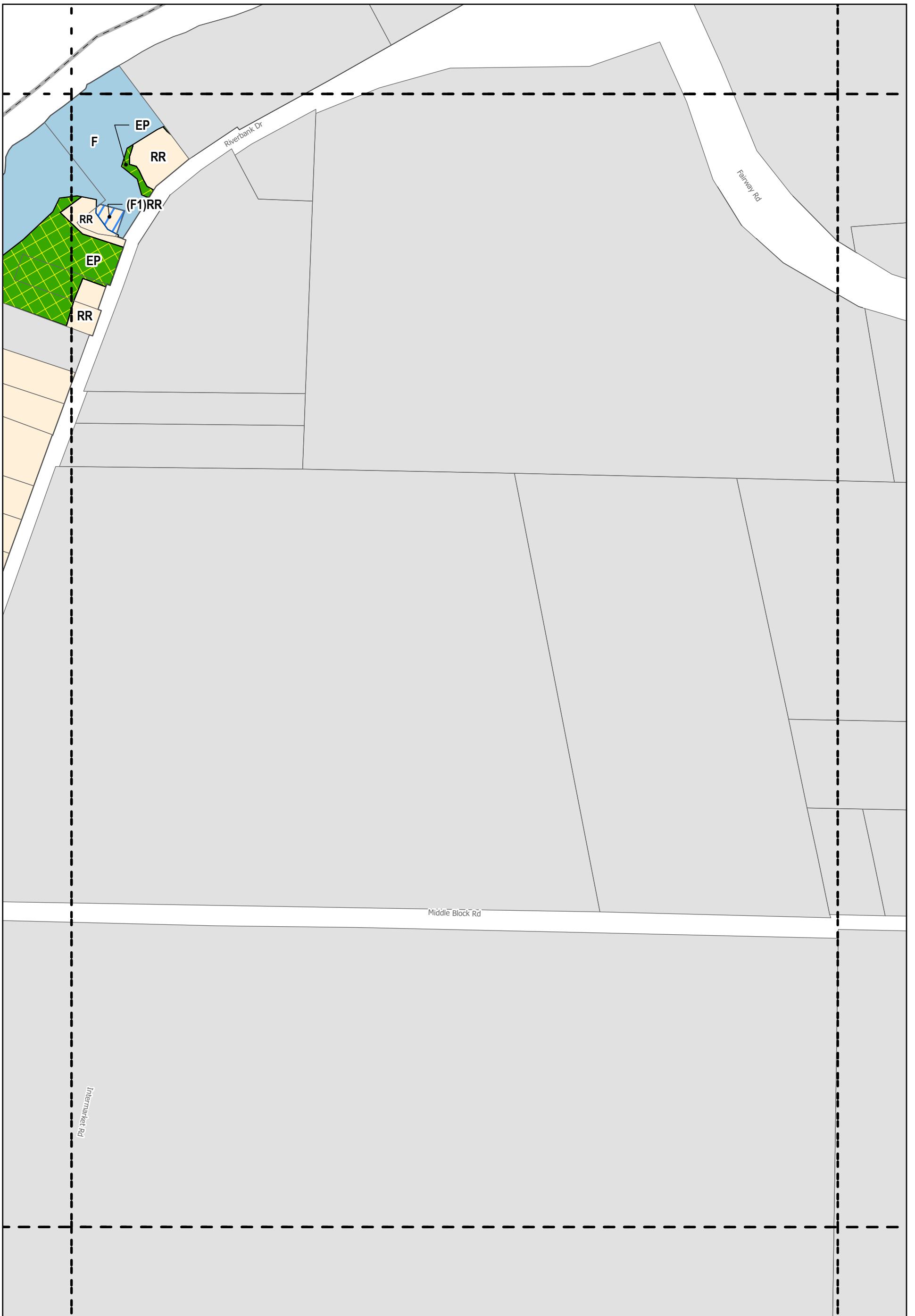
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|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



B4

A5



B4

B6

C5

Legend

- -
 -
- Deferred Area Subject to By-Law 150-85
 Rural Residential (RR)
 Environmental Protection (EP)
- Floodplain 1 (F1)
 Residential 1 (R1)
 Floodway (F)
- Floodplain 2 (F2)
 Residential 2 (R2)
 Open Space (OS)
- Floodplain 3 (F3)
 Residential 3 (R3)



B5

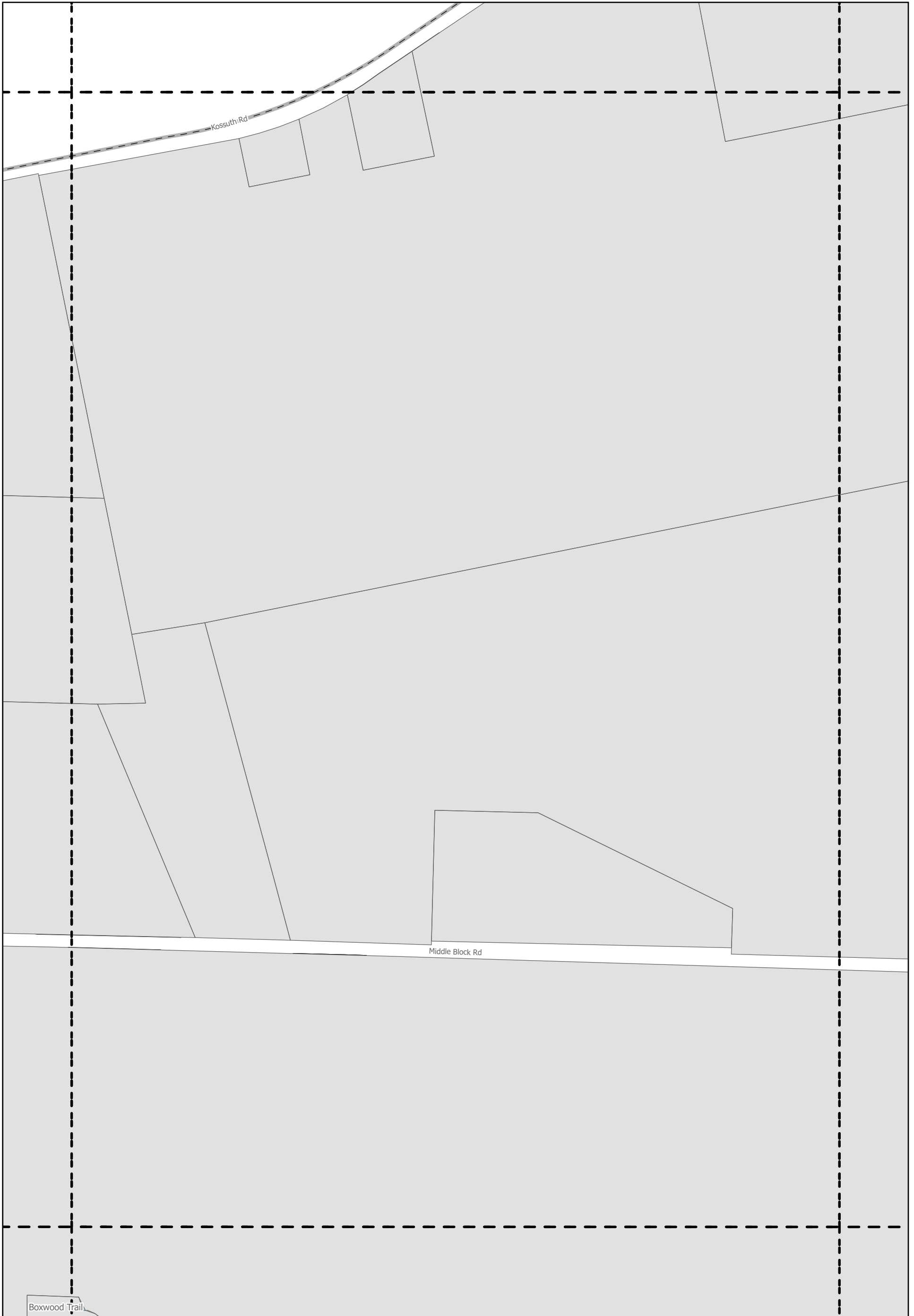


Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



A7



B6

B8

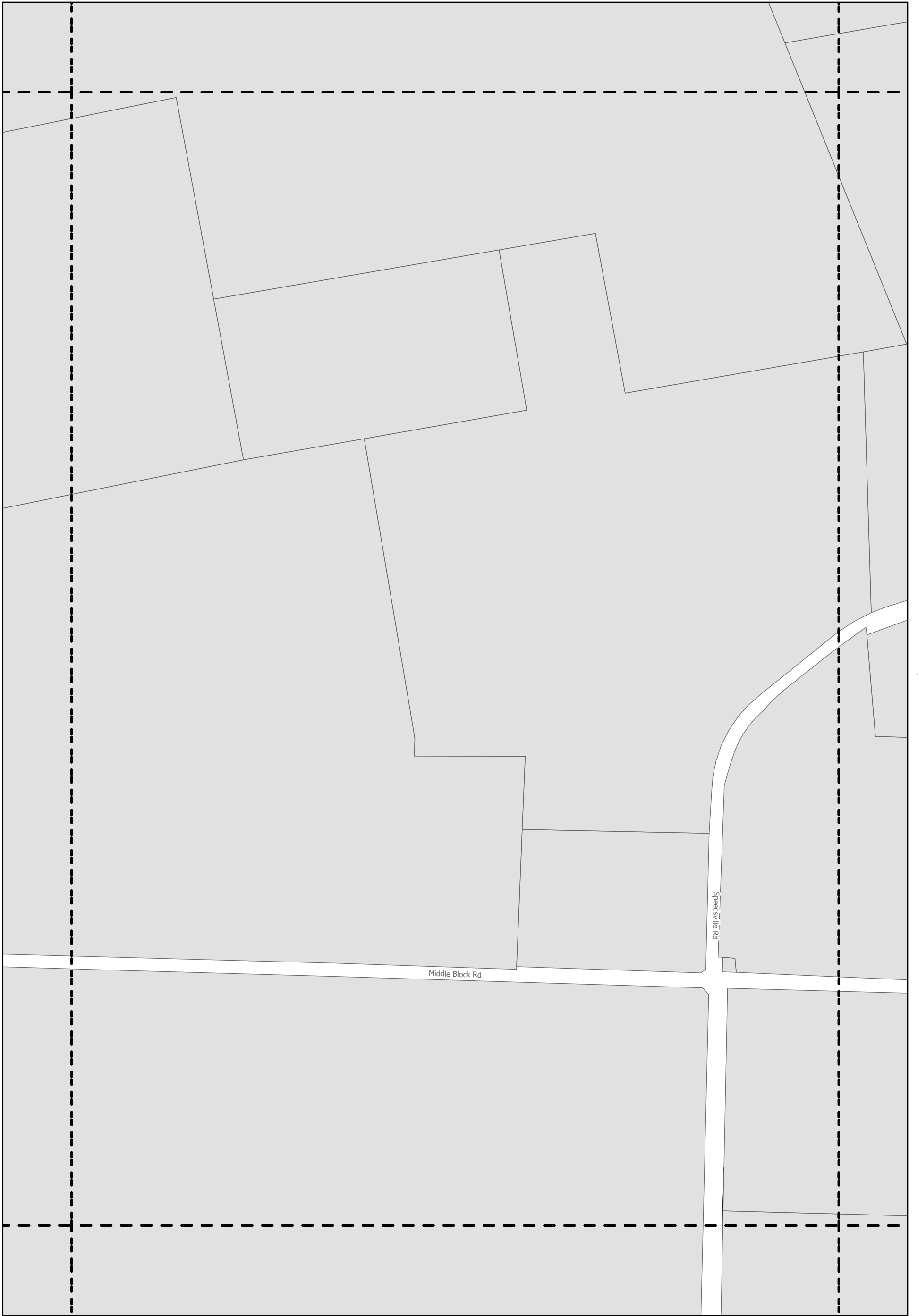
C7

Legend

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- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



B7



Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



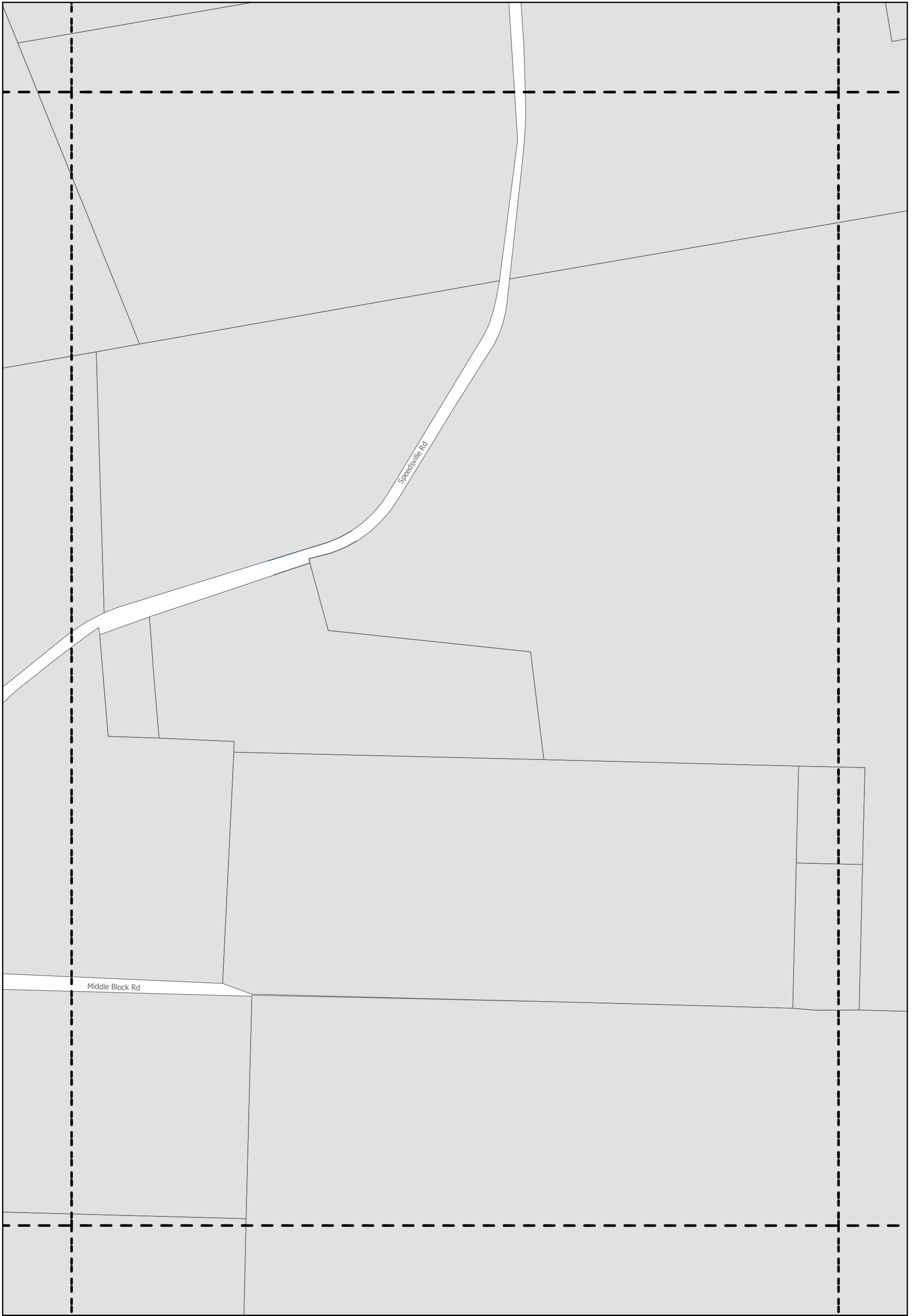
A9

B8

B10

C9

B9



Legend

- | | | |
|---|--|---|
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|---|--|---|

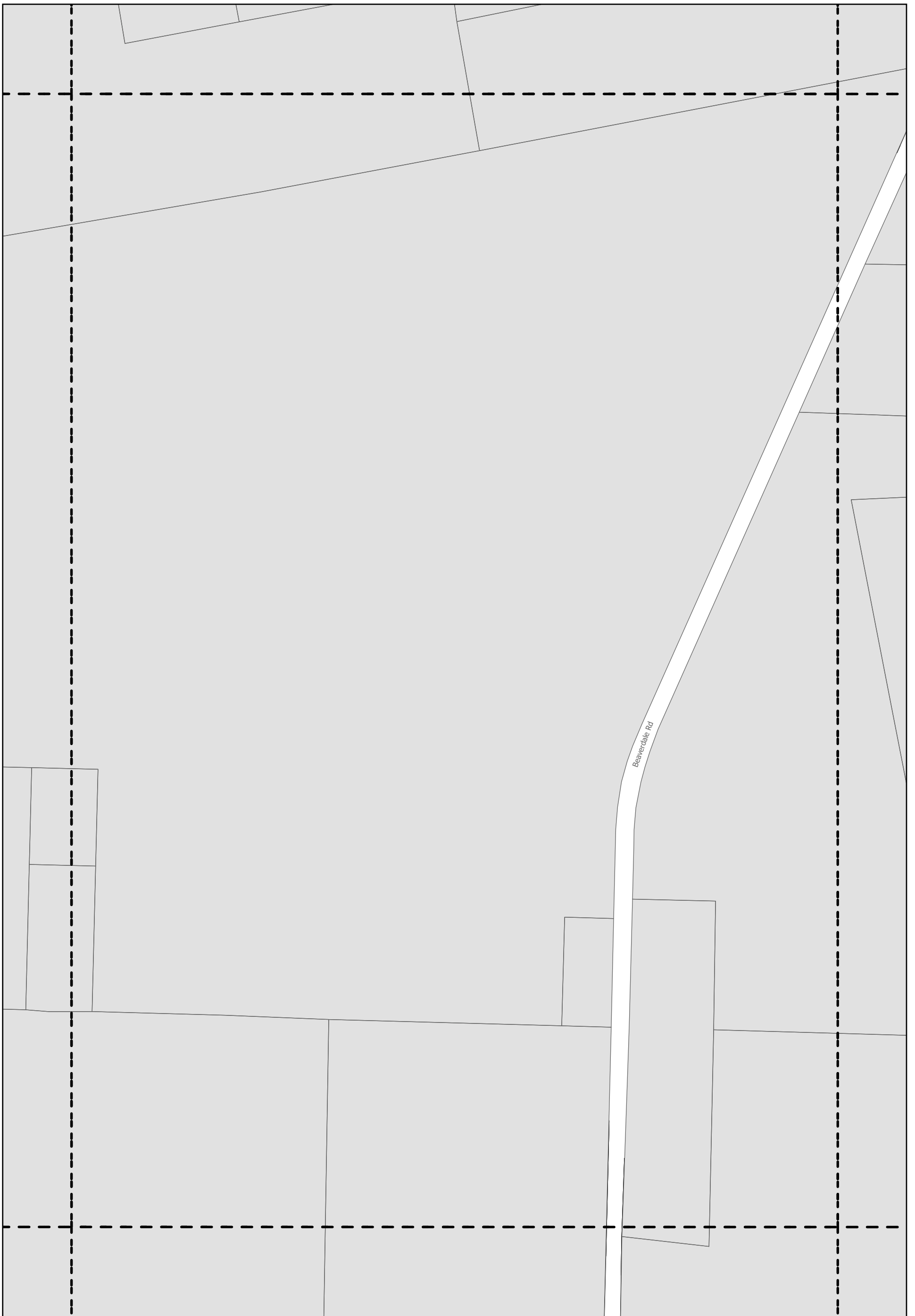


A10

B9

B11

C10



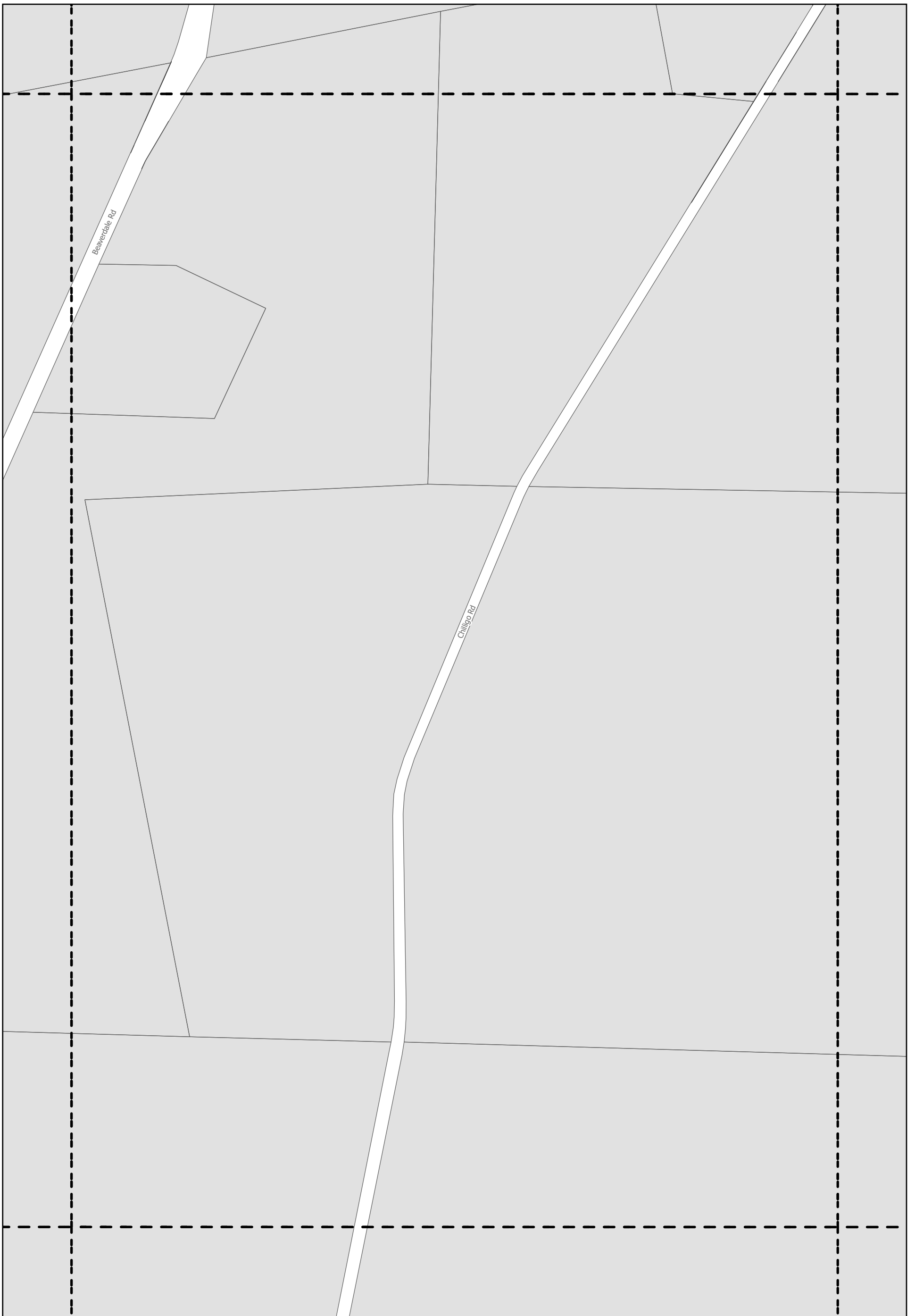
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- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)



B10

A11



B10

B12

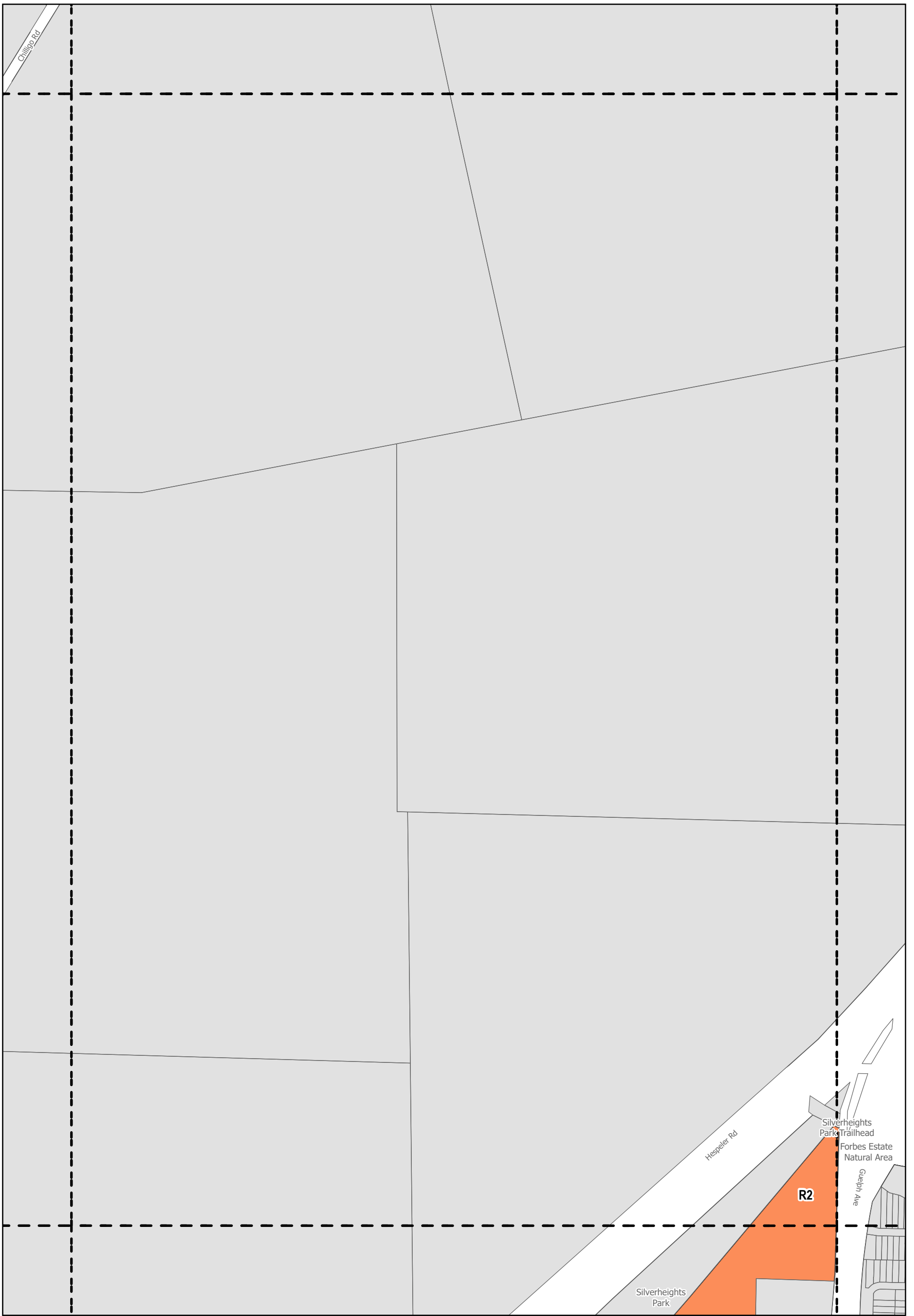
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Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



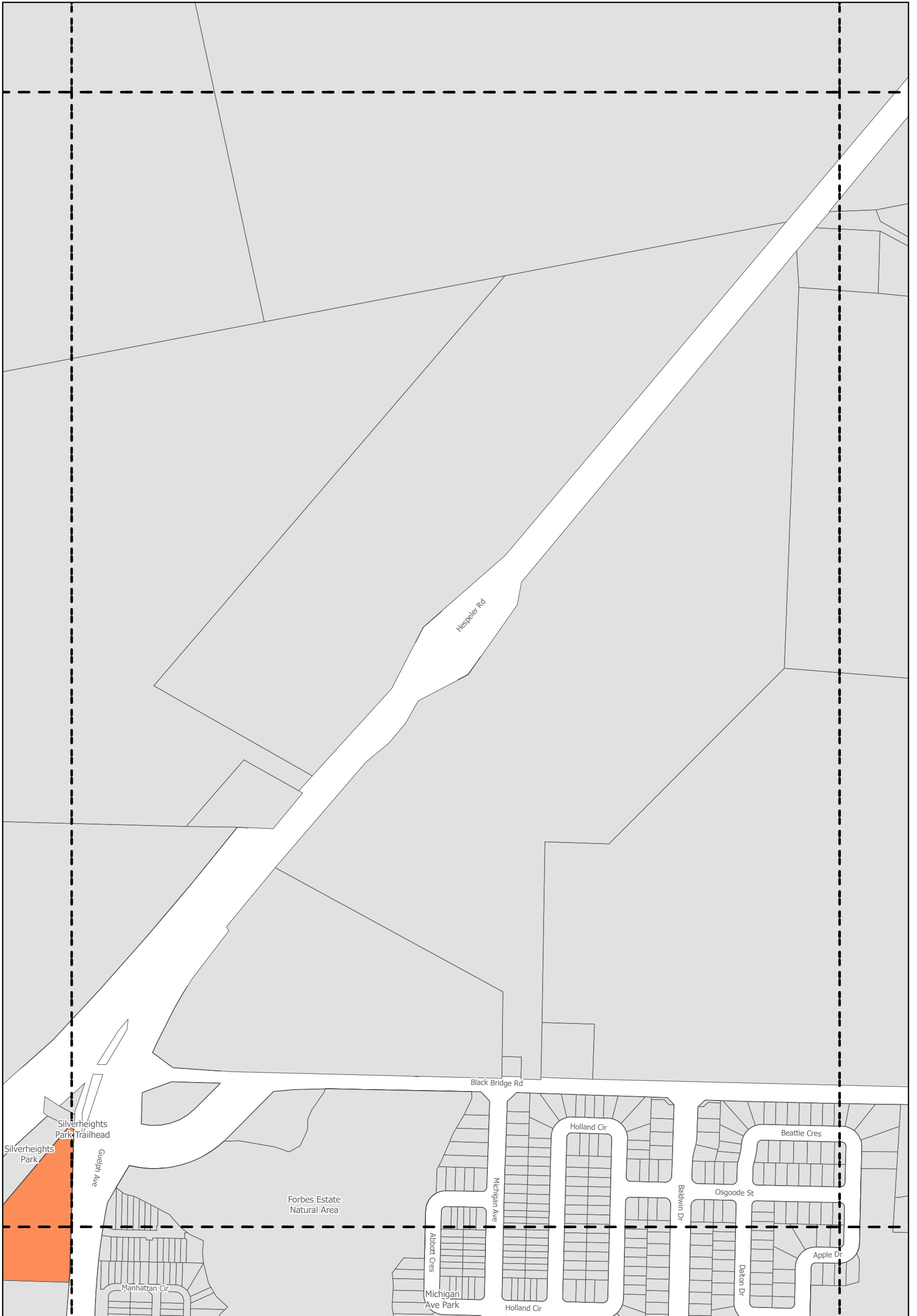
B11



Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |

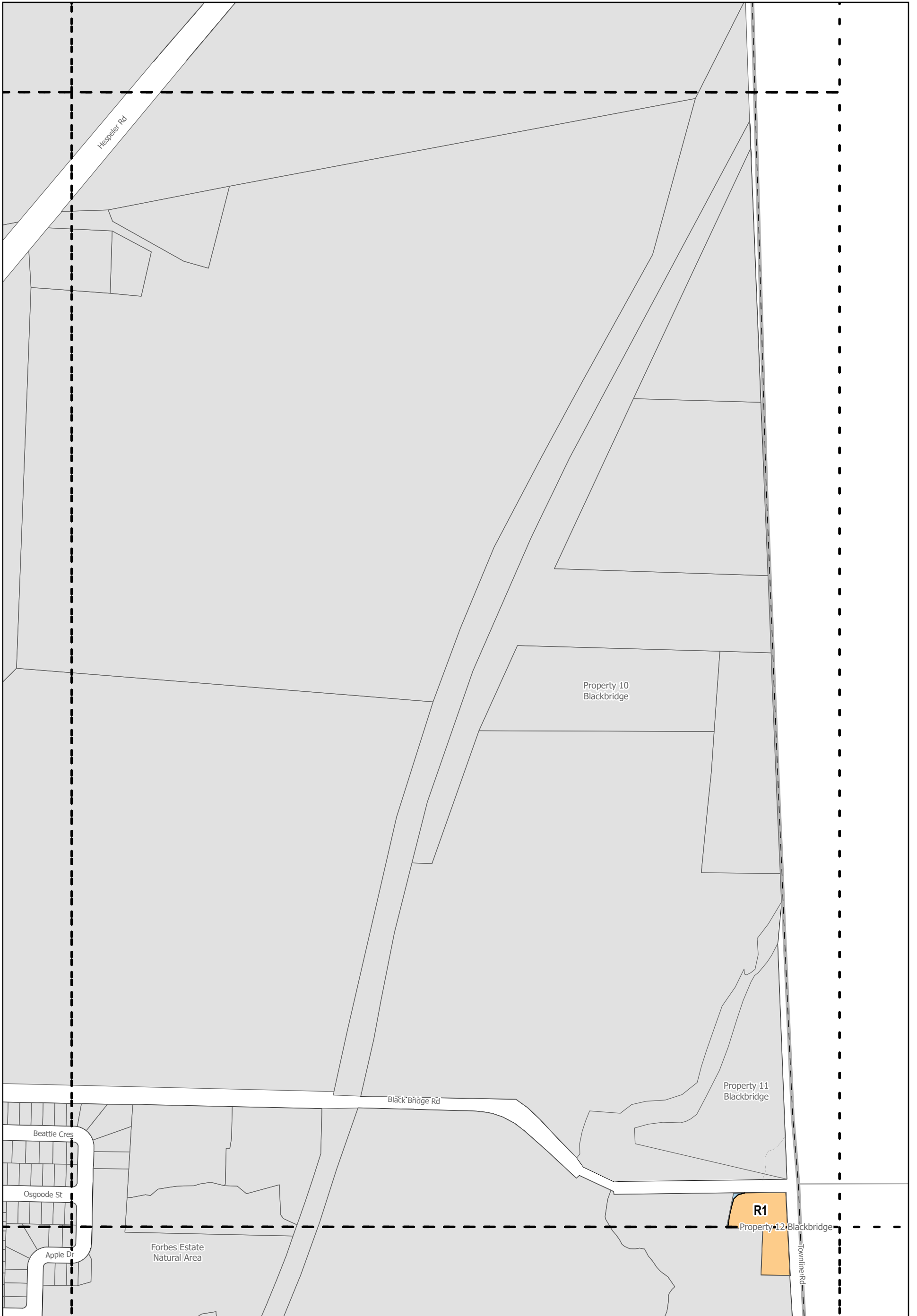




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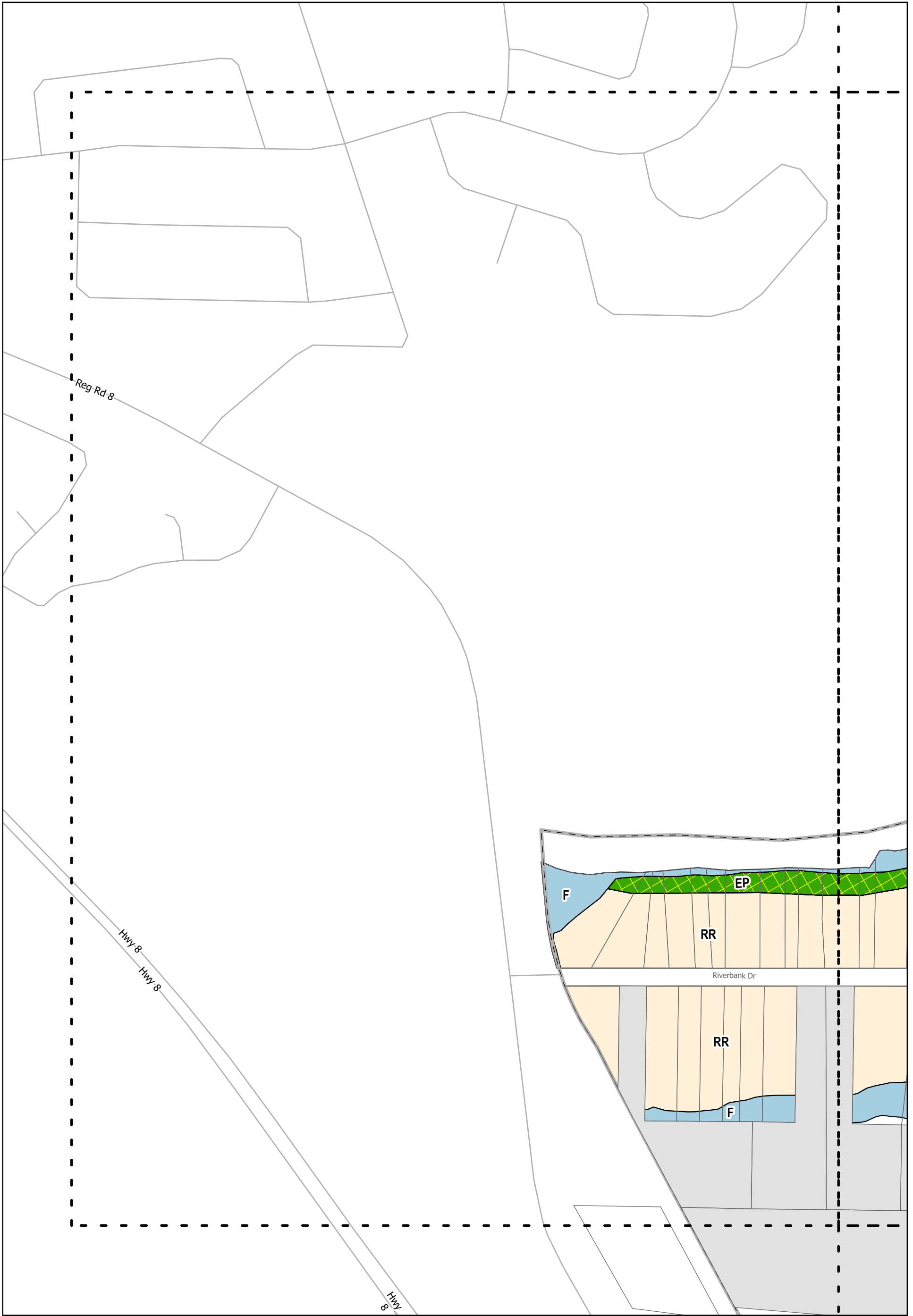




Legend

-
- Deferred Area Subject to By-Law 150-85
 Rural Residential (RR)
 Environmental Protection (EP)
- Floodplain 1 (F1)
 Residential 1 (R1)
 Floodway (F)
- Floodplain 2 (F2)
 Residential 2 (R2)
 Open Space (OS)
- Floodplain 3 (F3)
 Residential 3 (R3)





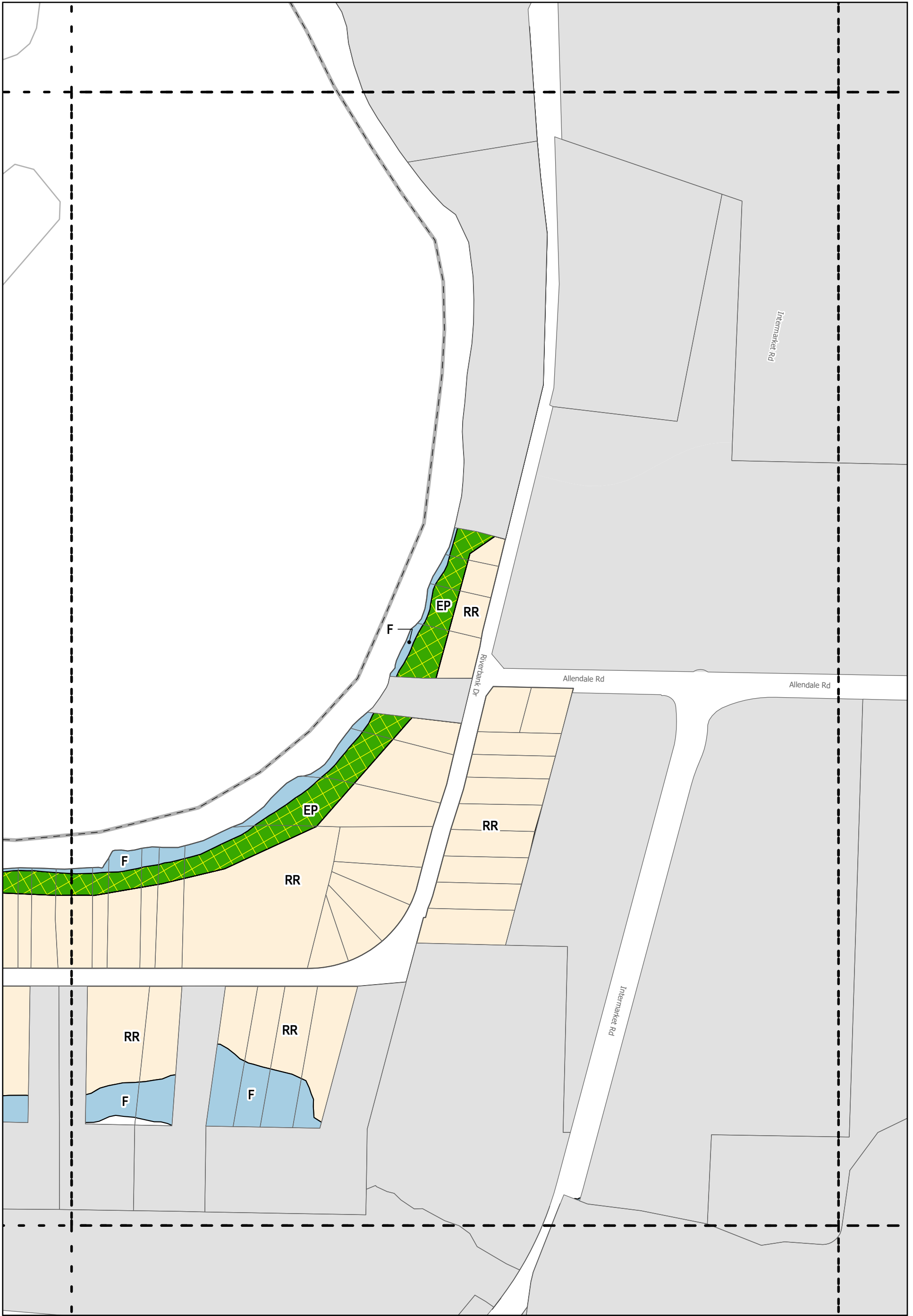
C4

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



C3



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)





C4

C5

D5

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodway (F)
- Residential 1 (R1)
- Open Space (OS)
- Residential 2 (R2)
- Residential 3 (R3)
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)



C5



C5

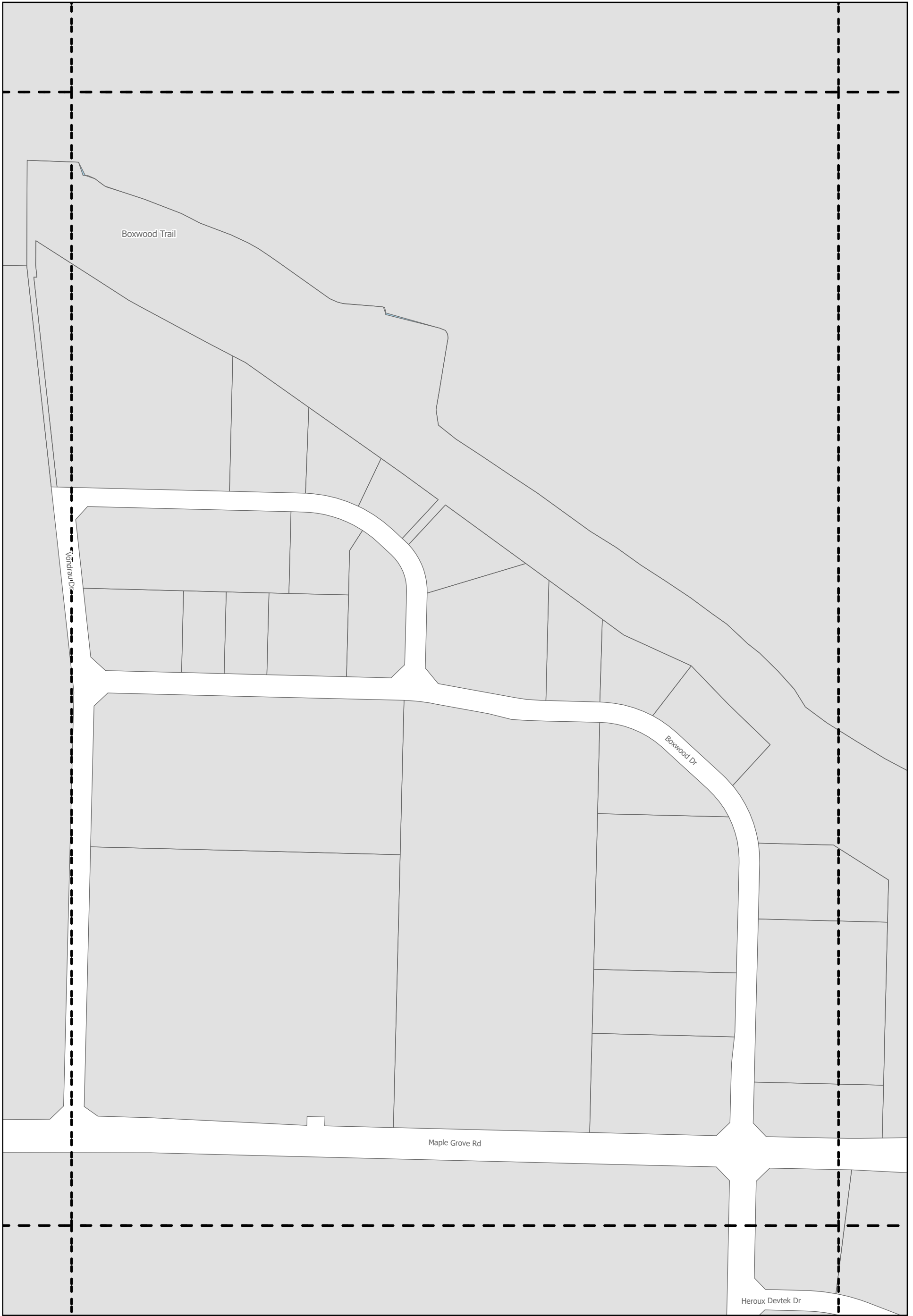
C7

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



C6



C6

C8

D7

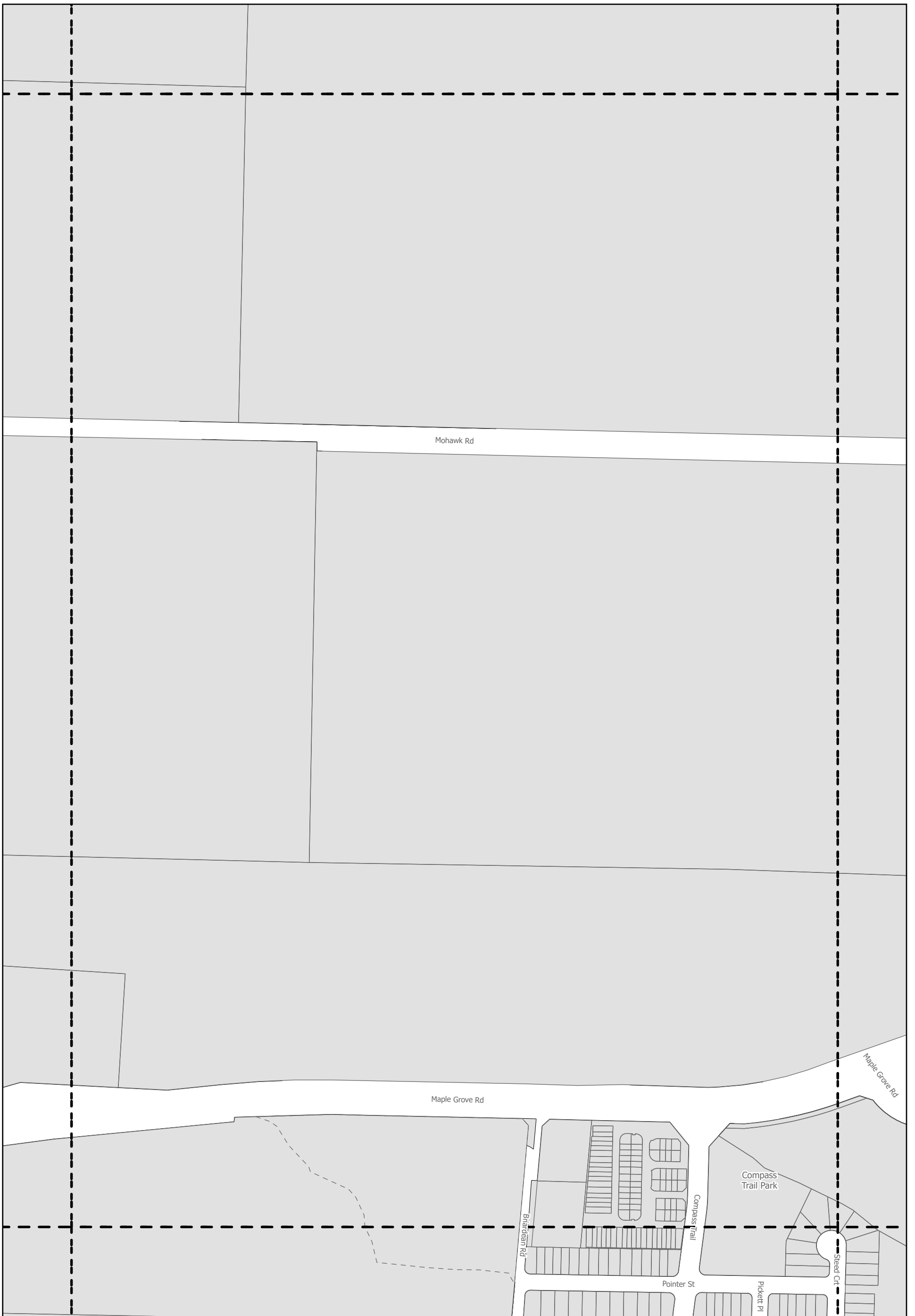
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- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



C7

B9



C8

C10

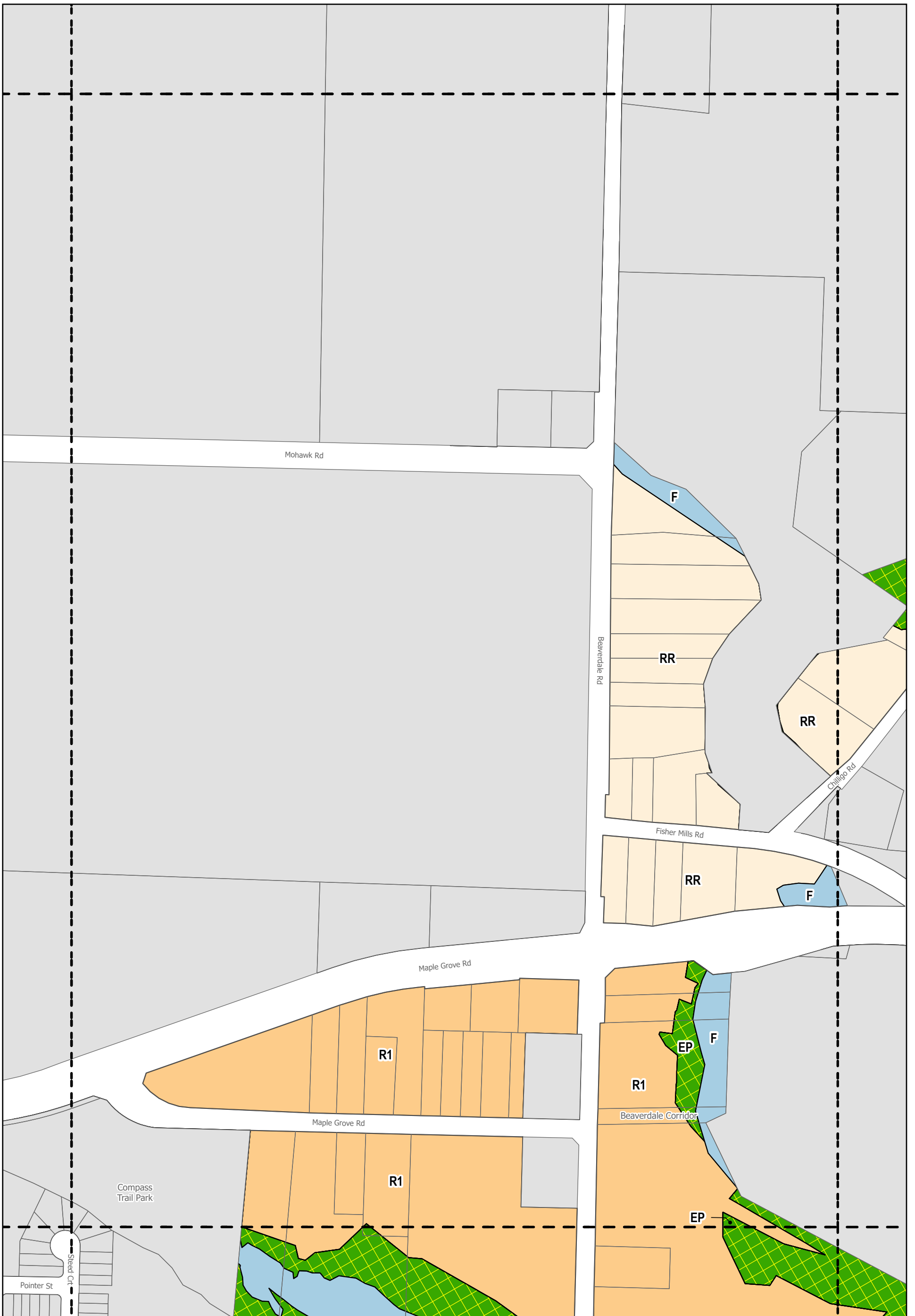
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Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



C9



C9

C11

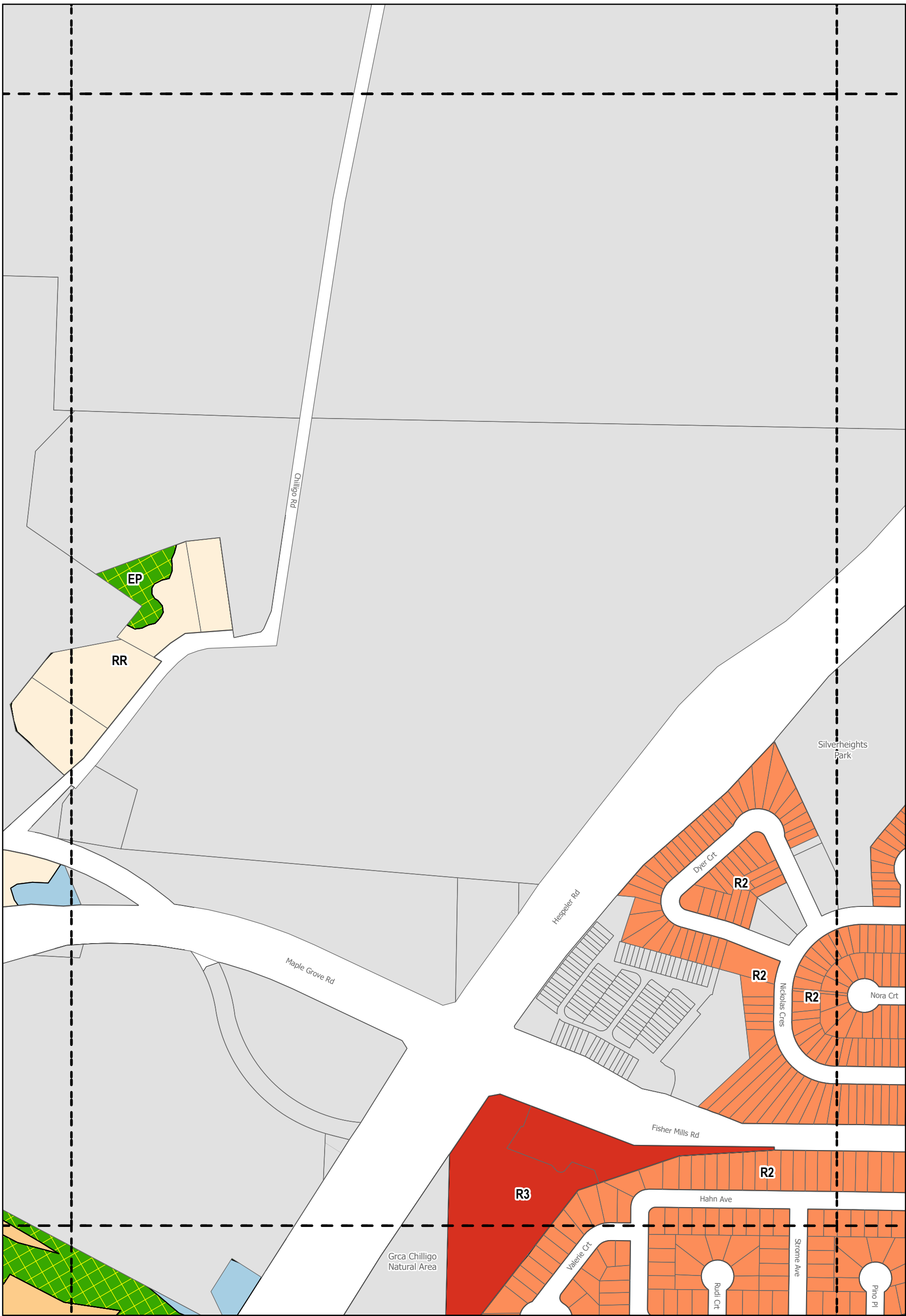
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Legend

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- Deferred Area Subject to By-Law 150-85
 Rural Residential (RR)
 Environmental Protection (EP)
- Floodplain 1 (F1)
 Residential 1 (R1)
 Floodway (F)
- Floodplain 2 (F2)
 Residential 2 (R2)
 Open Space (OS)
- Floodplain 3 (F3)
 Residential 3 (R3)



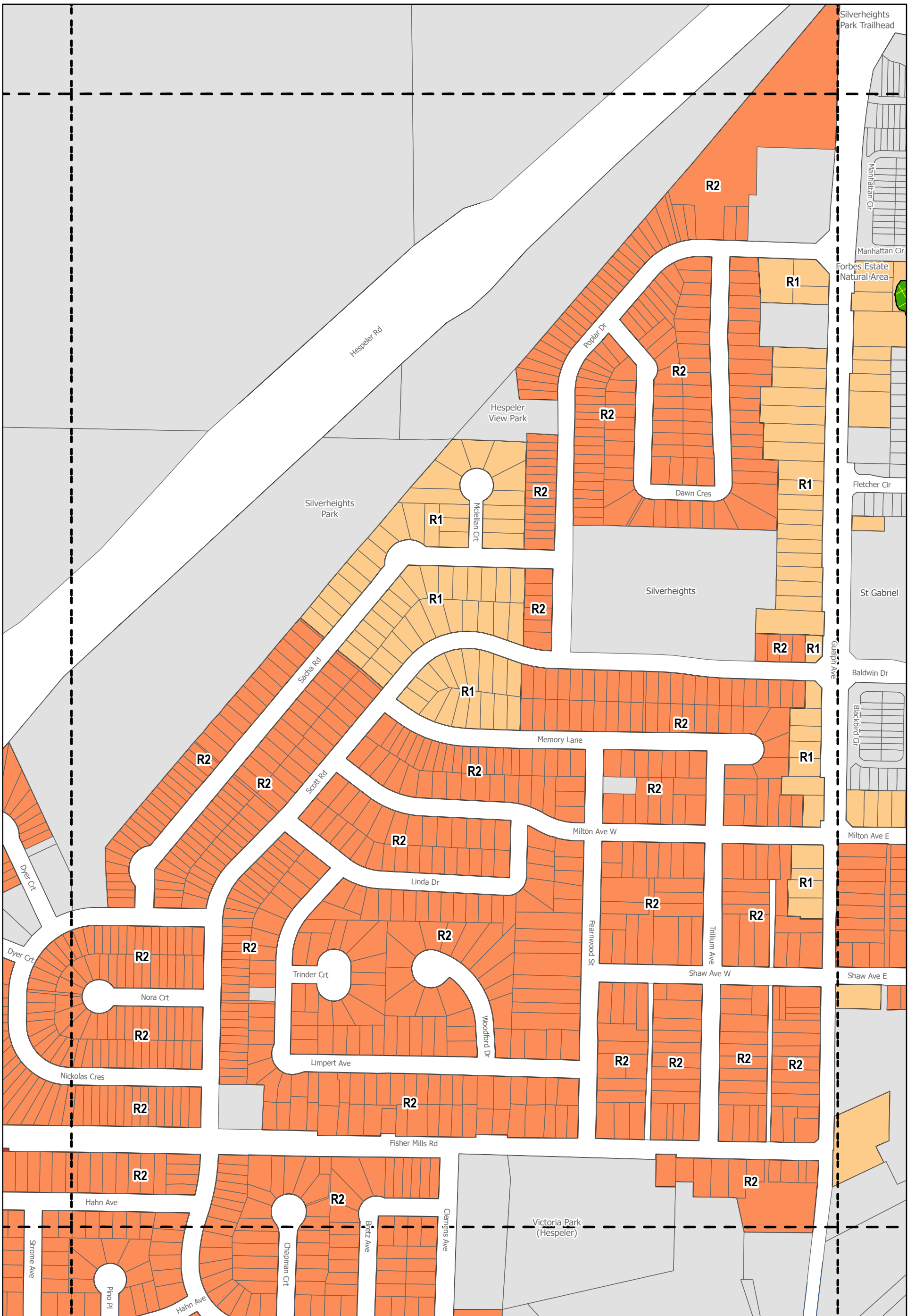
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Legend

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C11

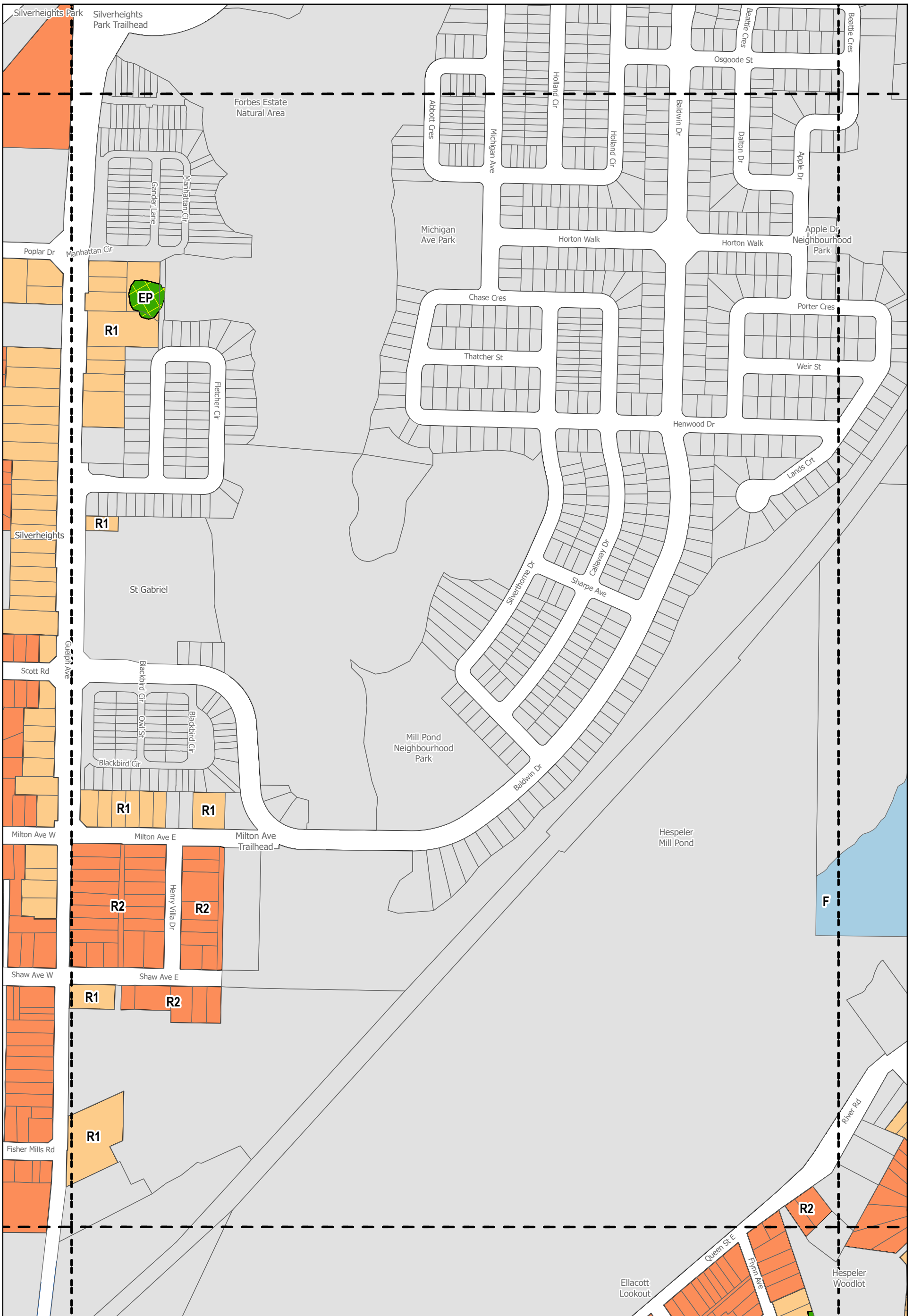
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Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



C12

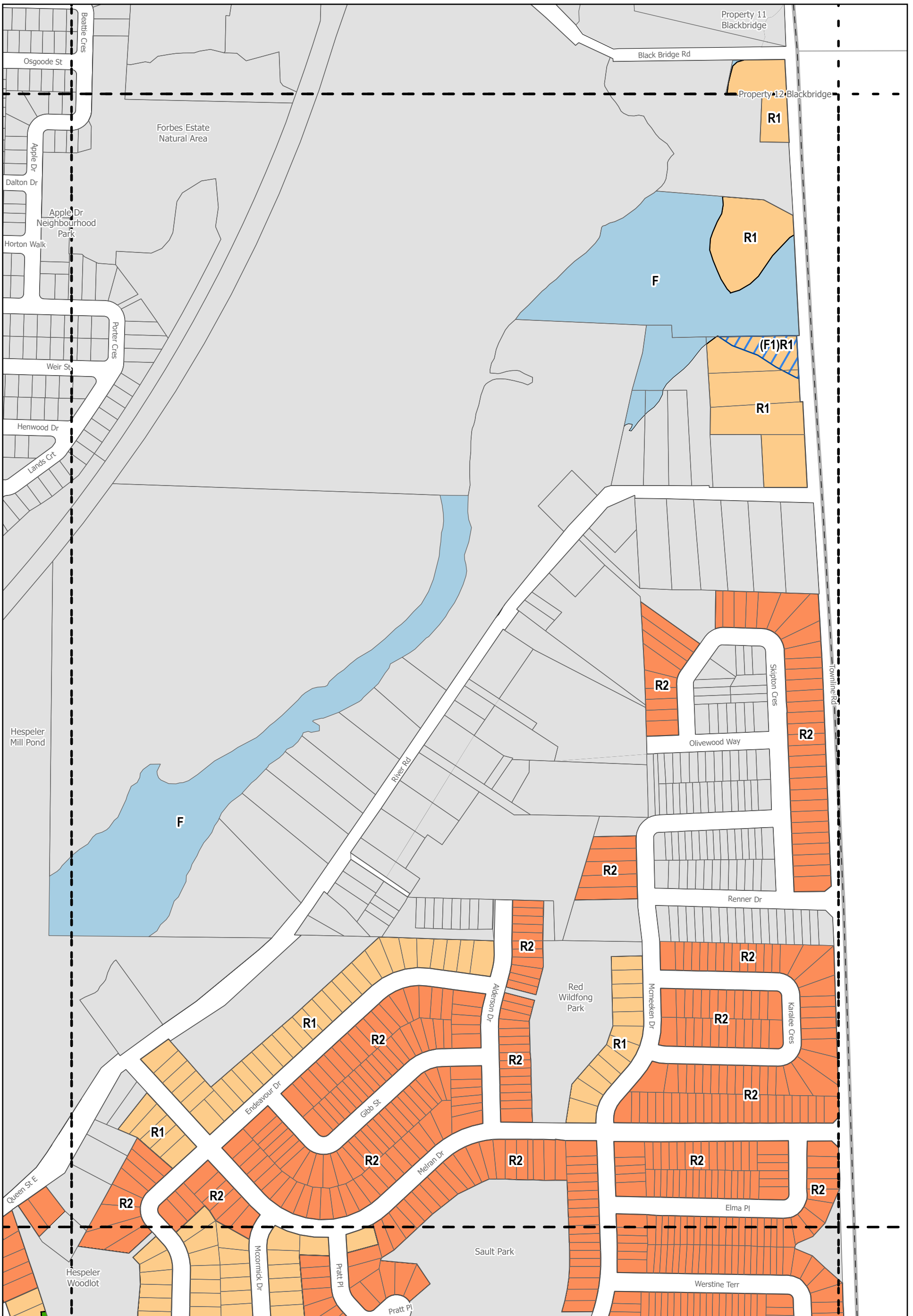


C12

C14

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



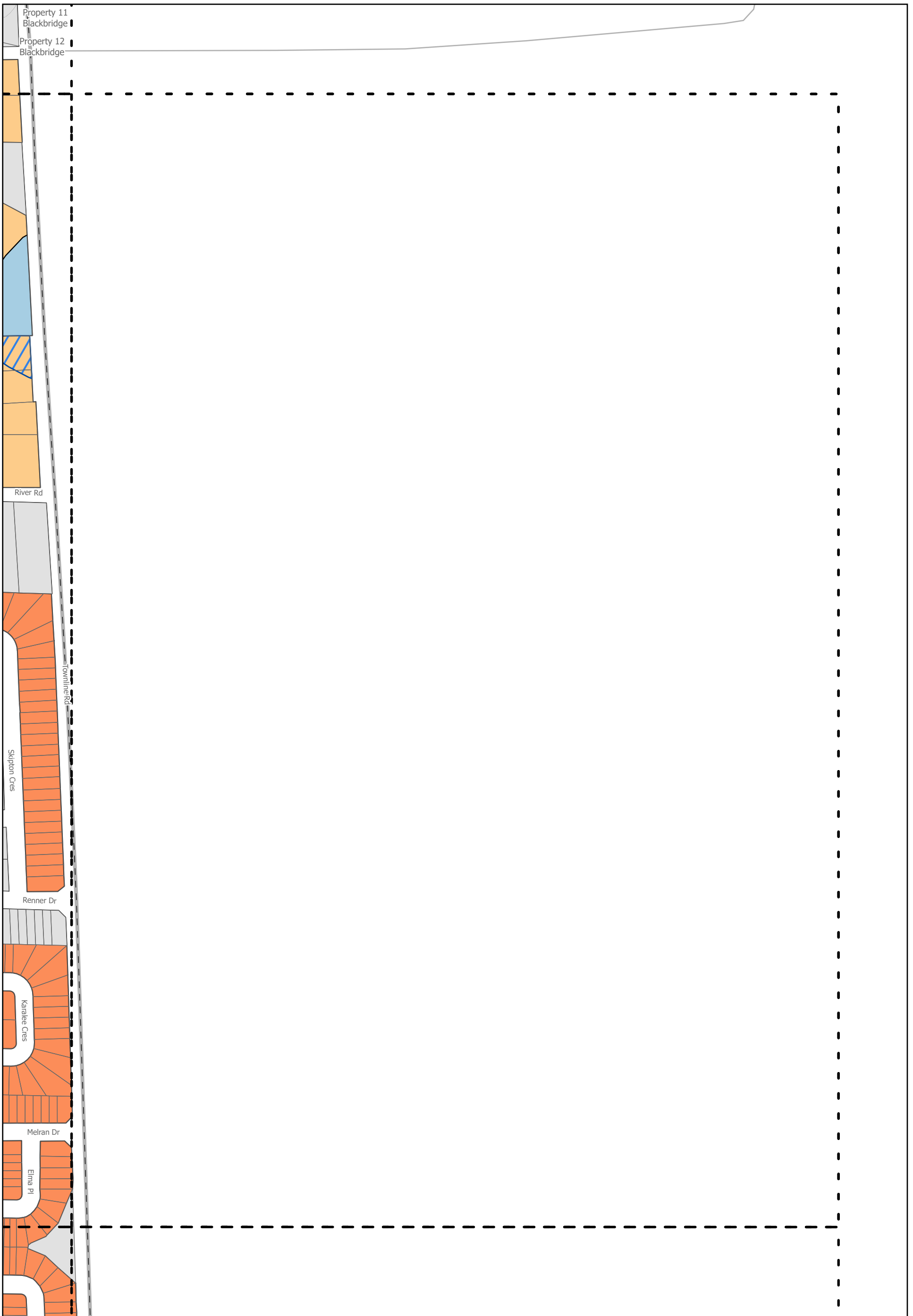
C13

C15

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Floodplain 3 (F3)
- Residential 3 (R3)
- Open Space (OS)





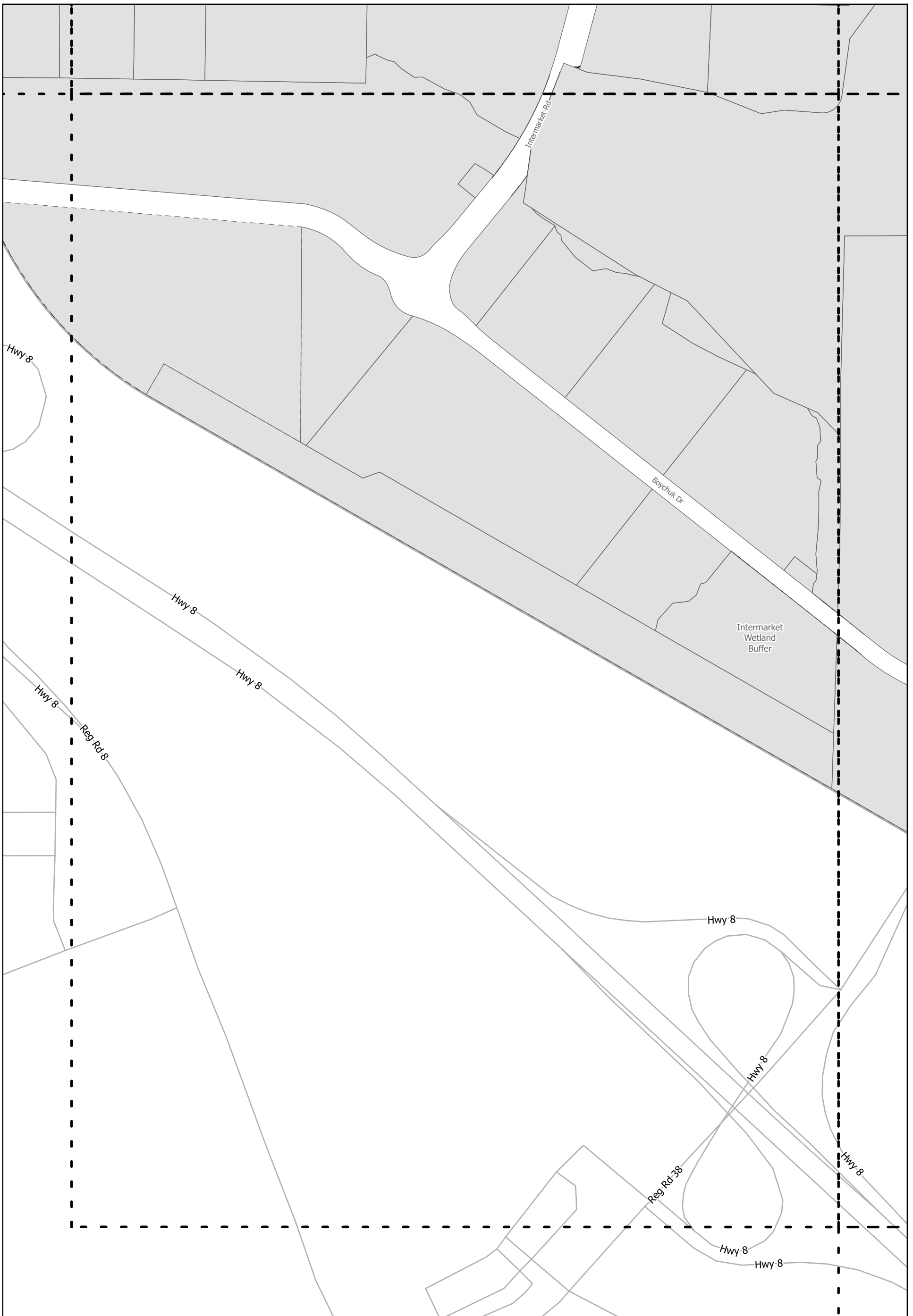
C14

D15

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)





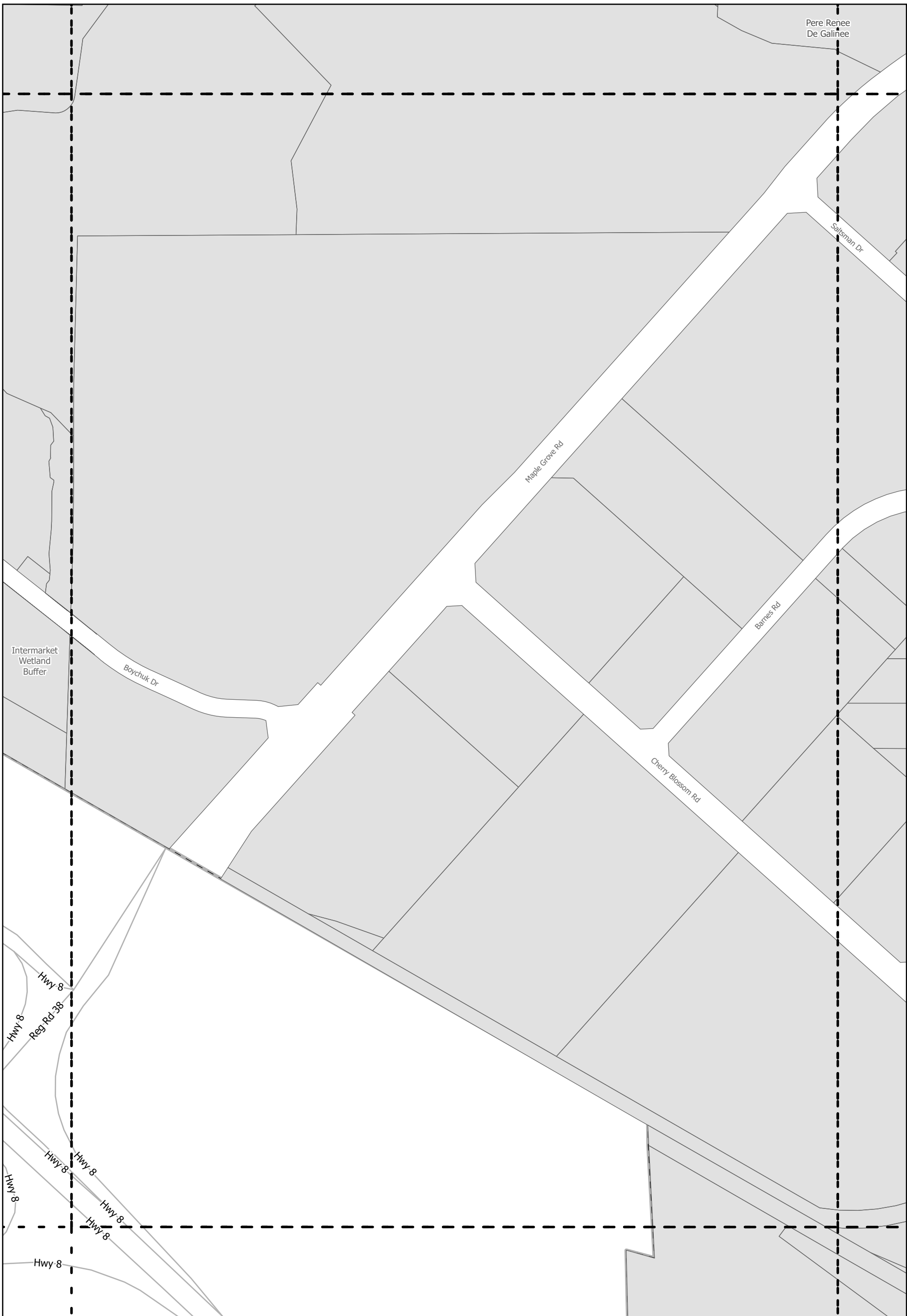
D5

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



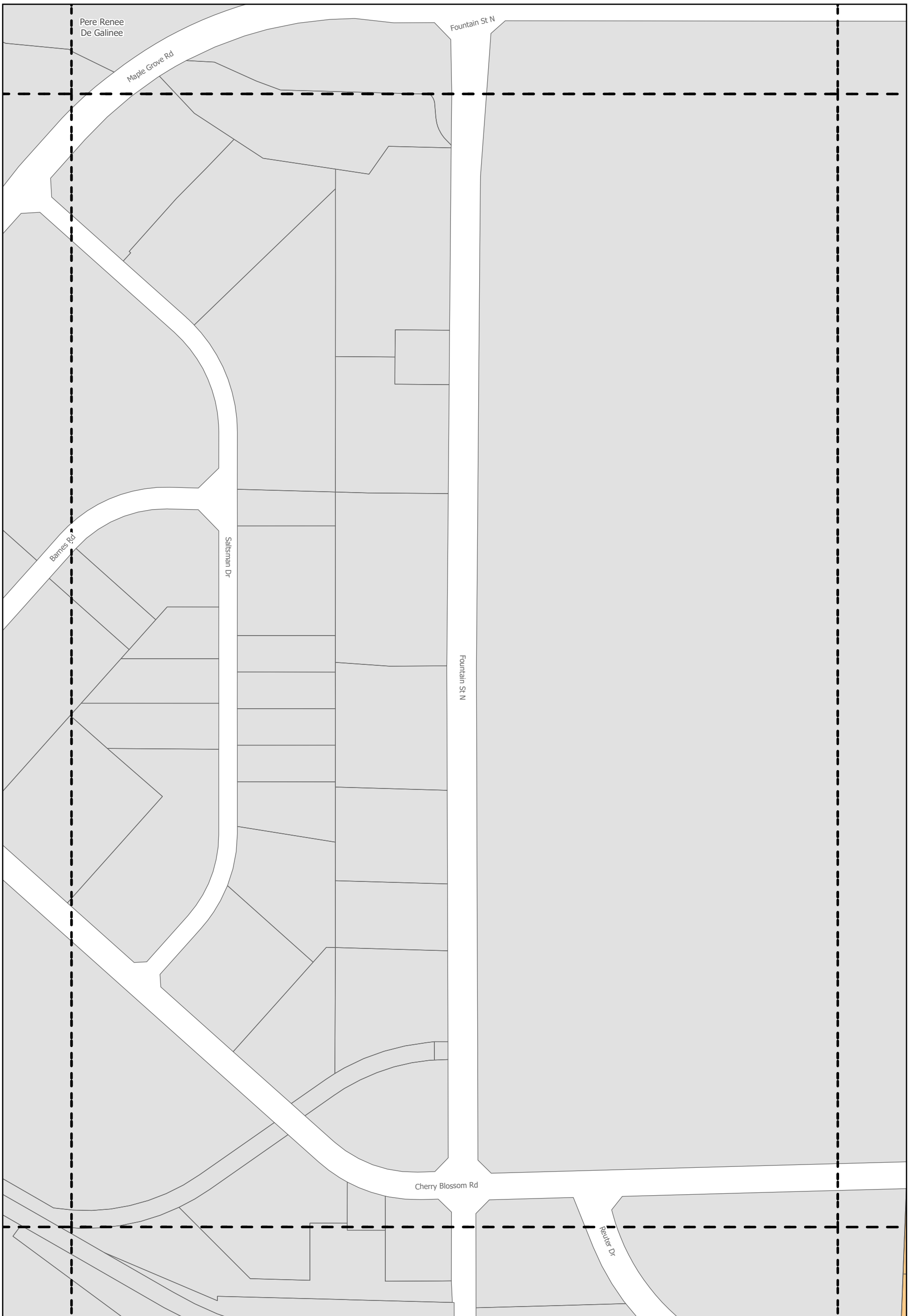
D4



Legend

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-





D5

D7

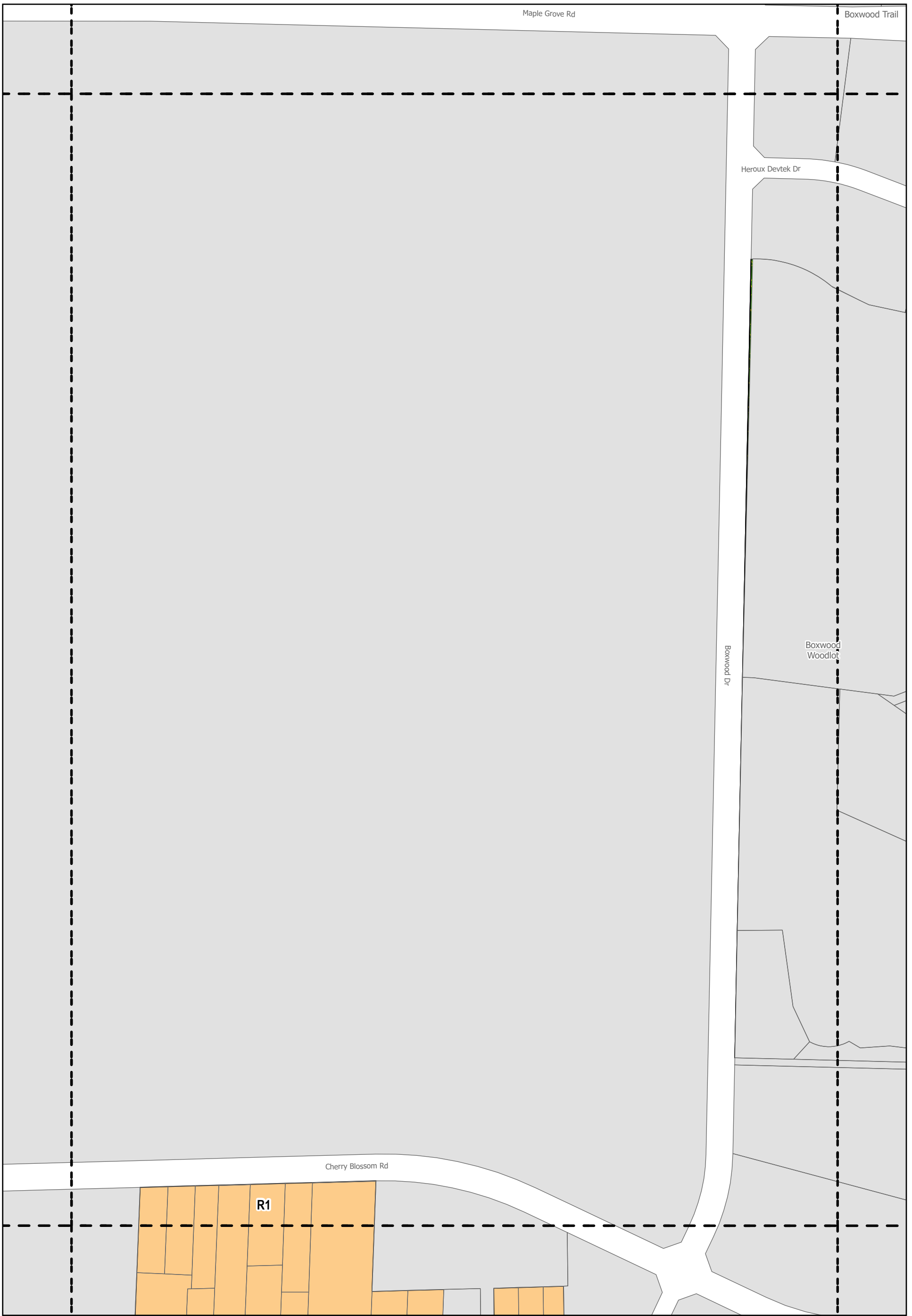
E6

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



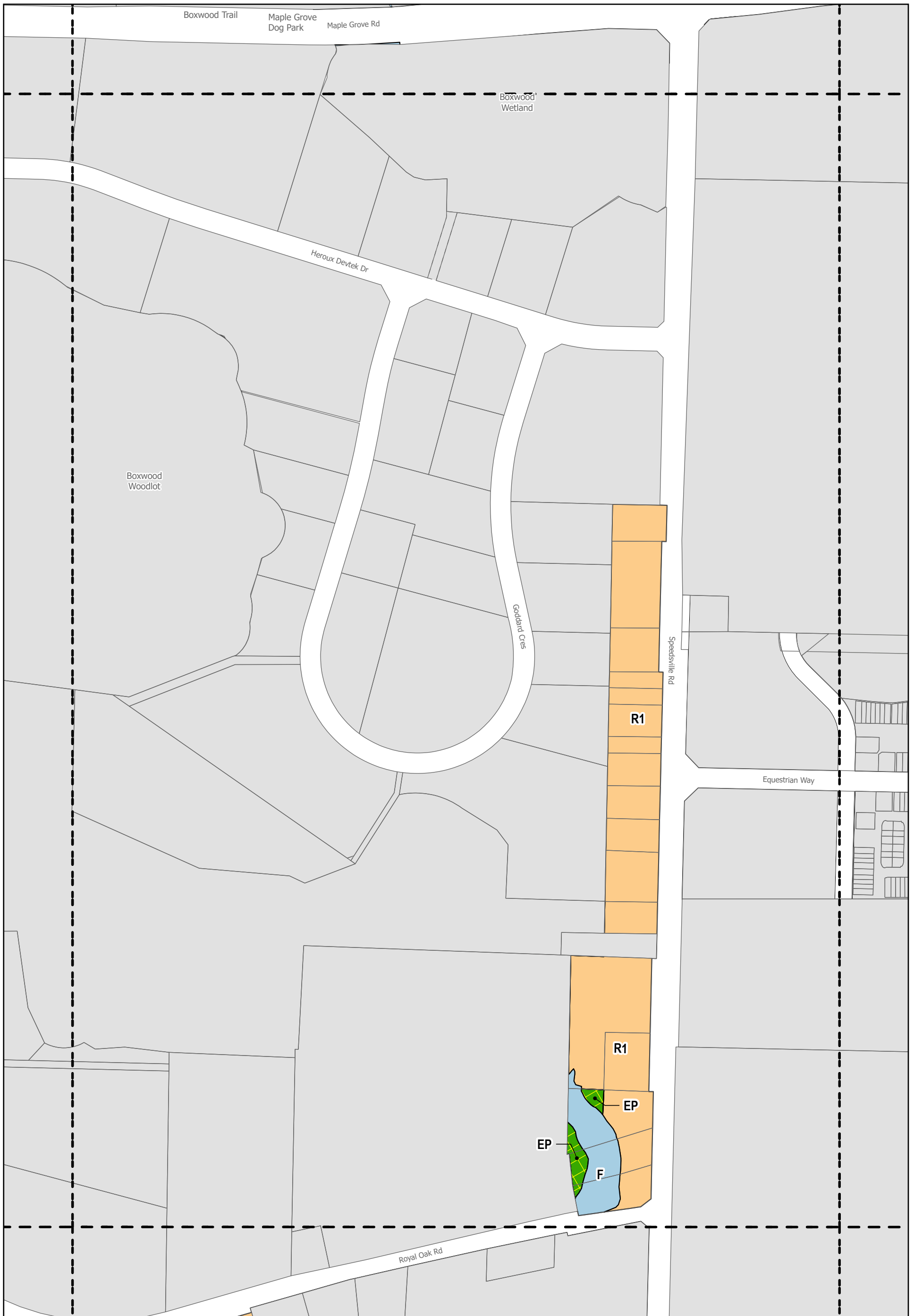
D6



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)

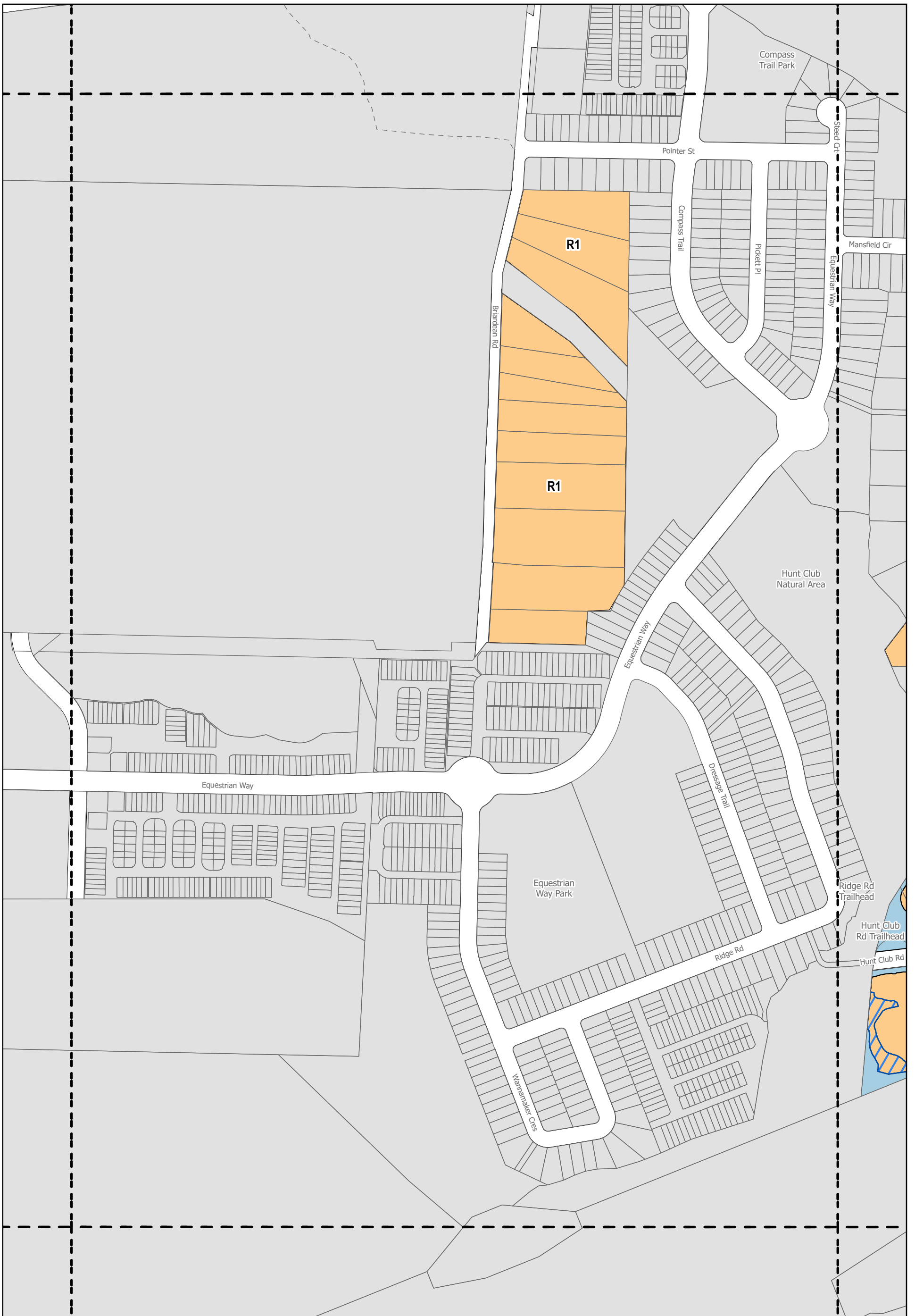




Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |





D8

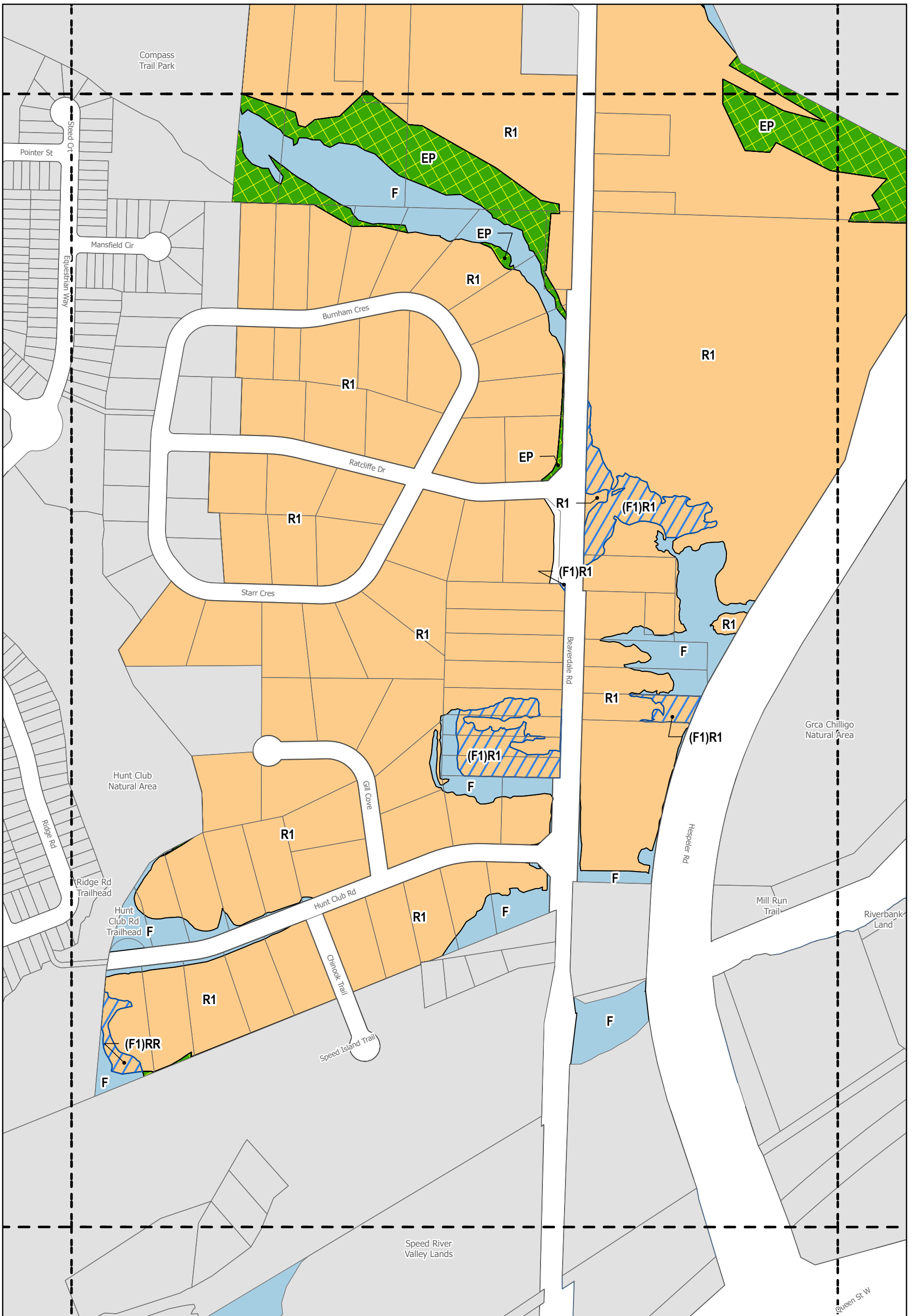
D10

Legend

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-
-



D9



D9

D11

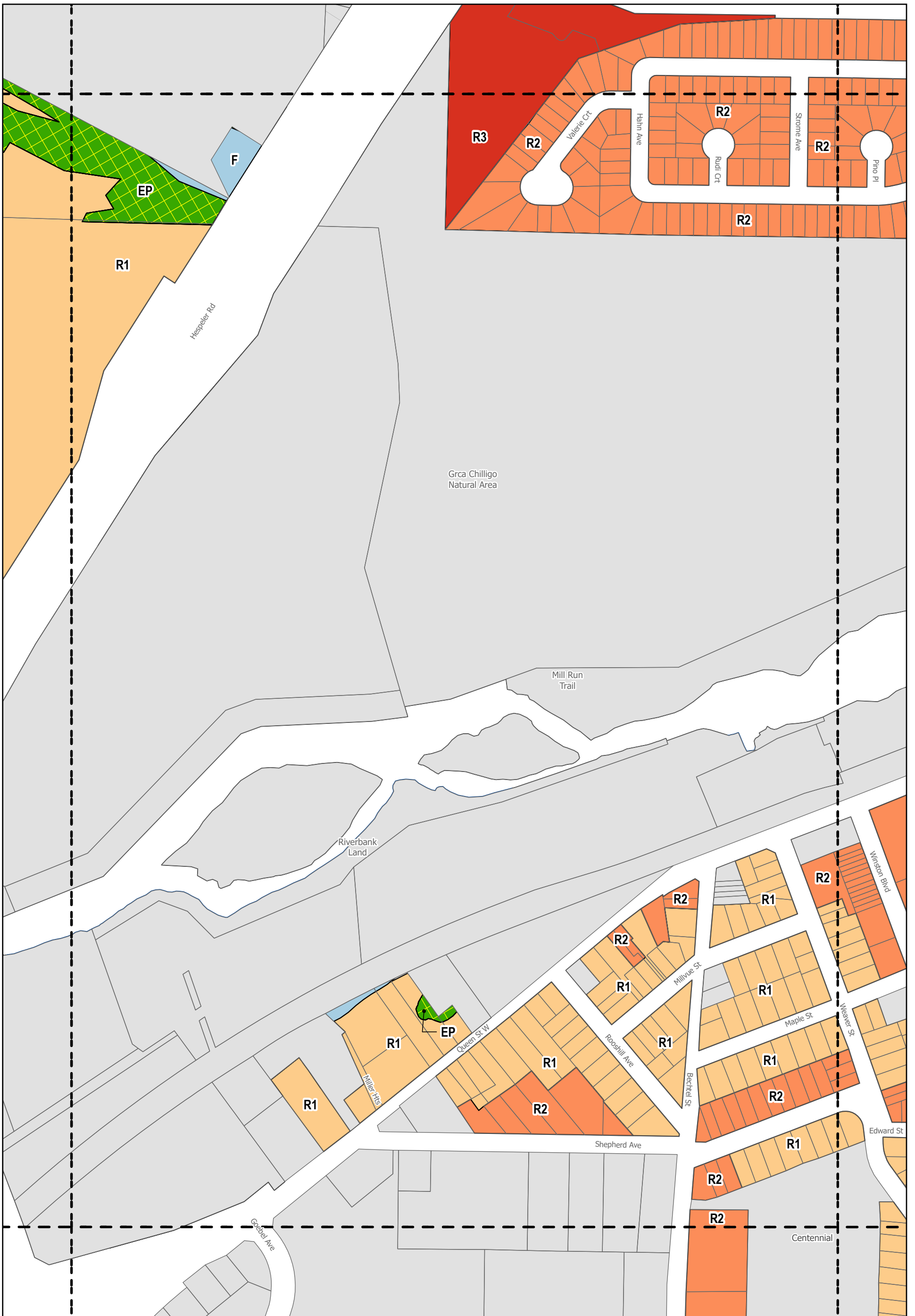
Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



D10

C11



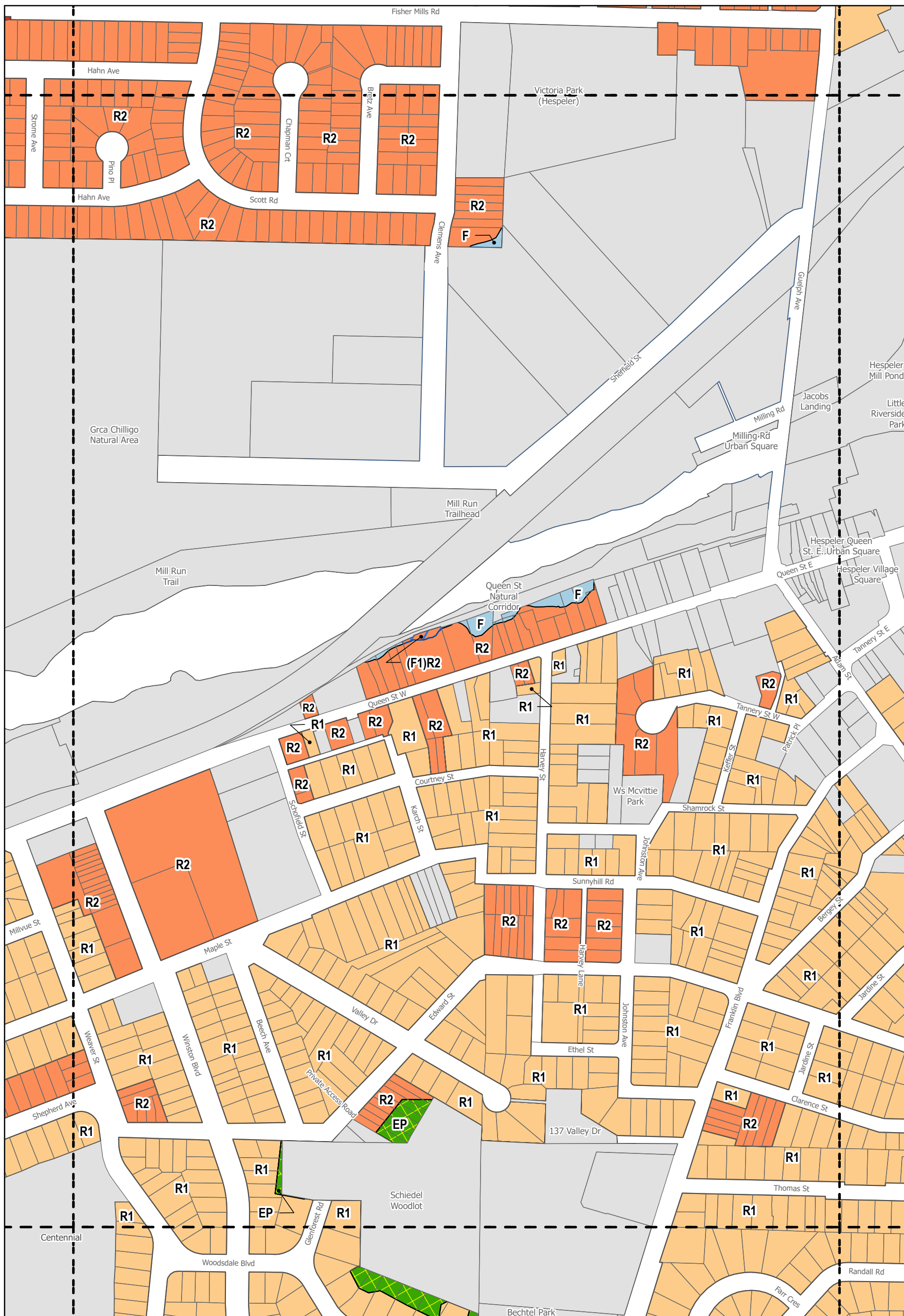
E11

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Residential 1 (R1)
- Floodplain 1 (F1)
- Residential 2 (R2)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)
- Open Space (OS)
- Floodway (F)



D11

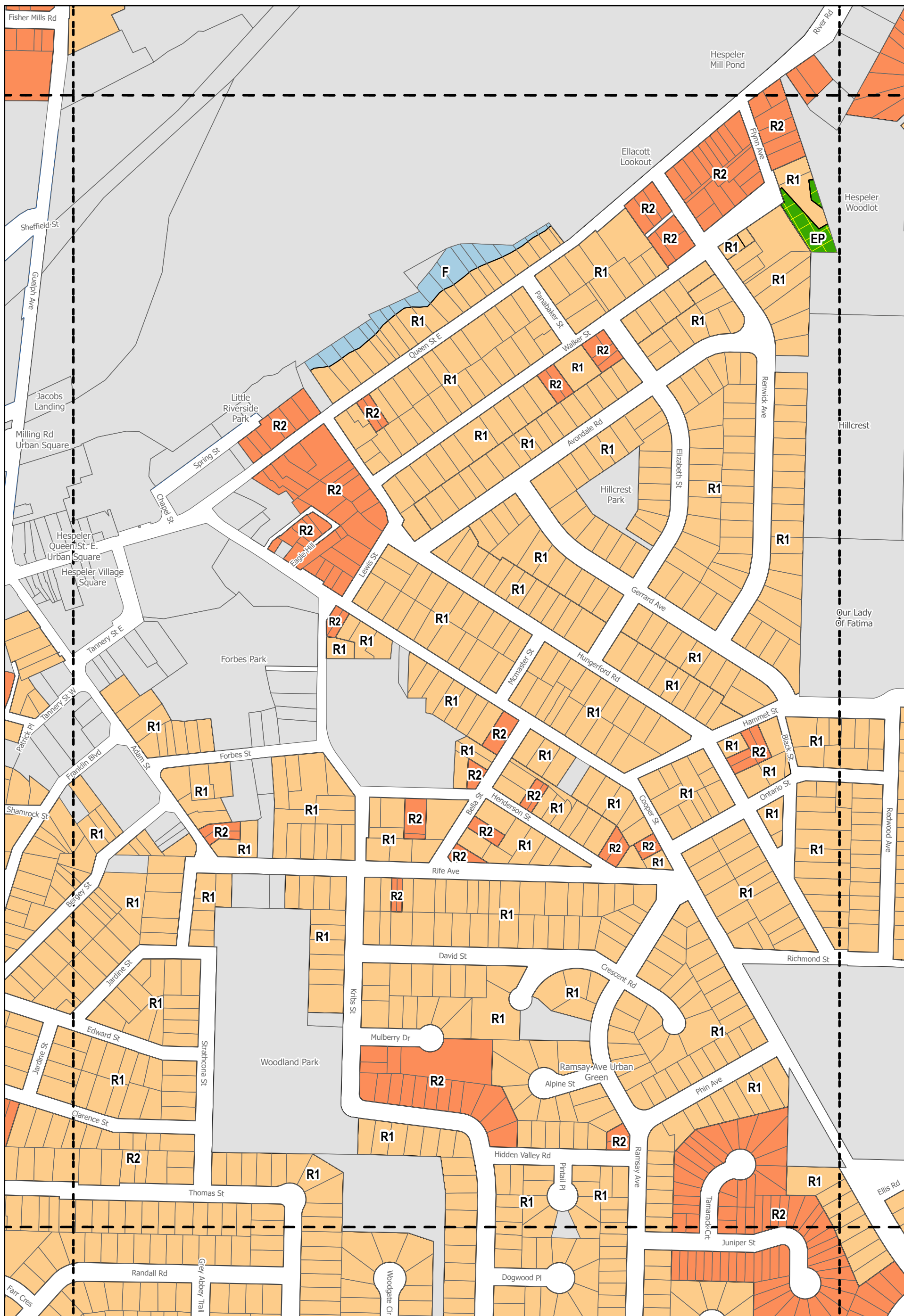


Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



C13



D12

D14

E13

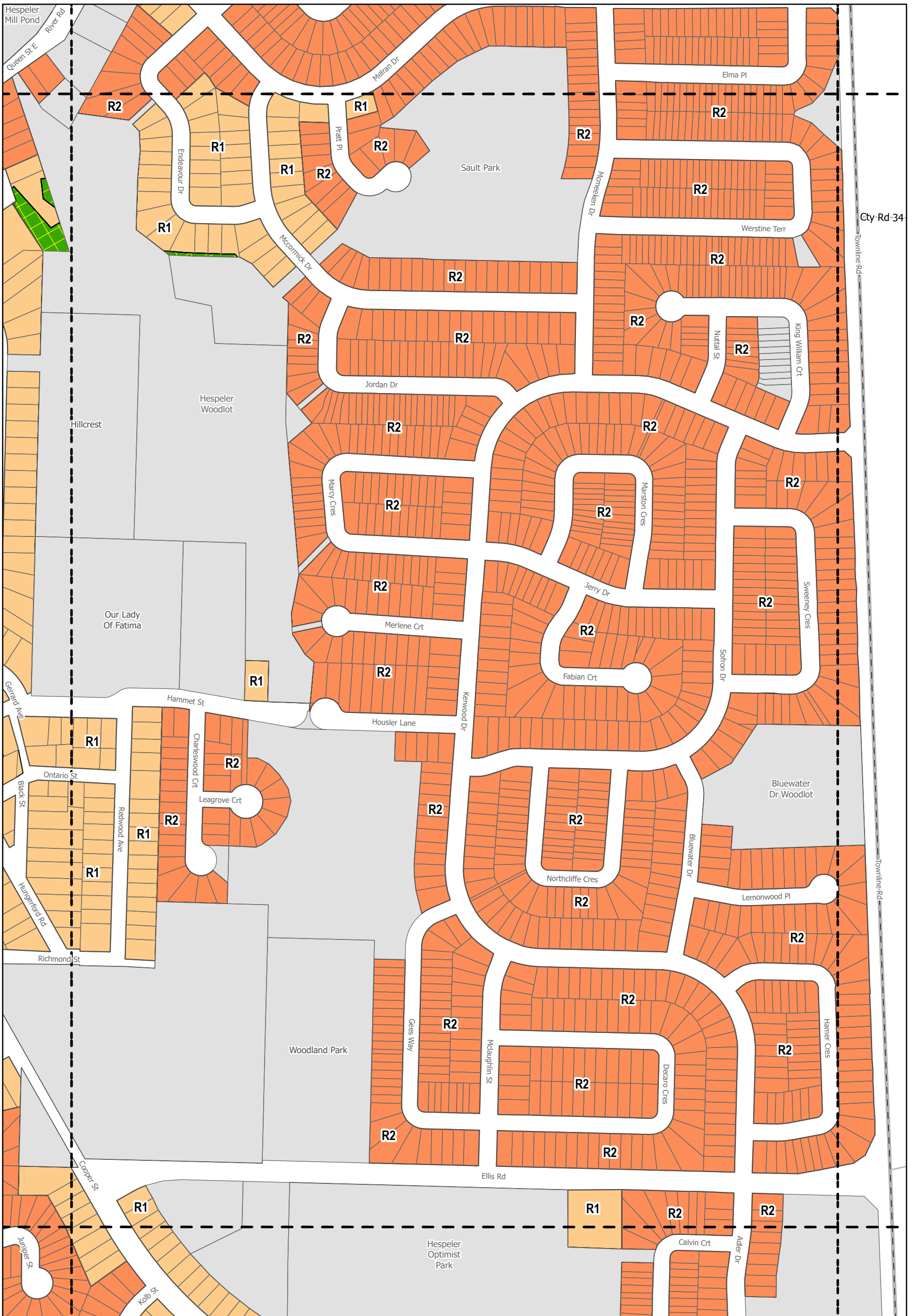
Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



D13

C14



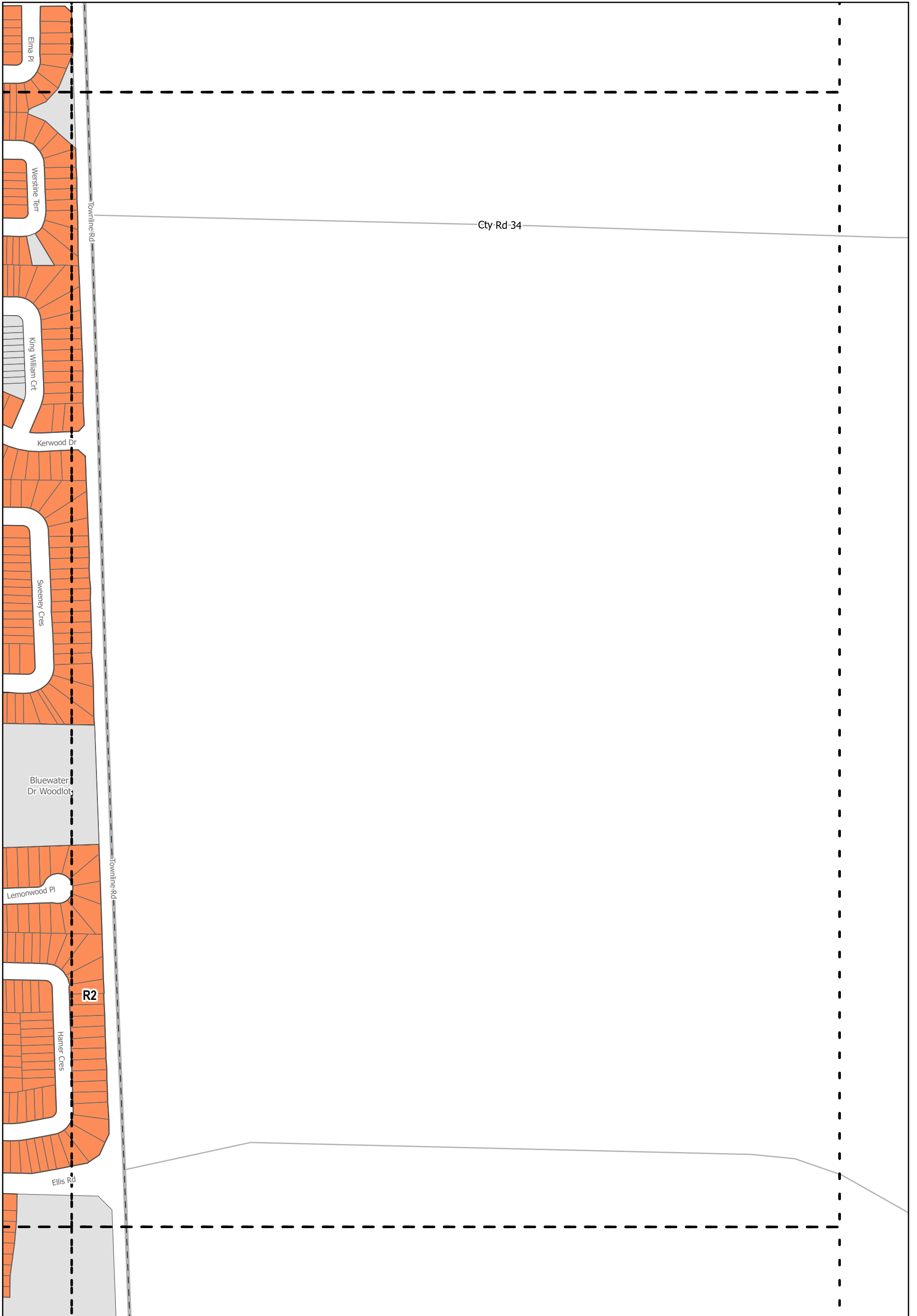
E14

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



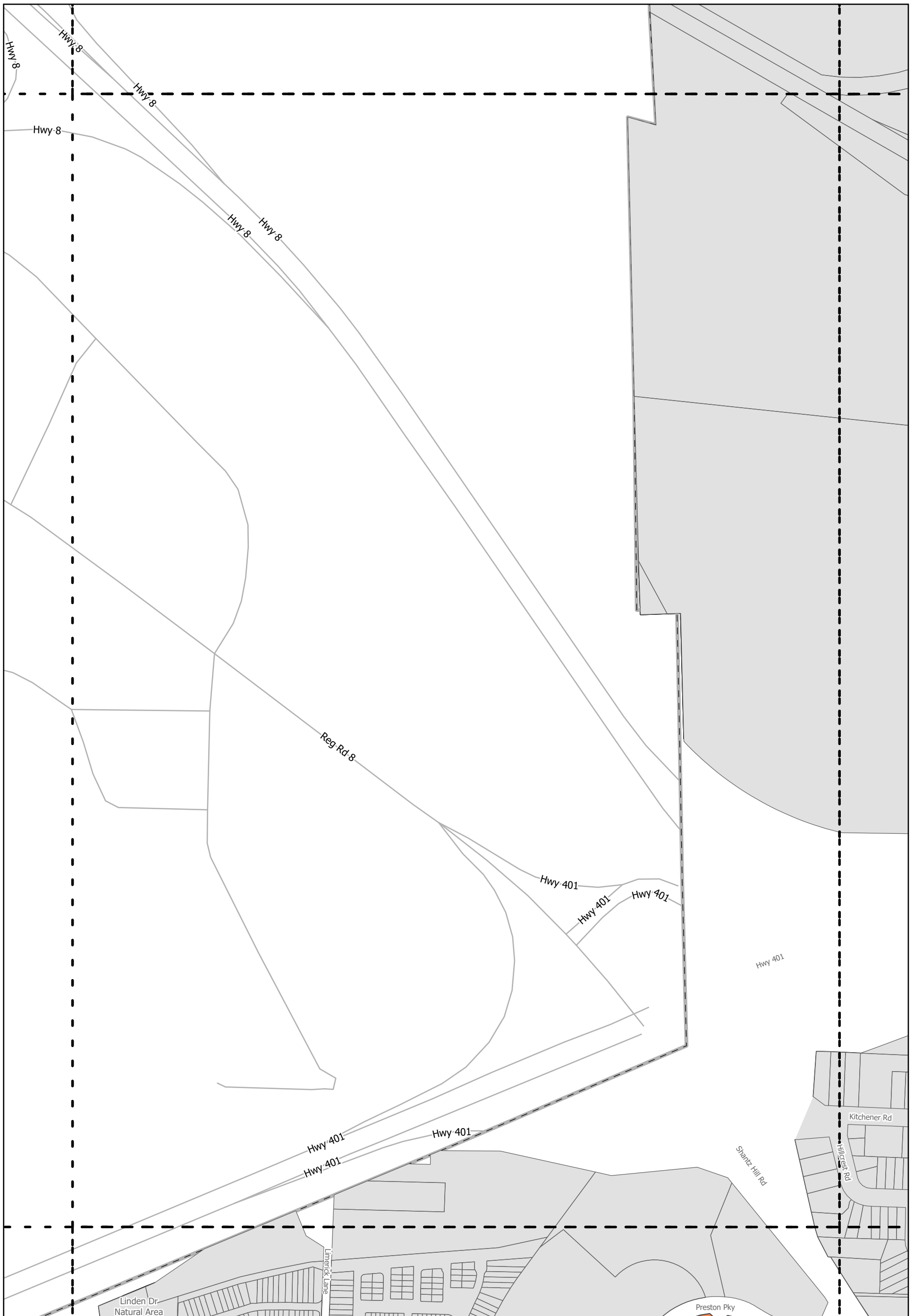
D14



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

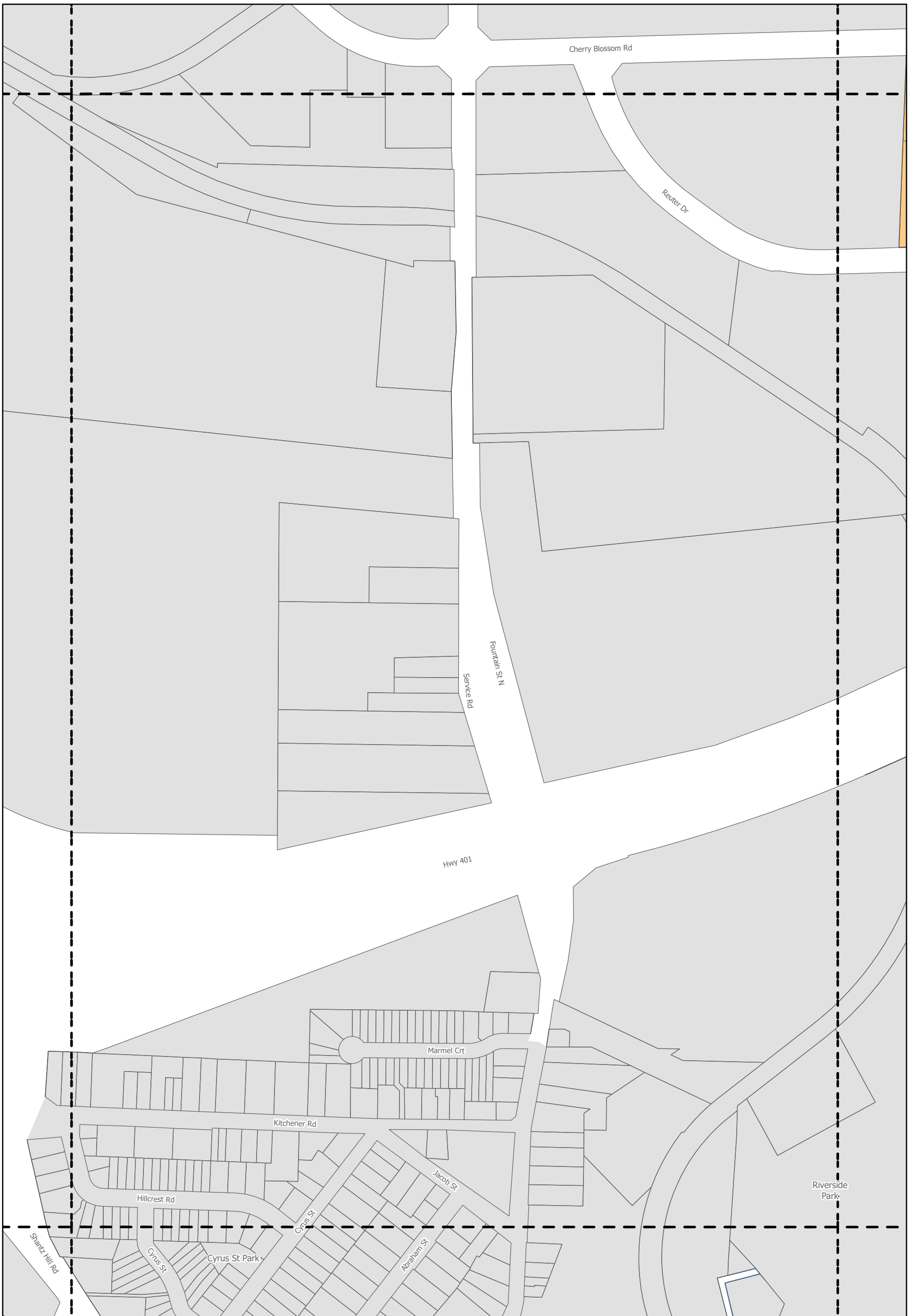




Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

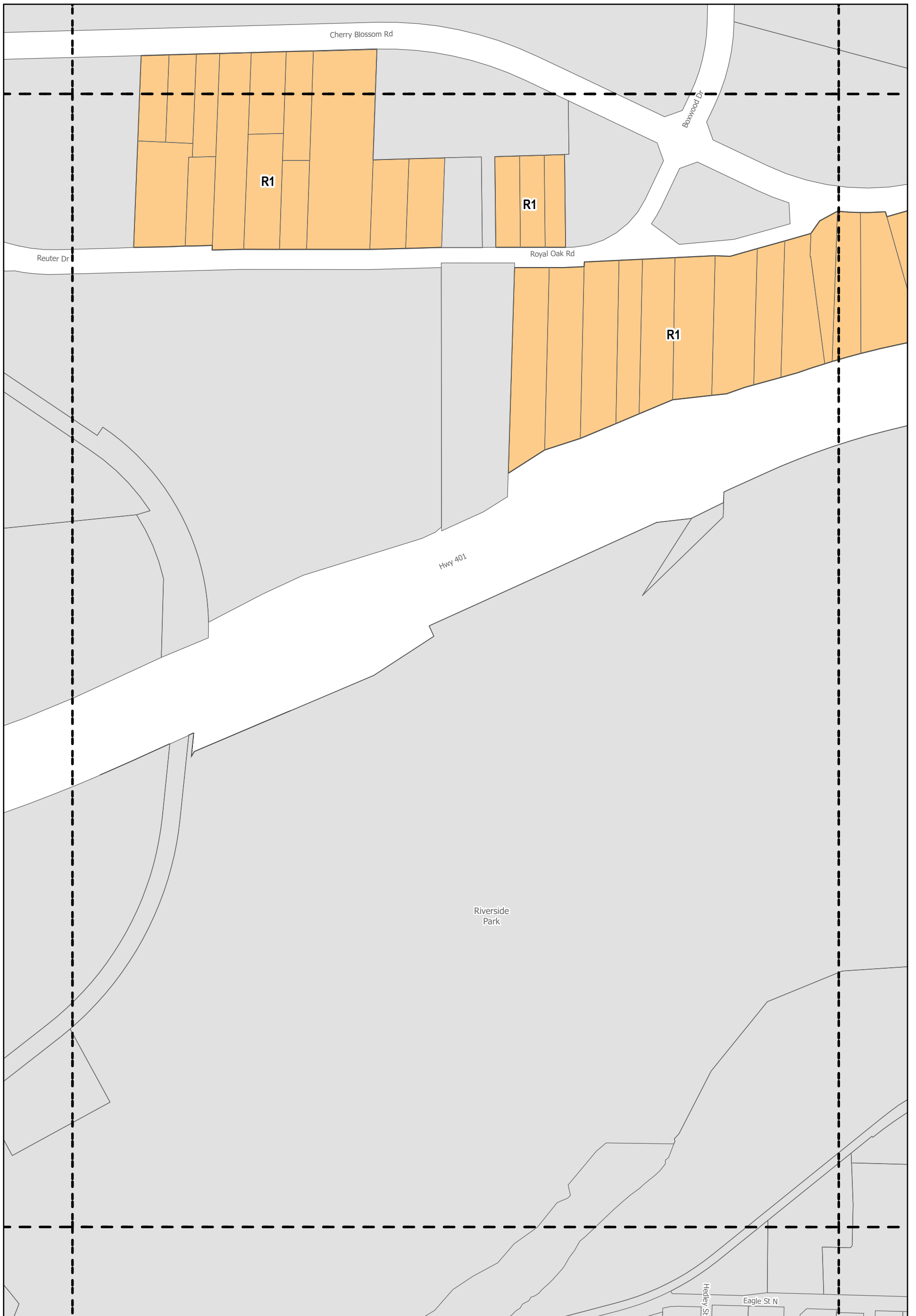




Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

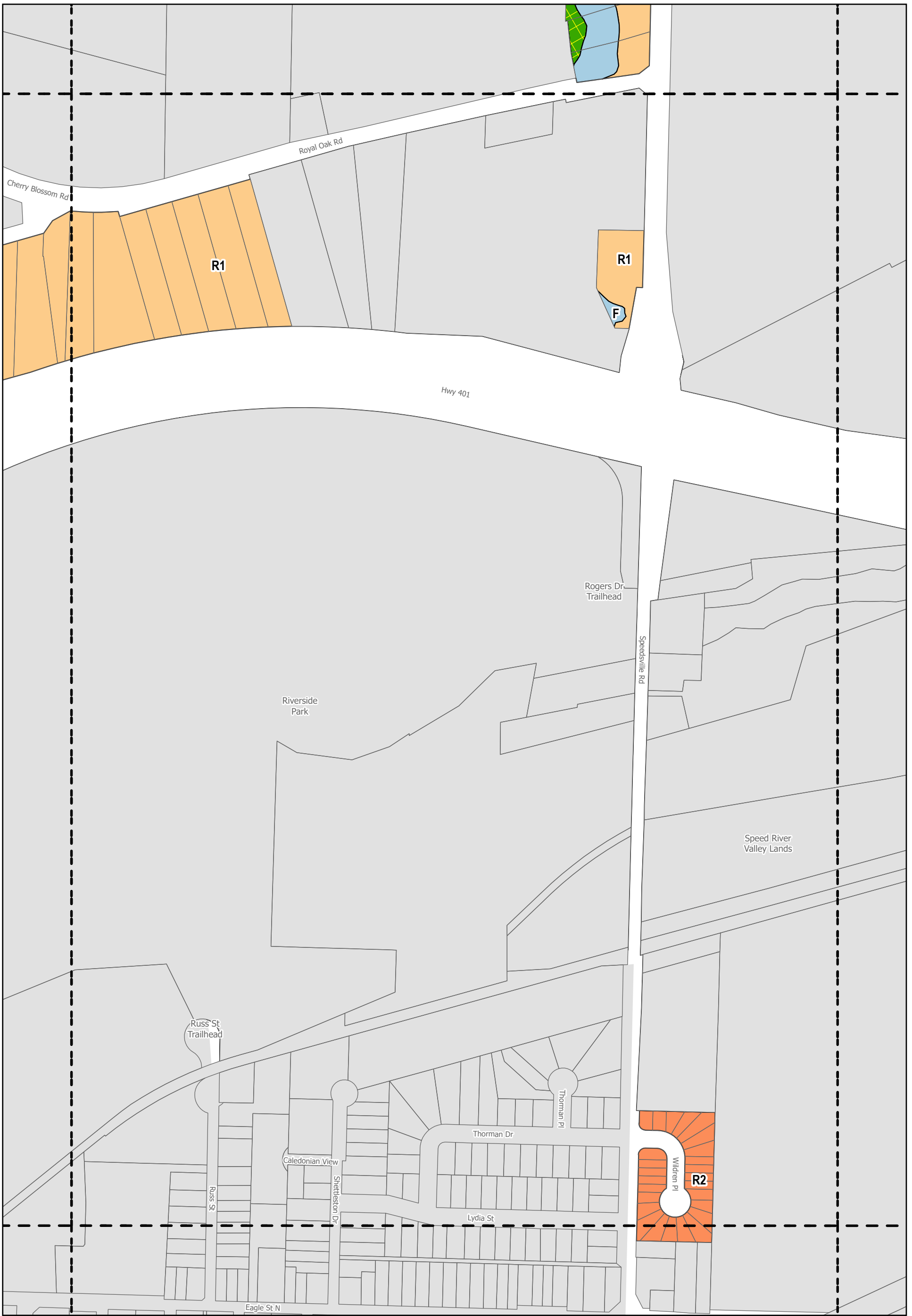




Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



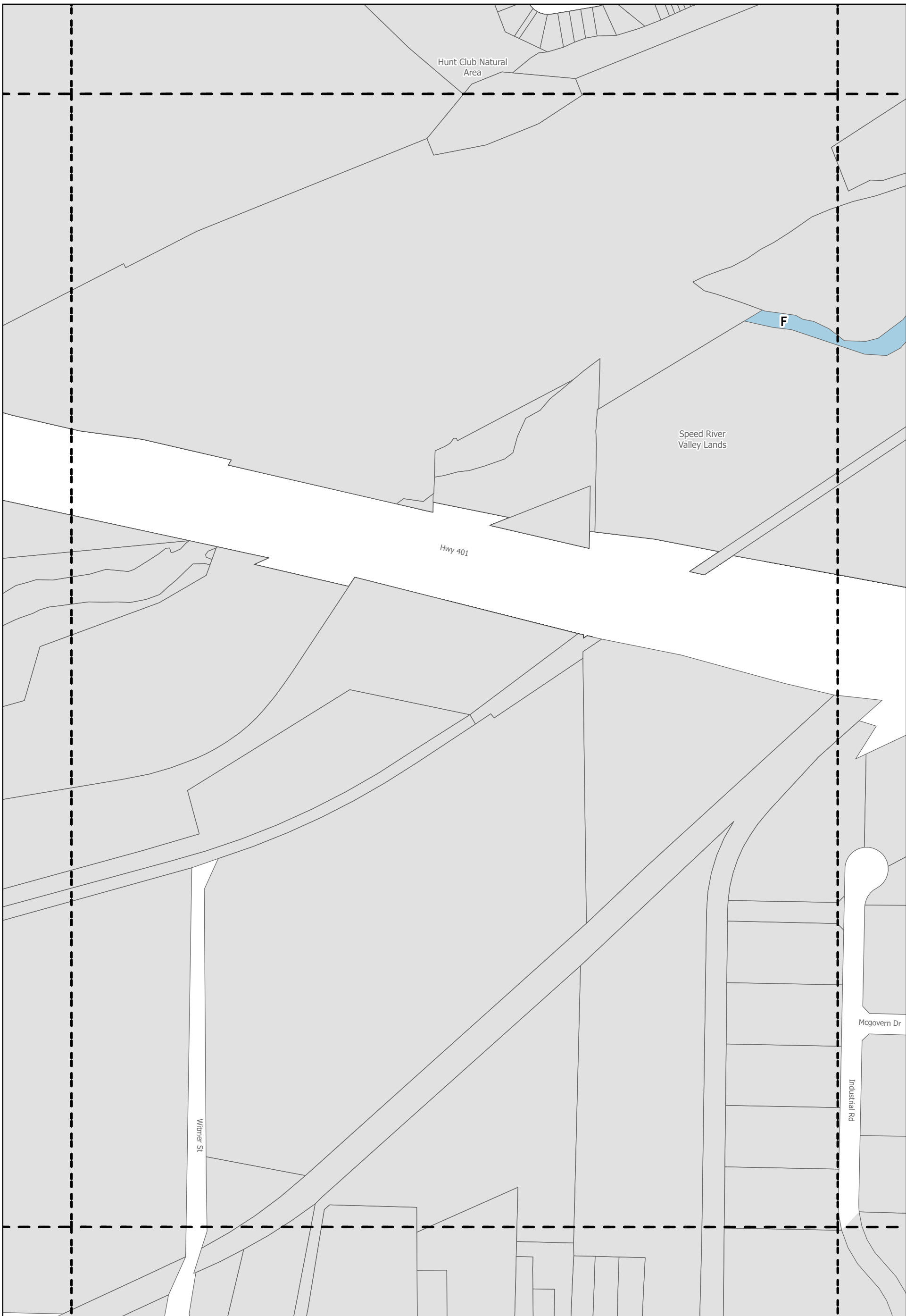


Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



D9



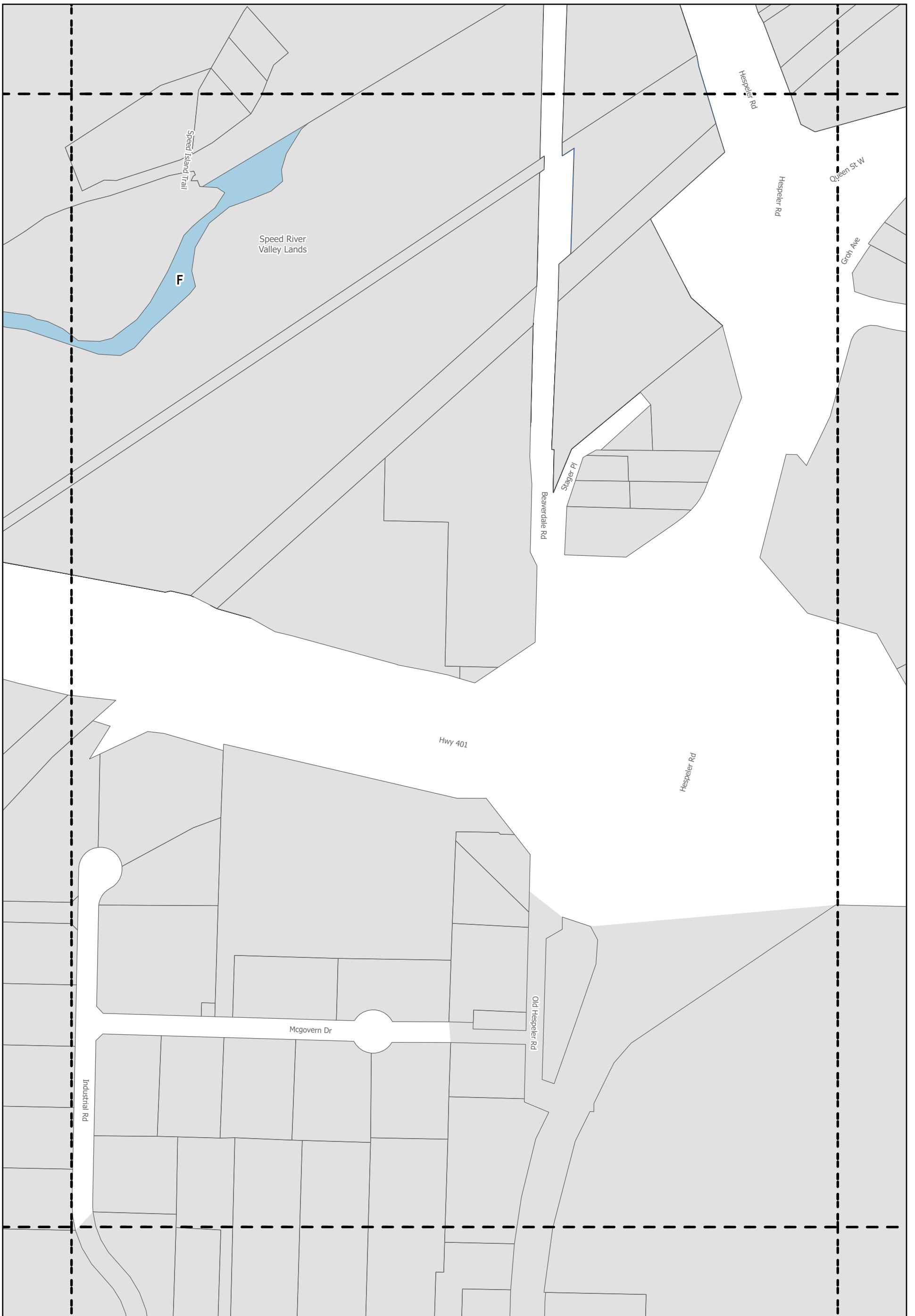
F9

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



E9



E9

E11

F10

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



E10



E10

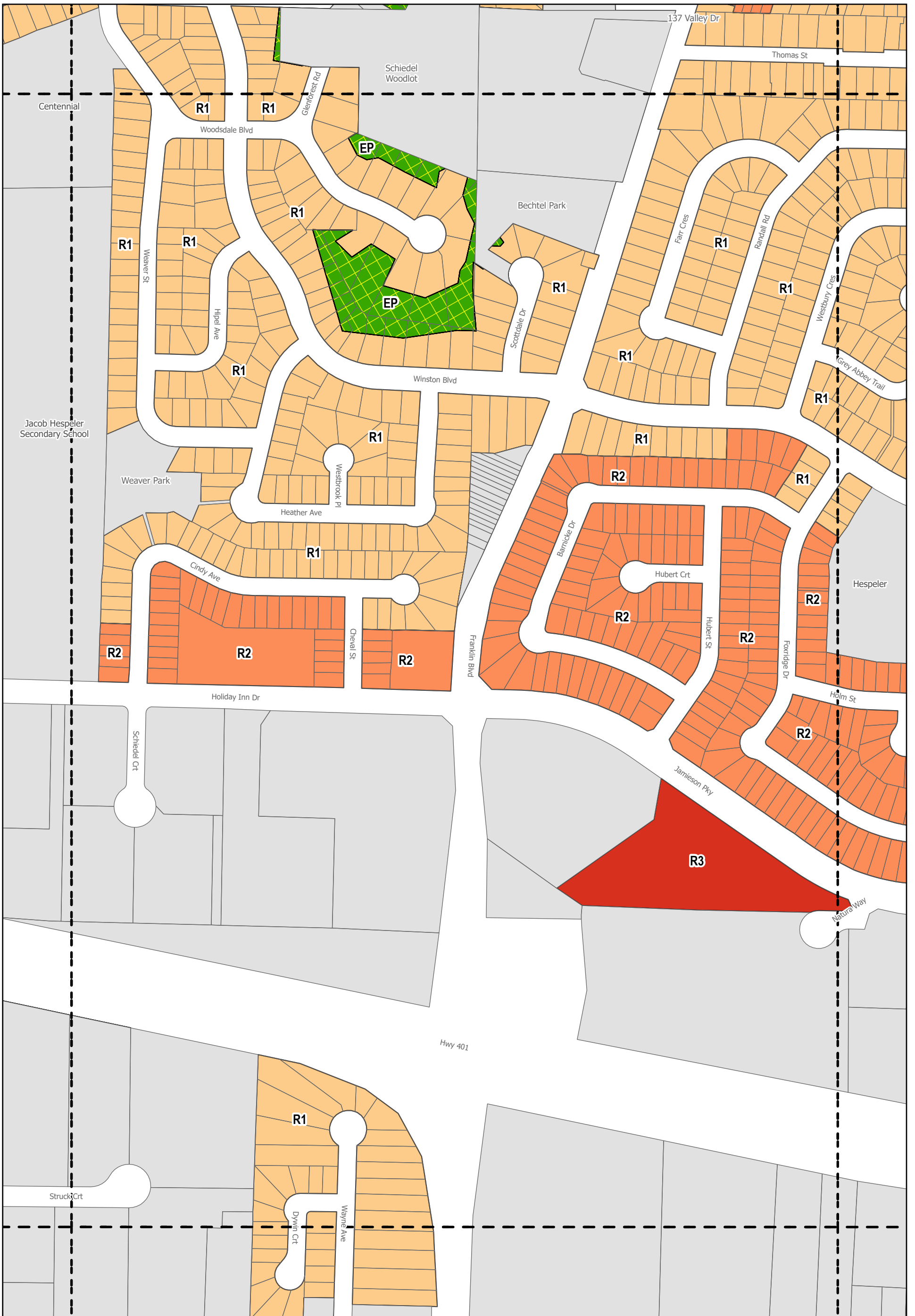
E12

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



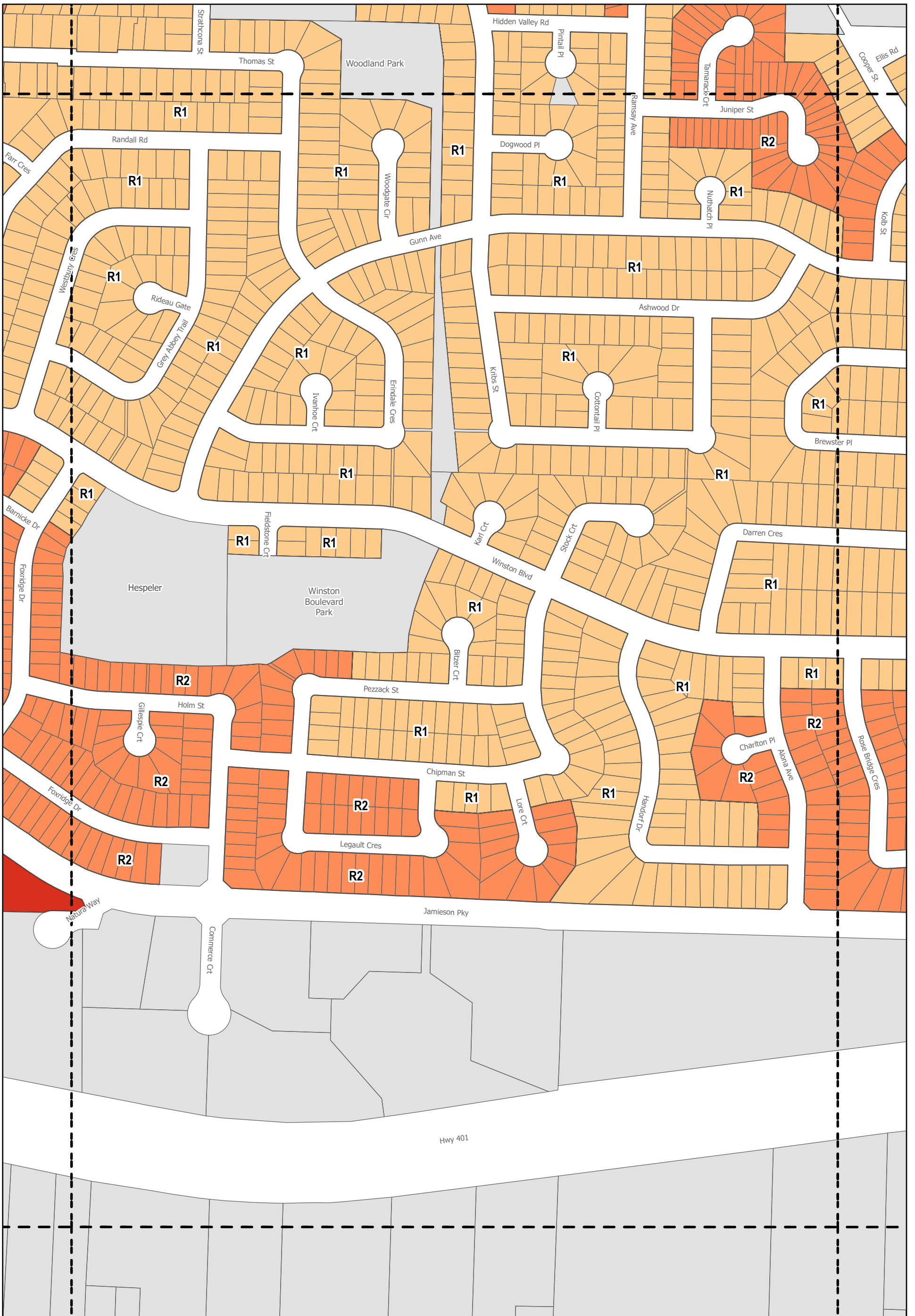
E11



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



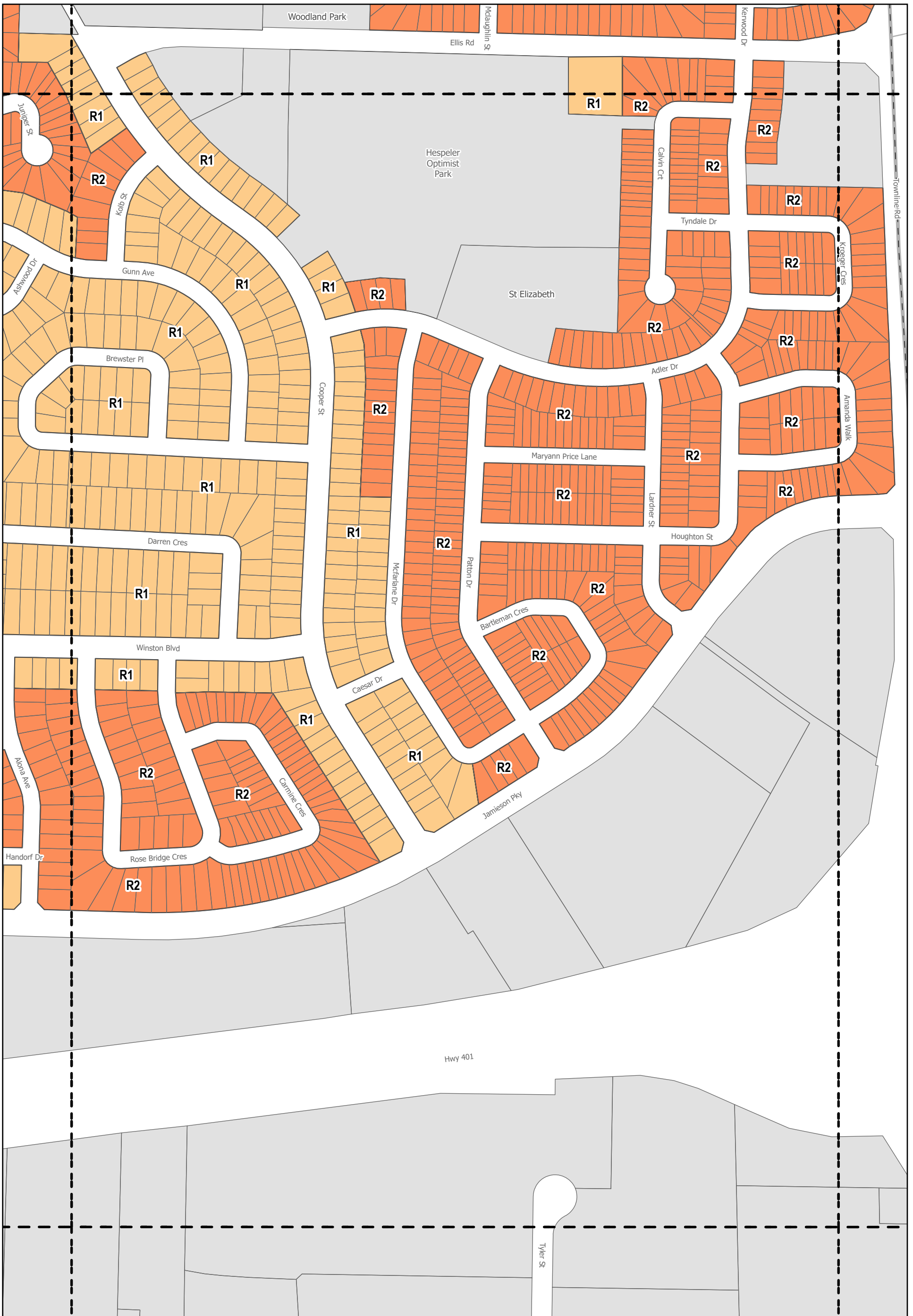


Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



D14



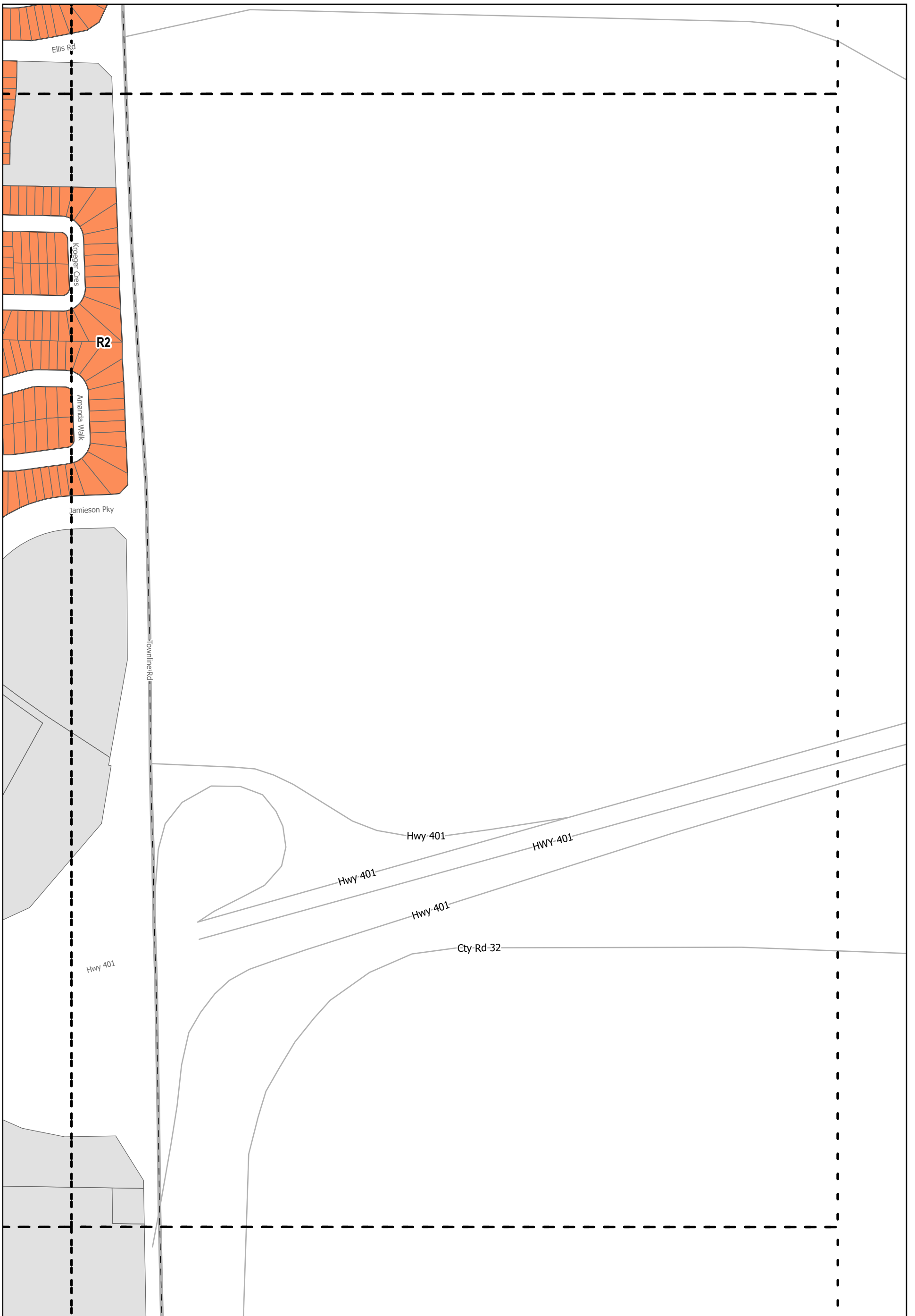
F14

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



E14



E14

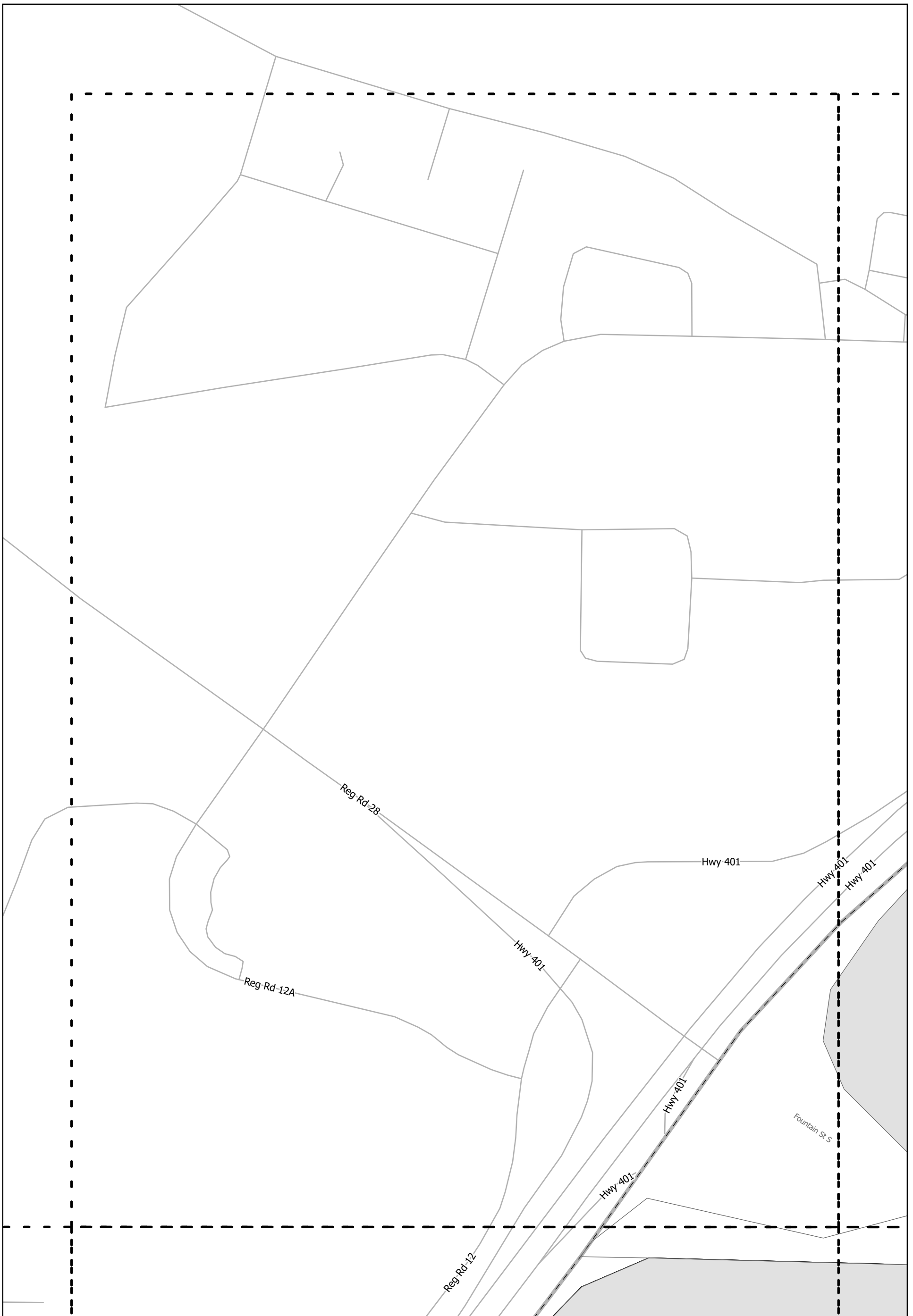
F15

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



E15



G2

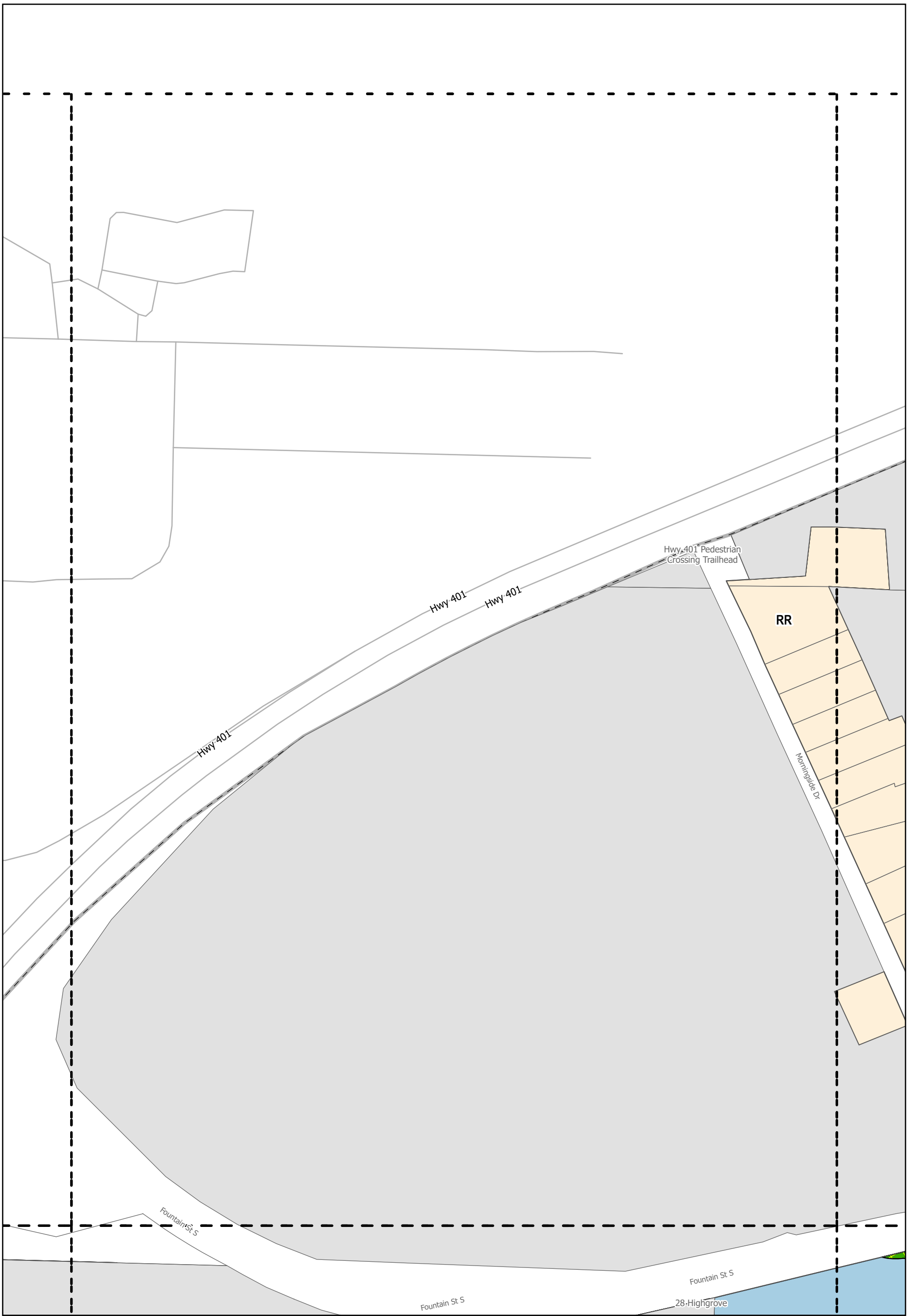
F3

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



F2



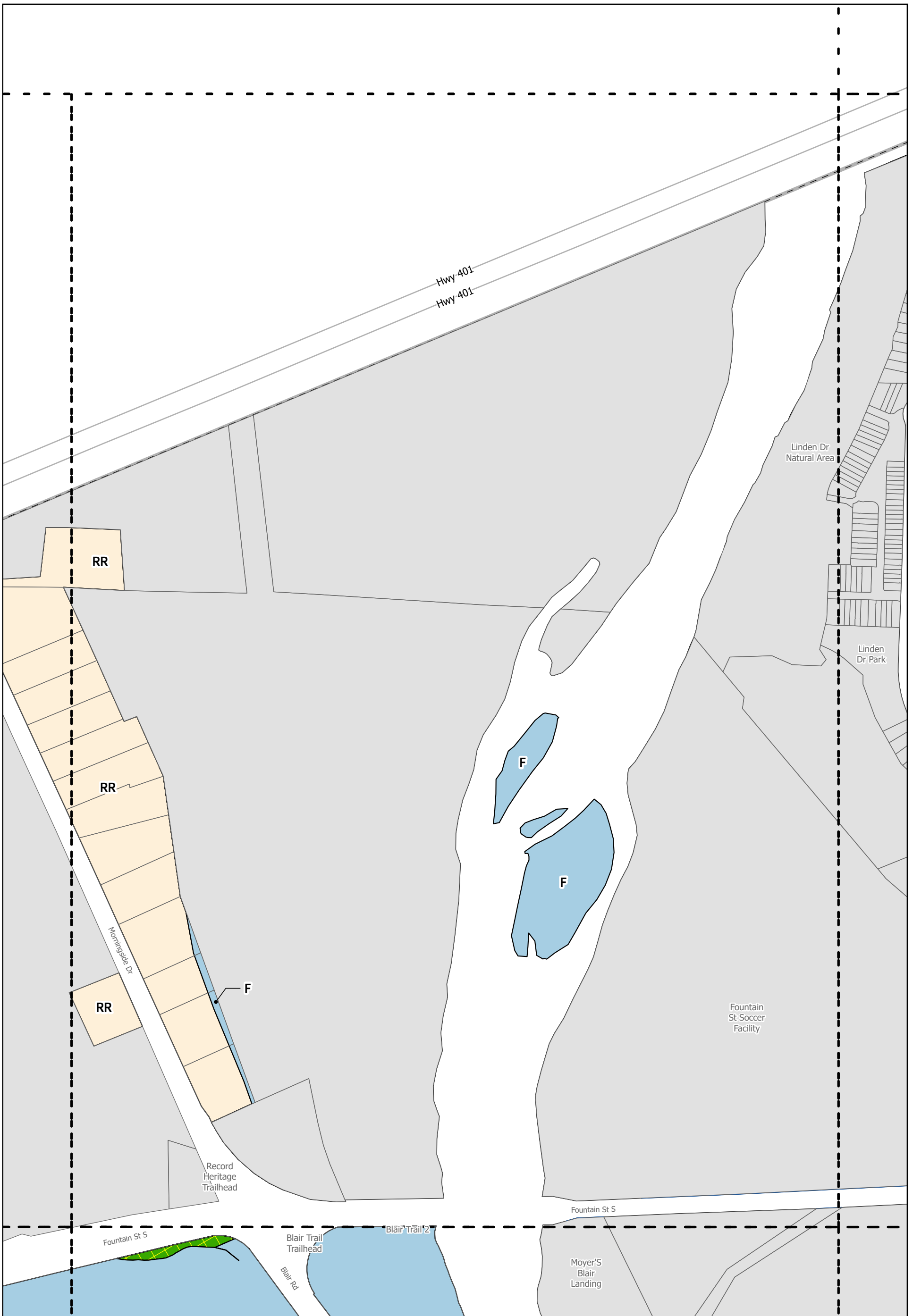
G3

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



F3



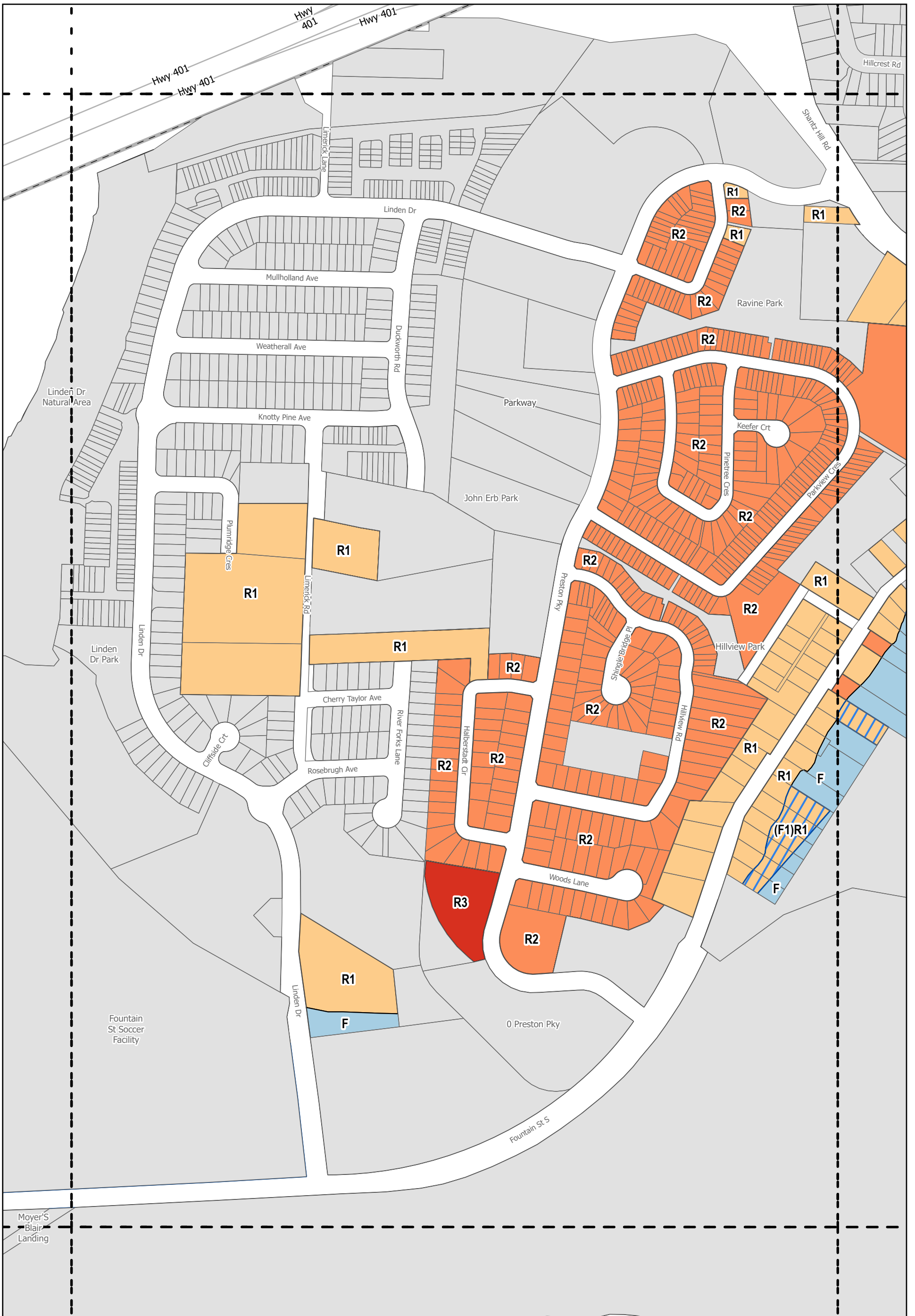
Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Open Space (OS)



F4

E5



F4

F6

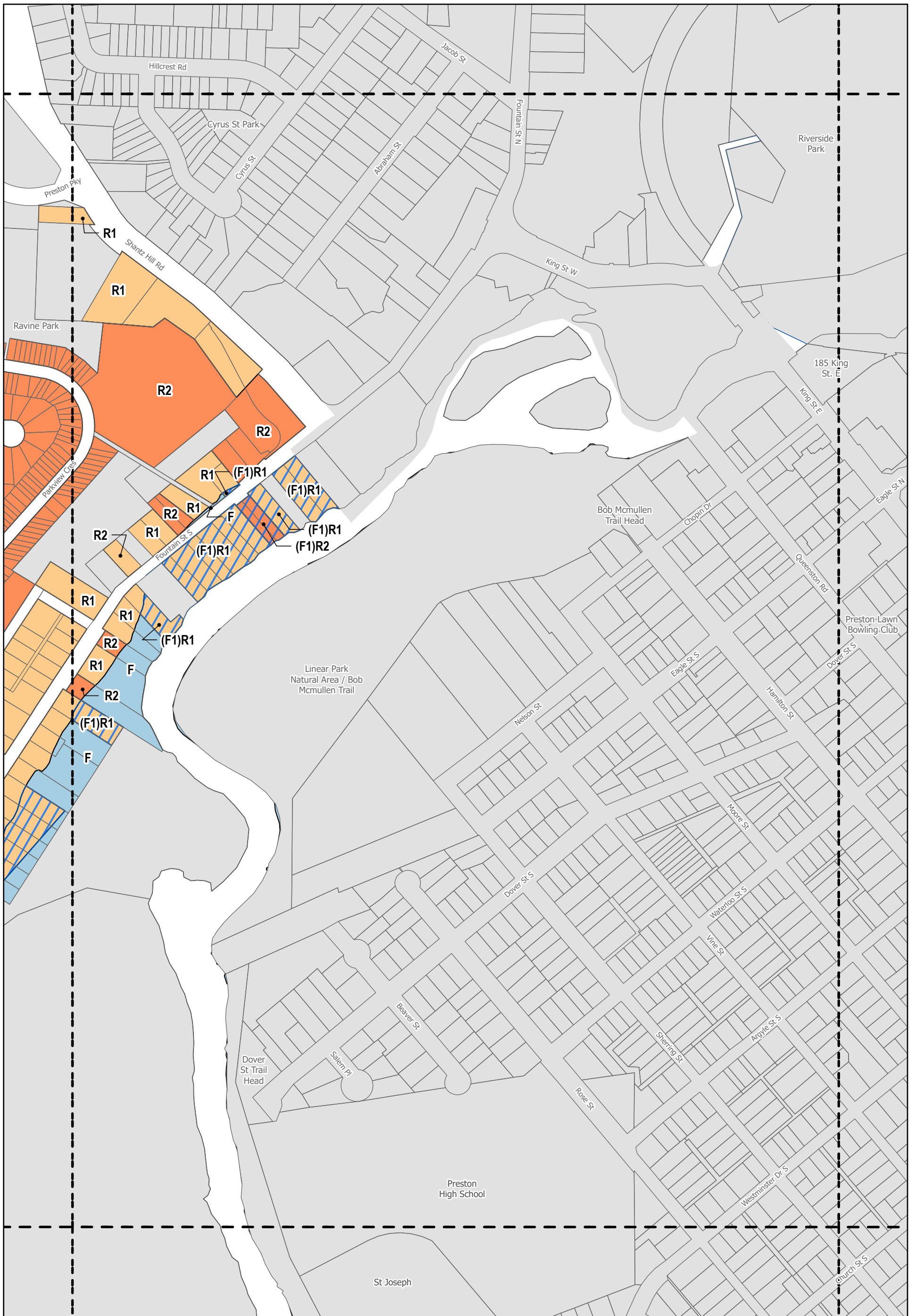
G5

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



F5



F7

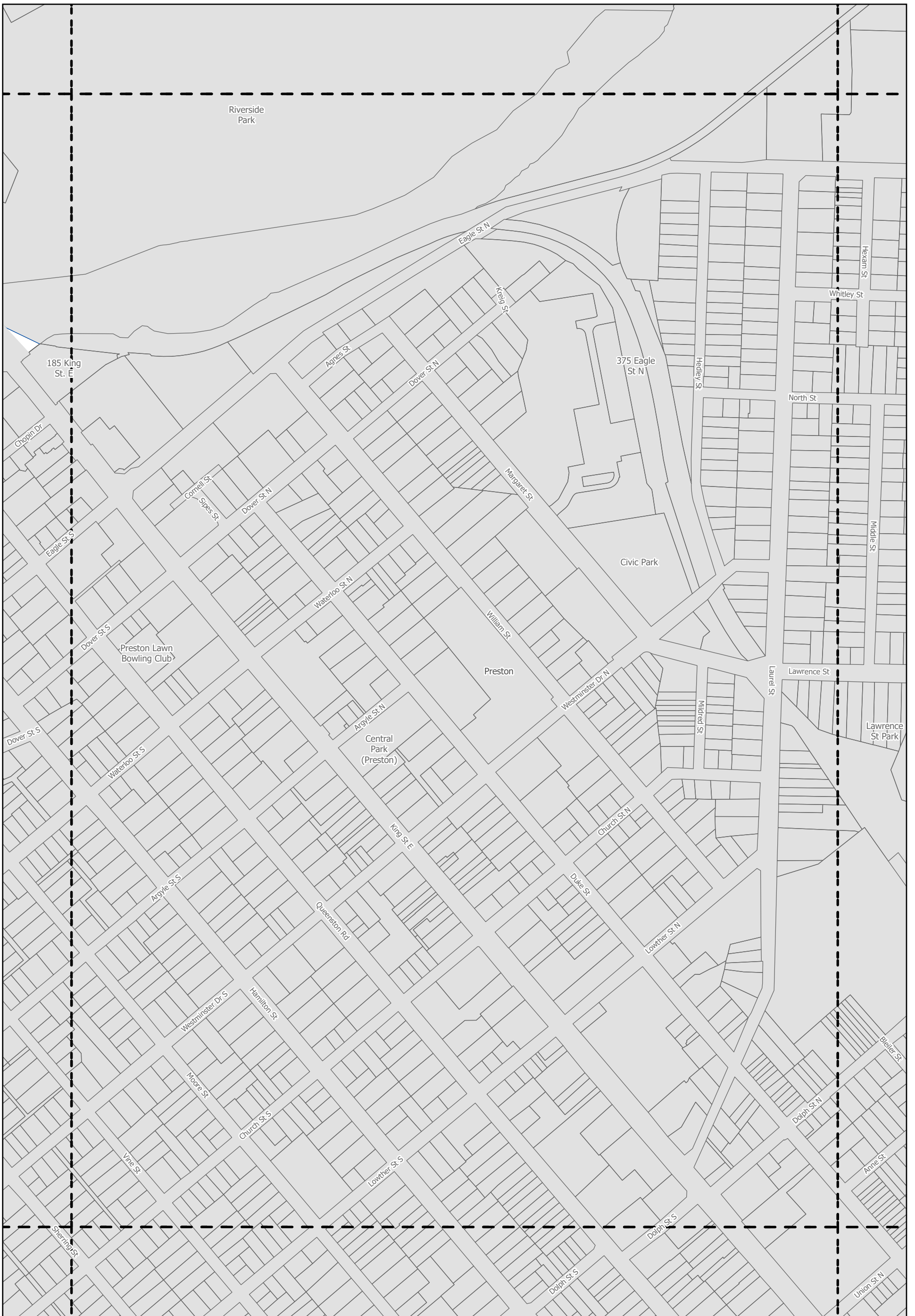
F5

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



F6



F6

F8

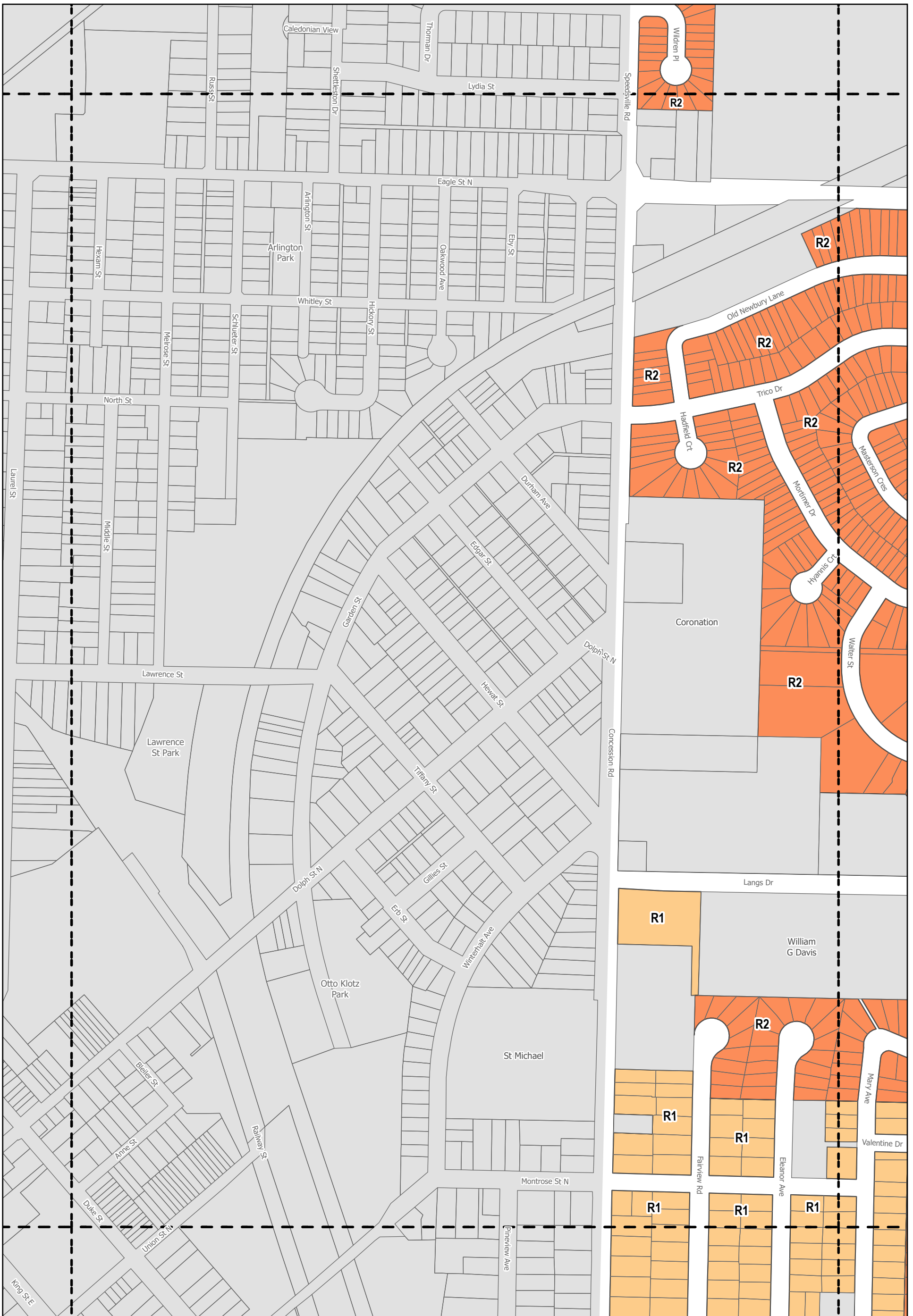
G7

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



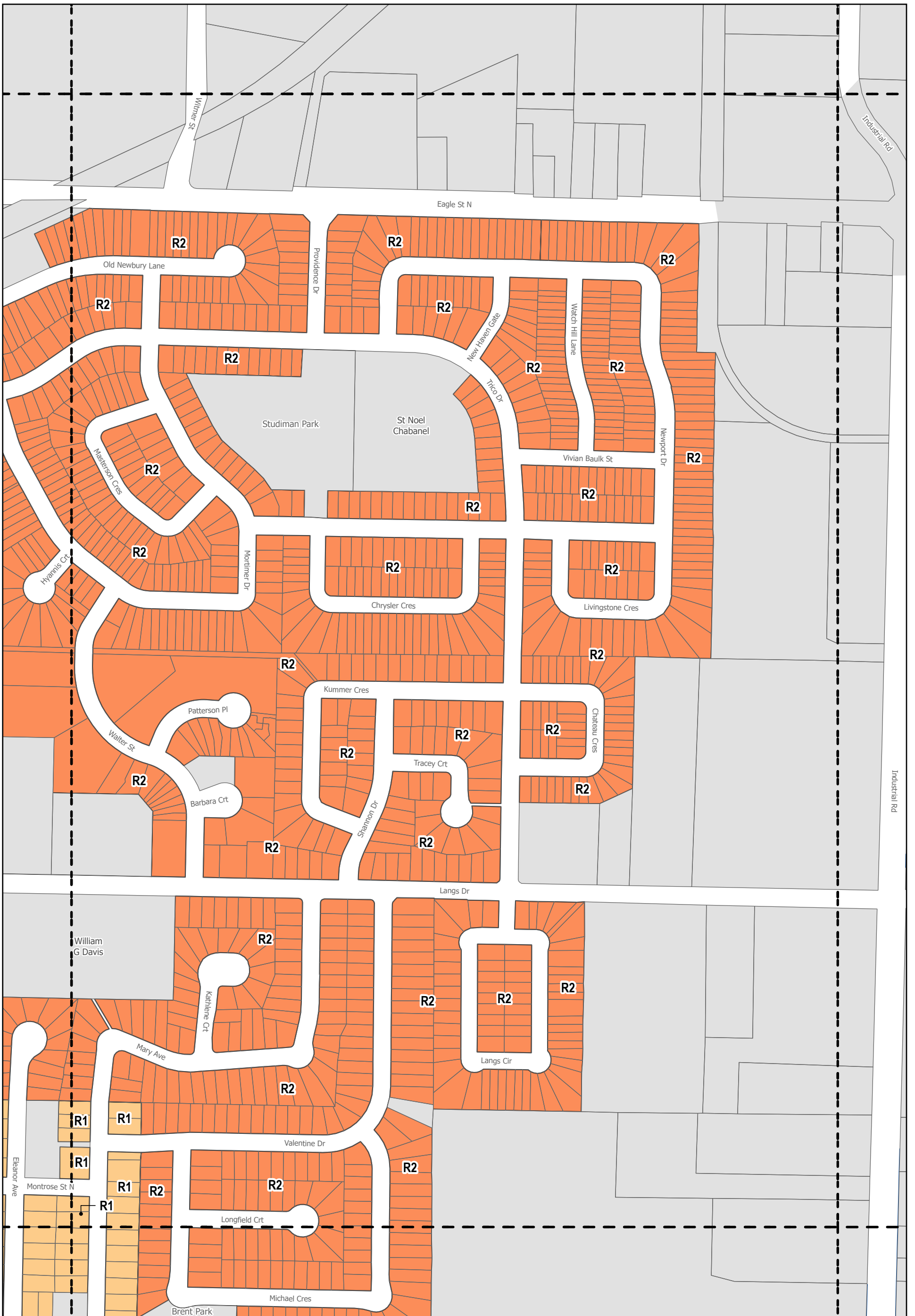
F7



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



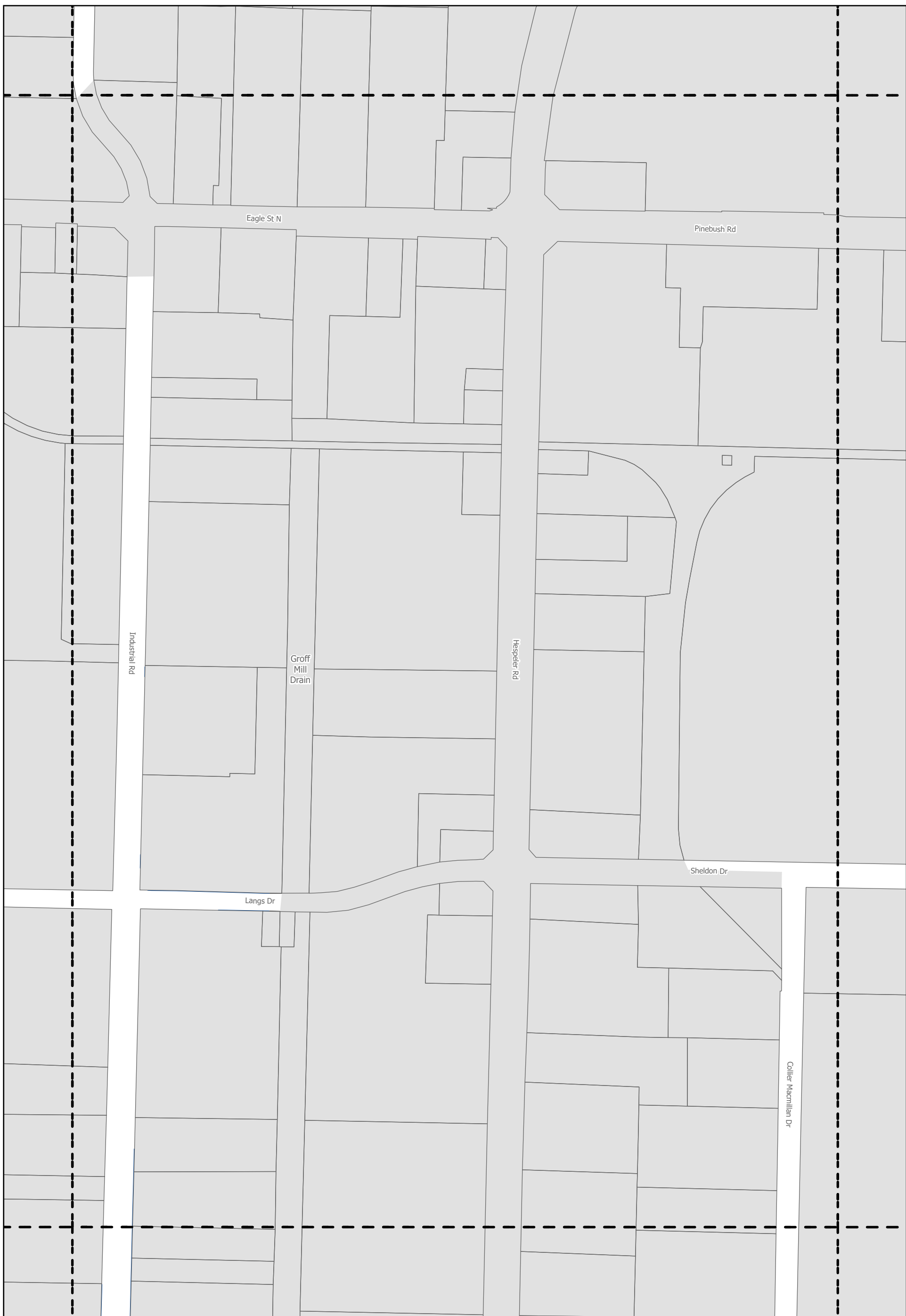


Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



E10



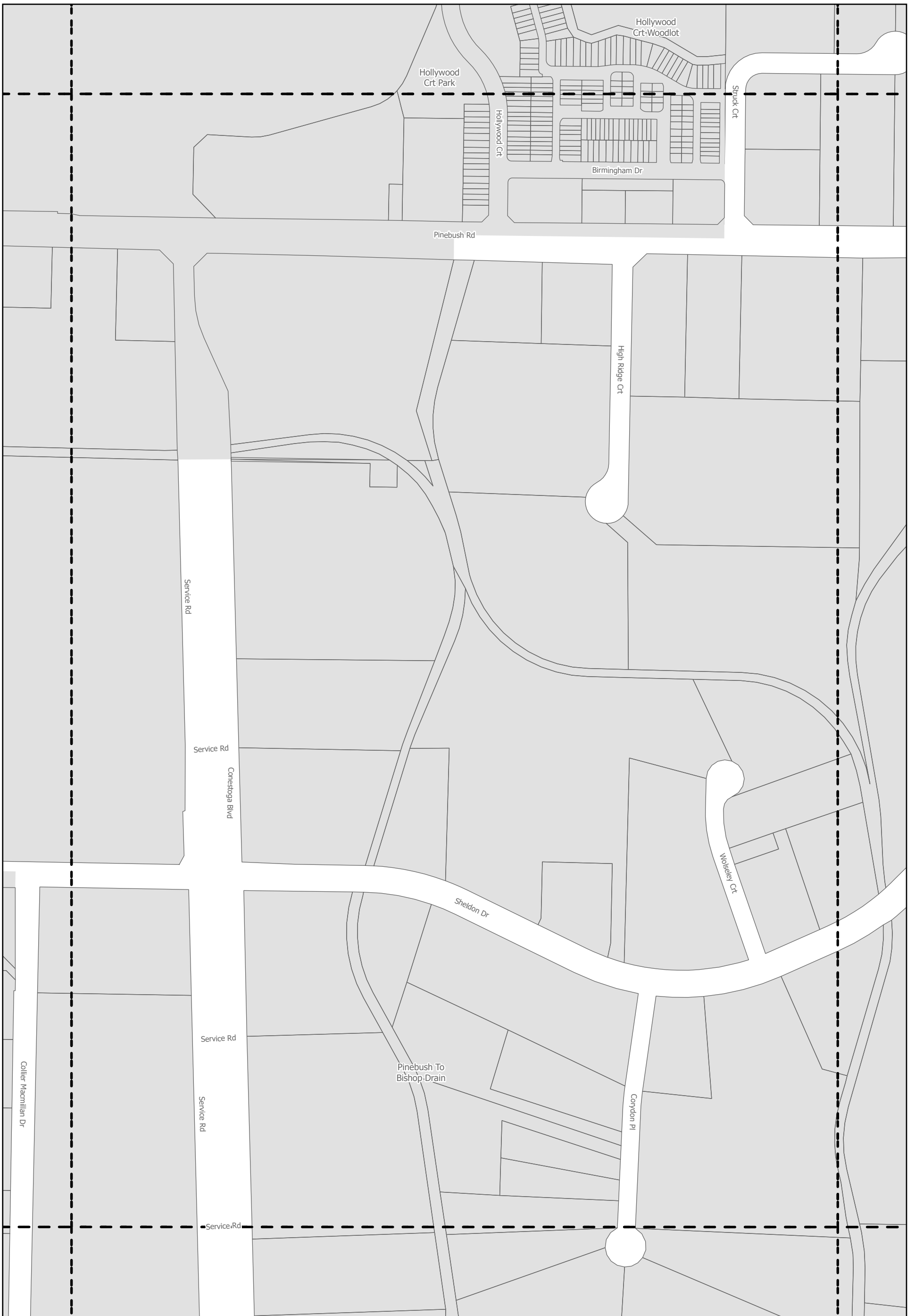
G10

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



F10



F10

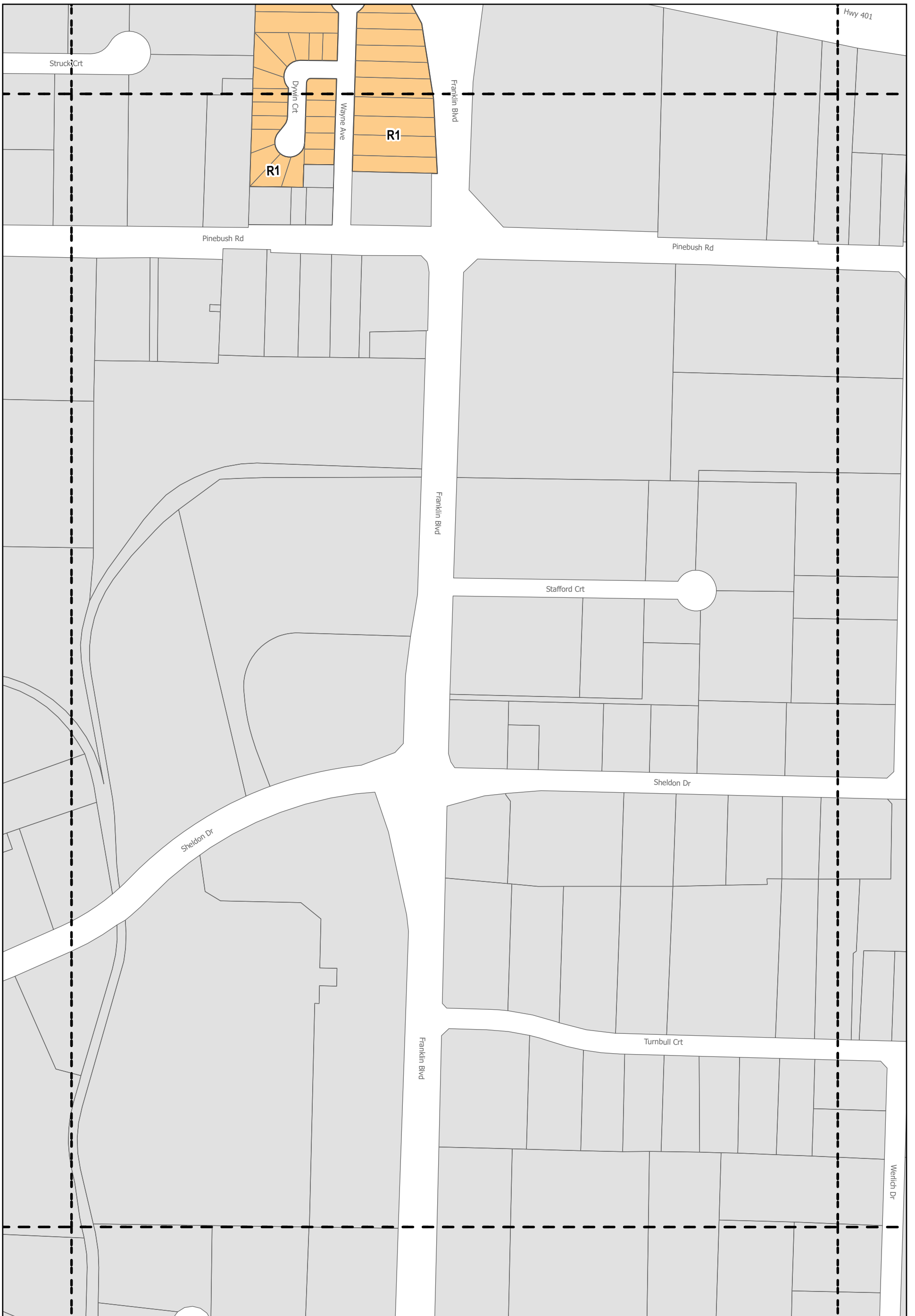
F12

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



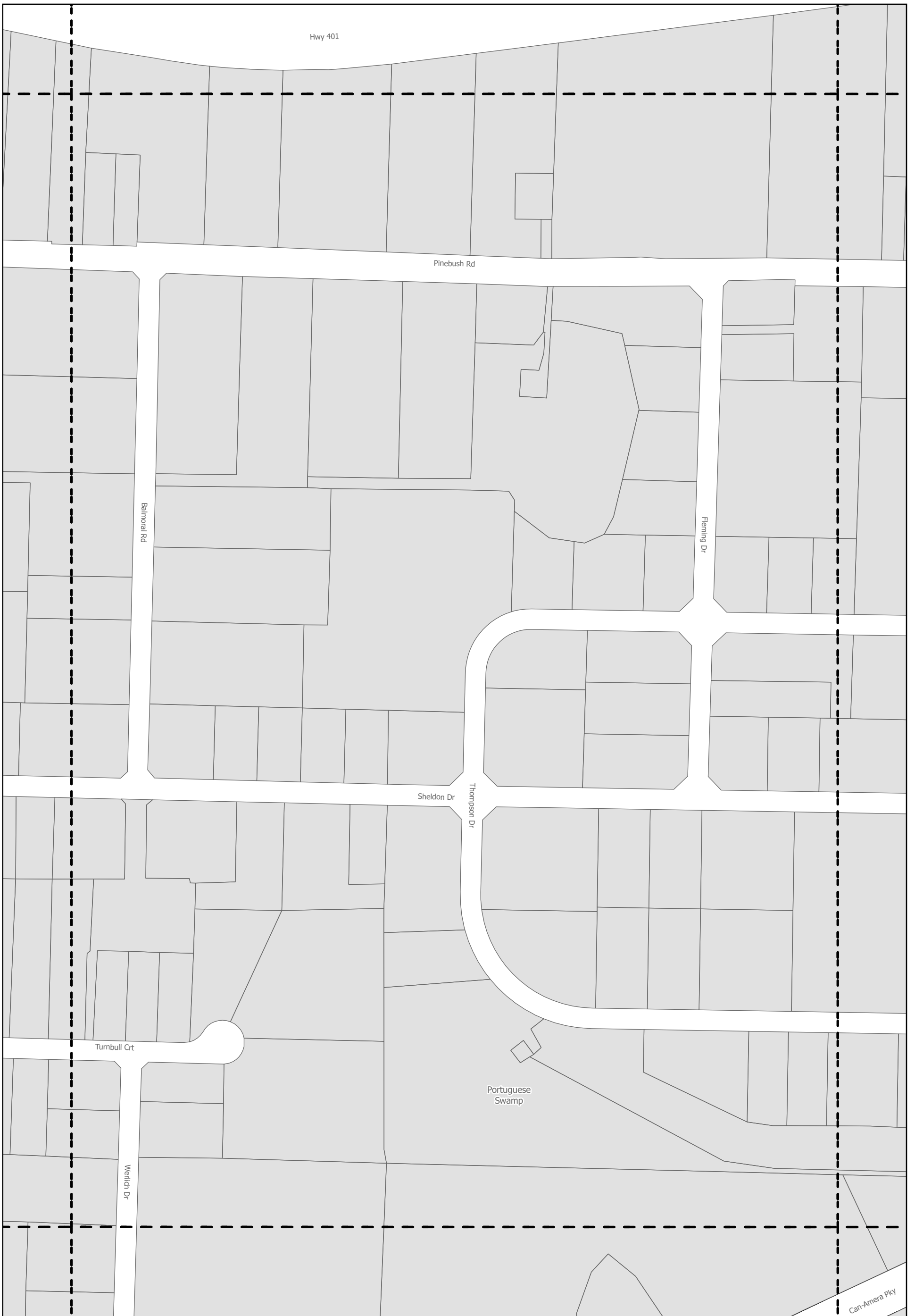
F11



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)





Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)

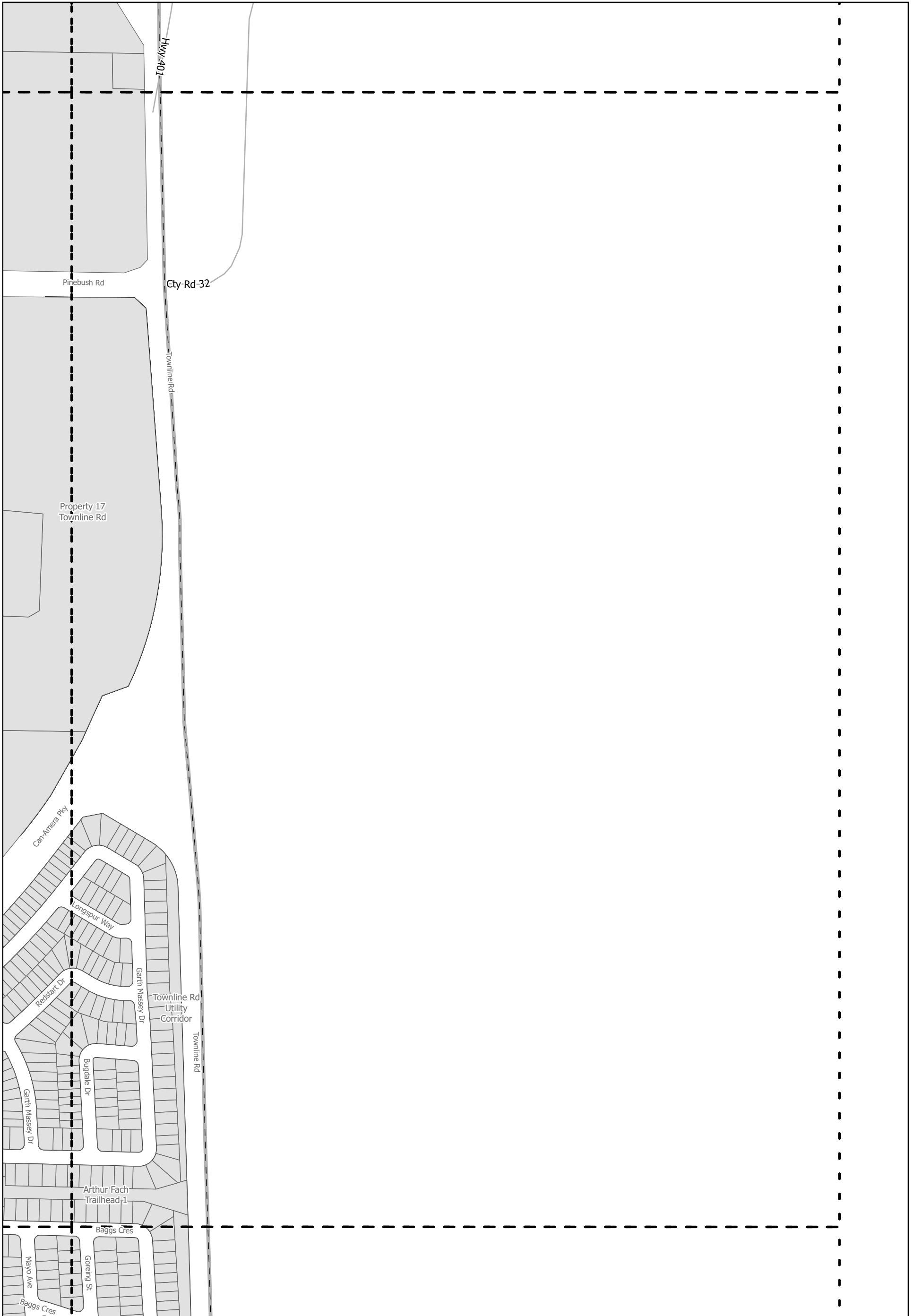




Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)

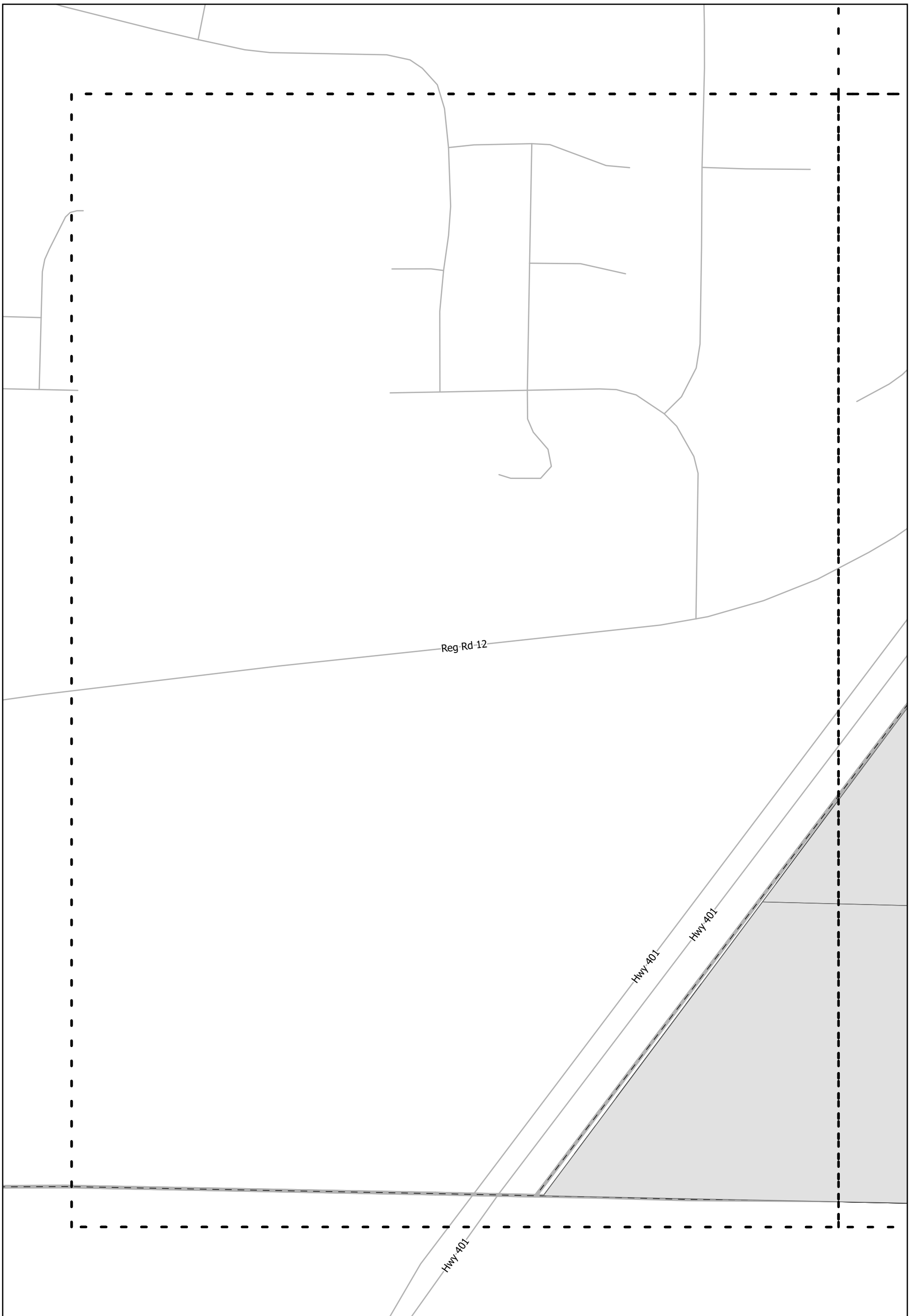




Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)



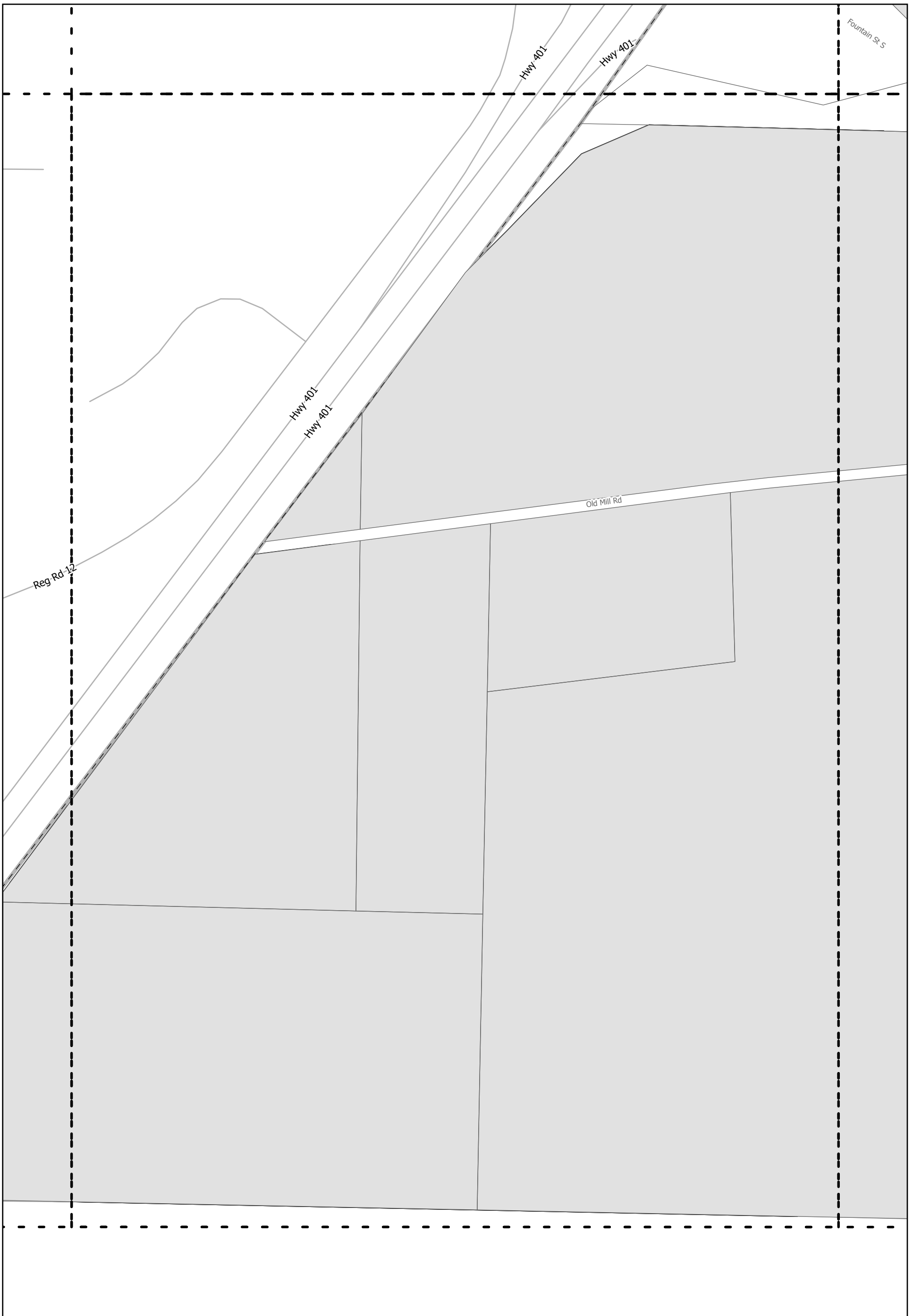


Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



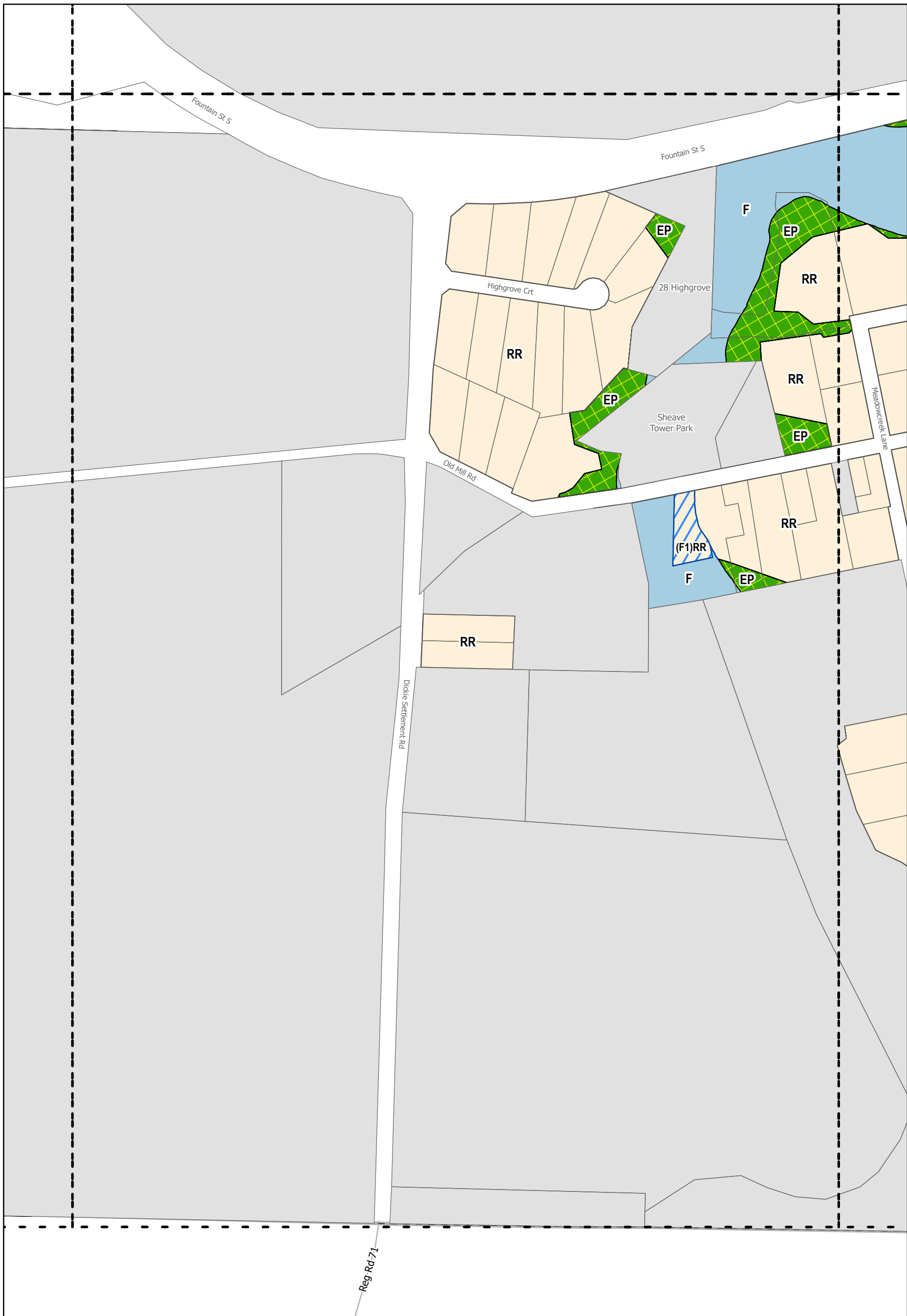
G1



Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |





G2

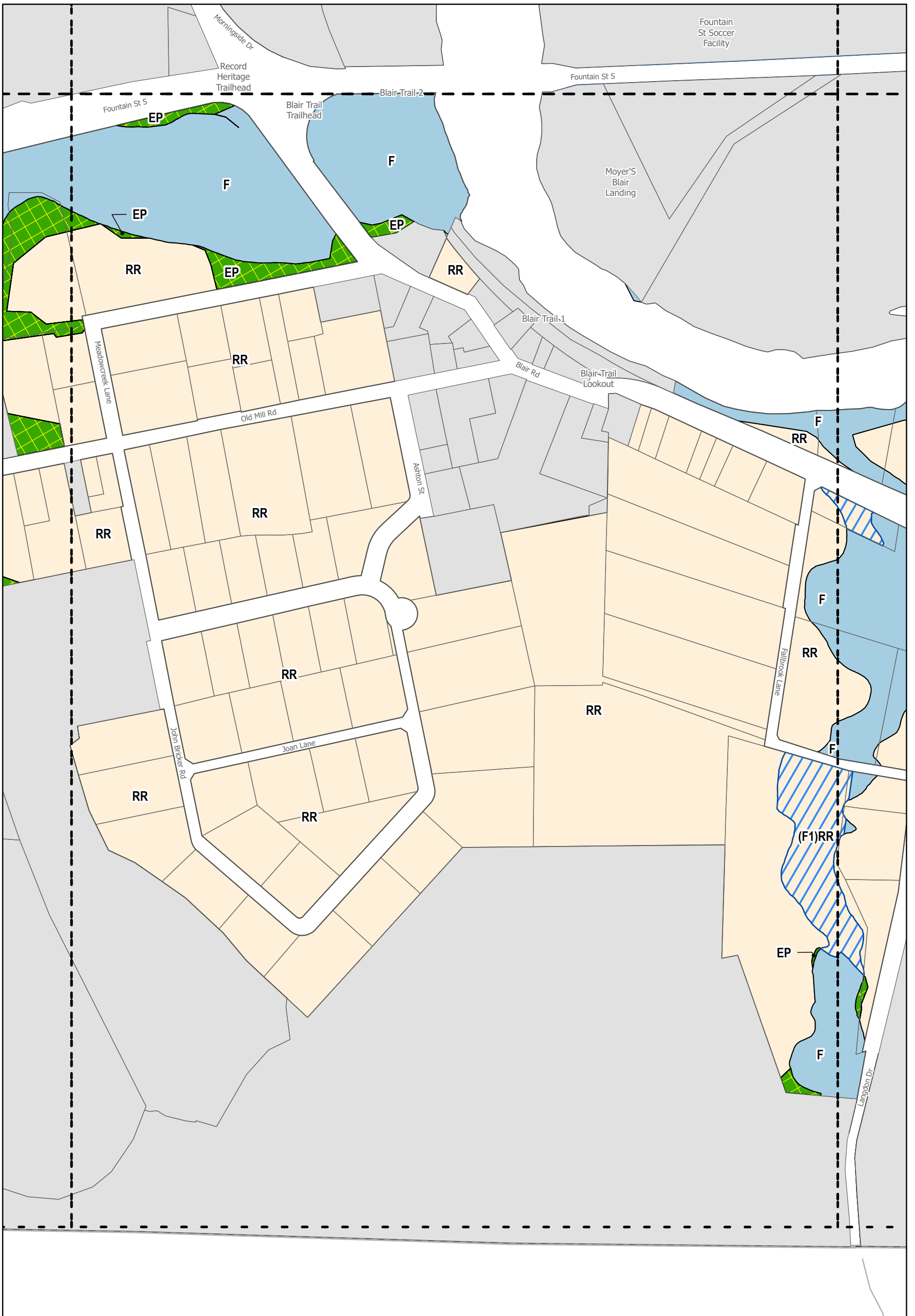
G4

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)



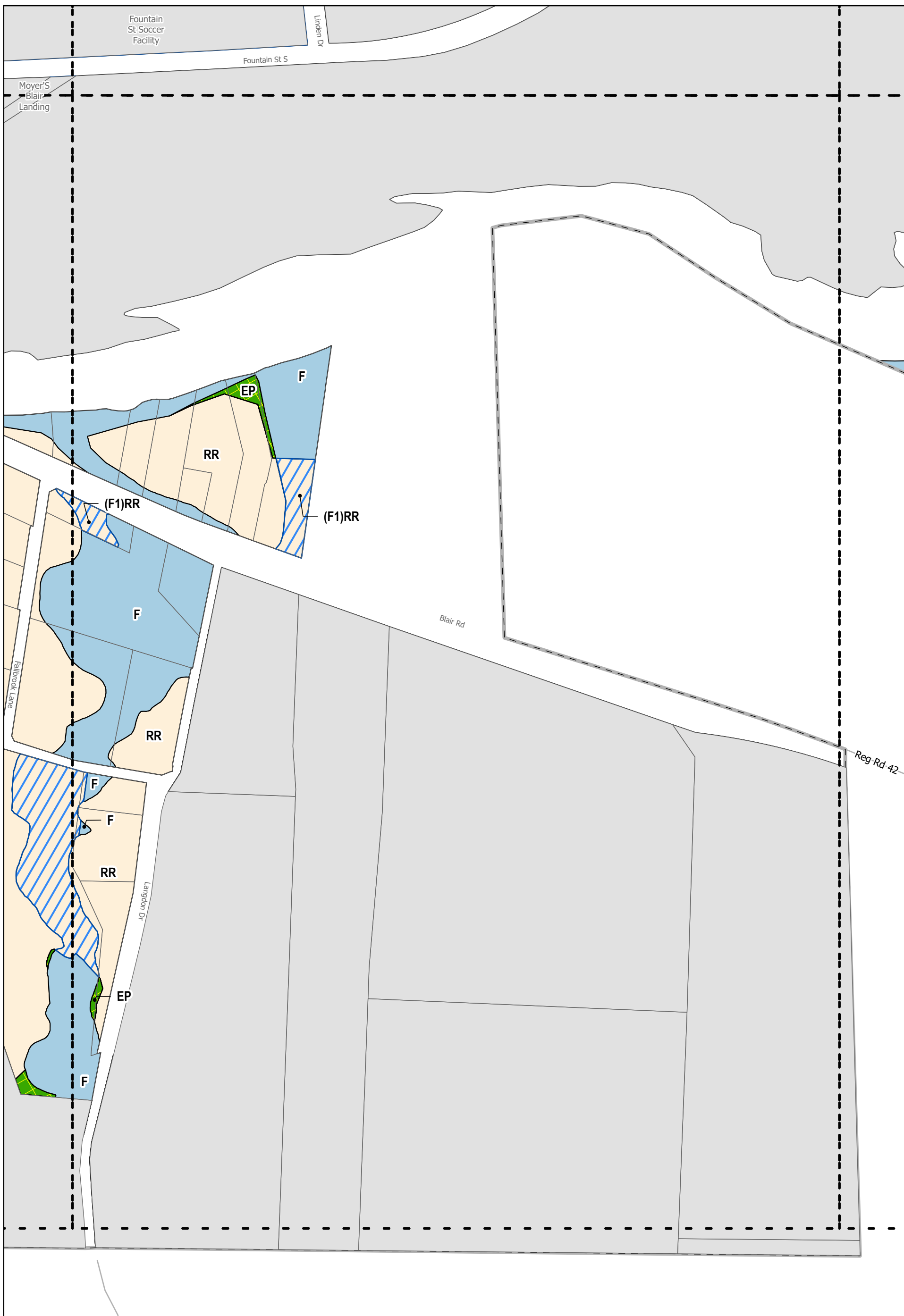
G3



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)





G4

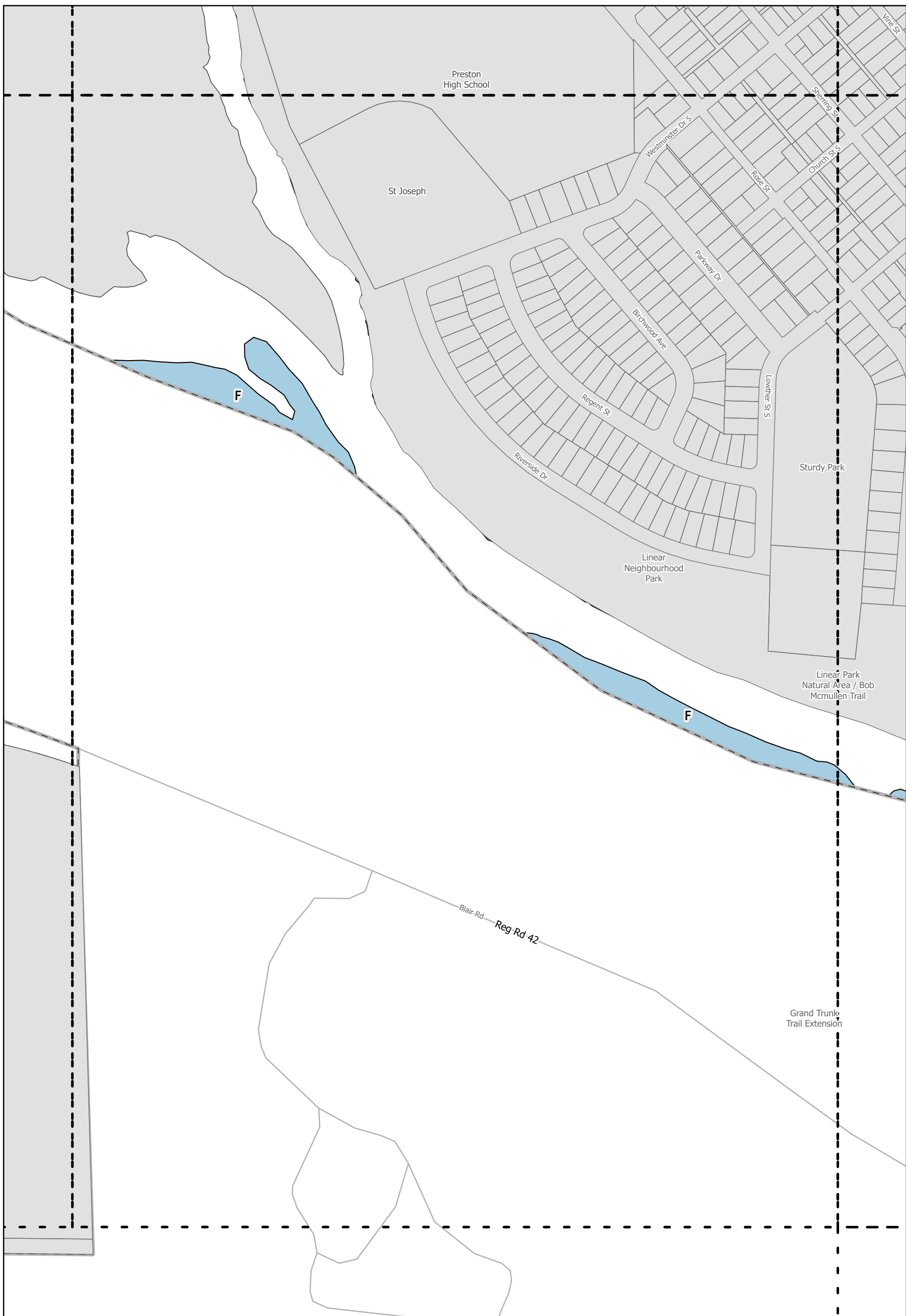
G6

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



G5



G5

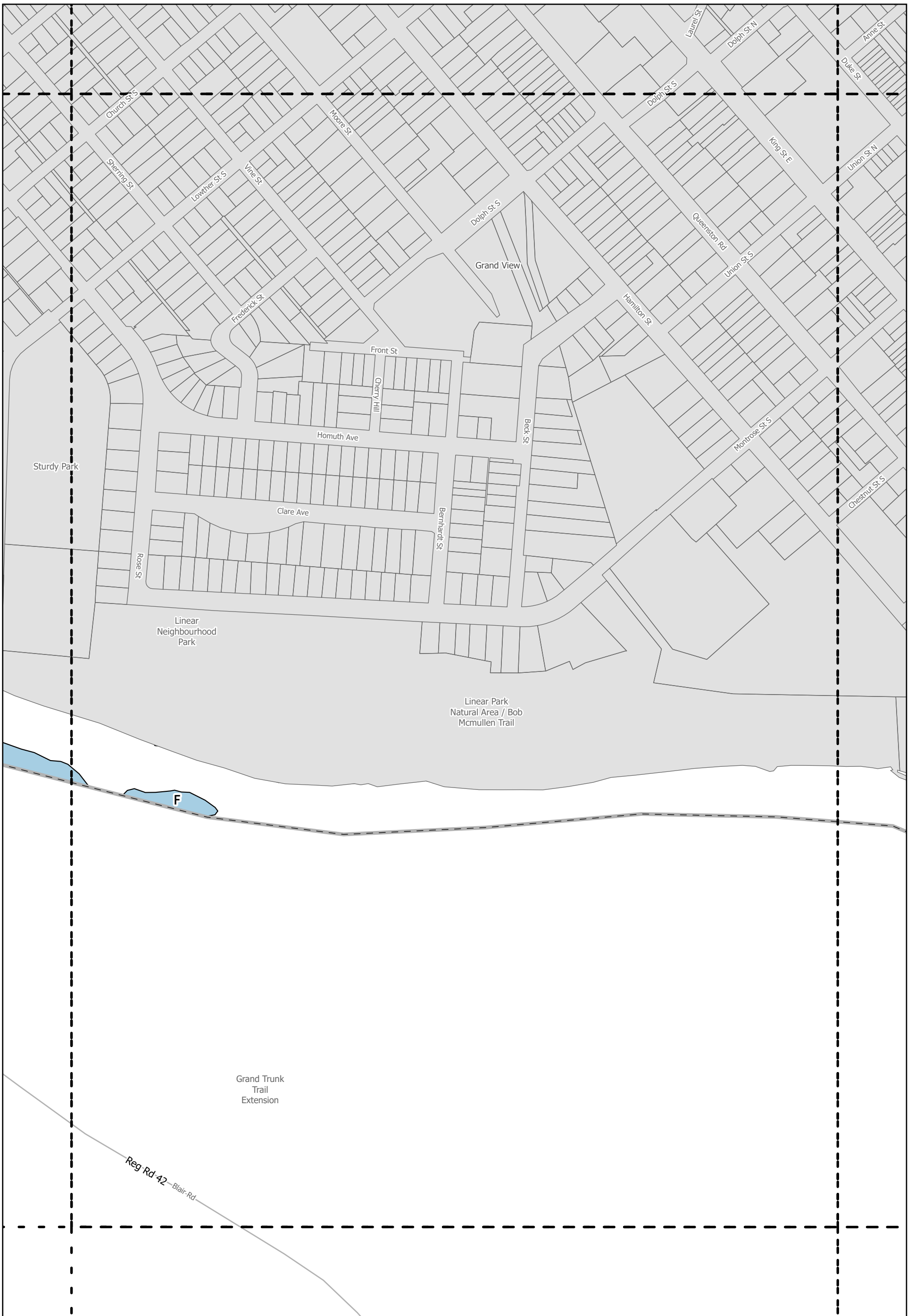
G7

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)



G6



G6

G8

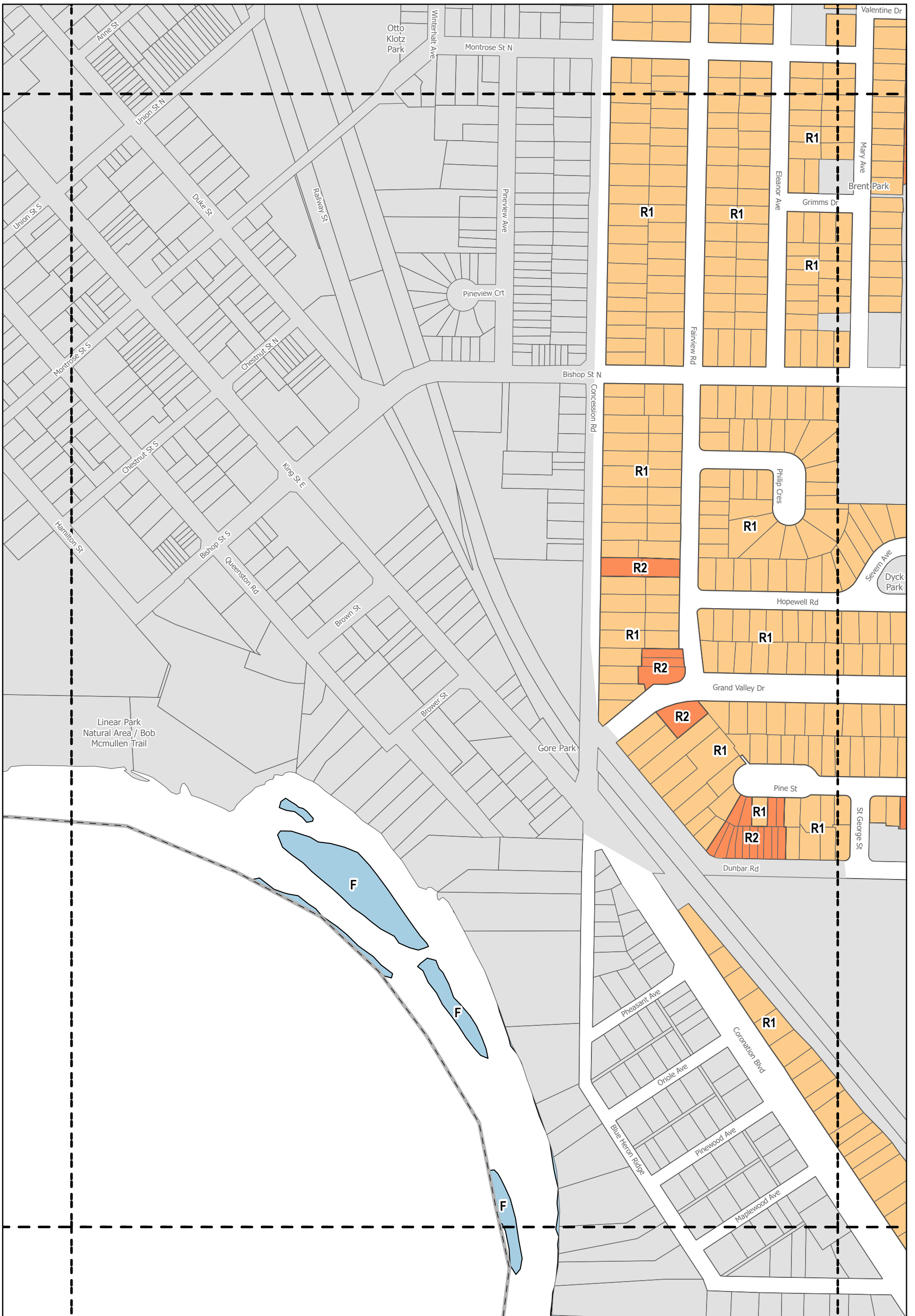
Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)



G7

F8



G7

G9

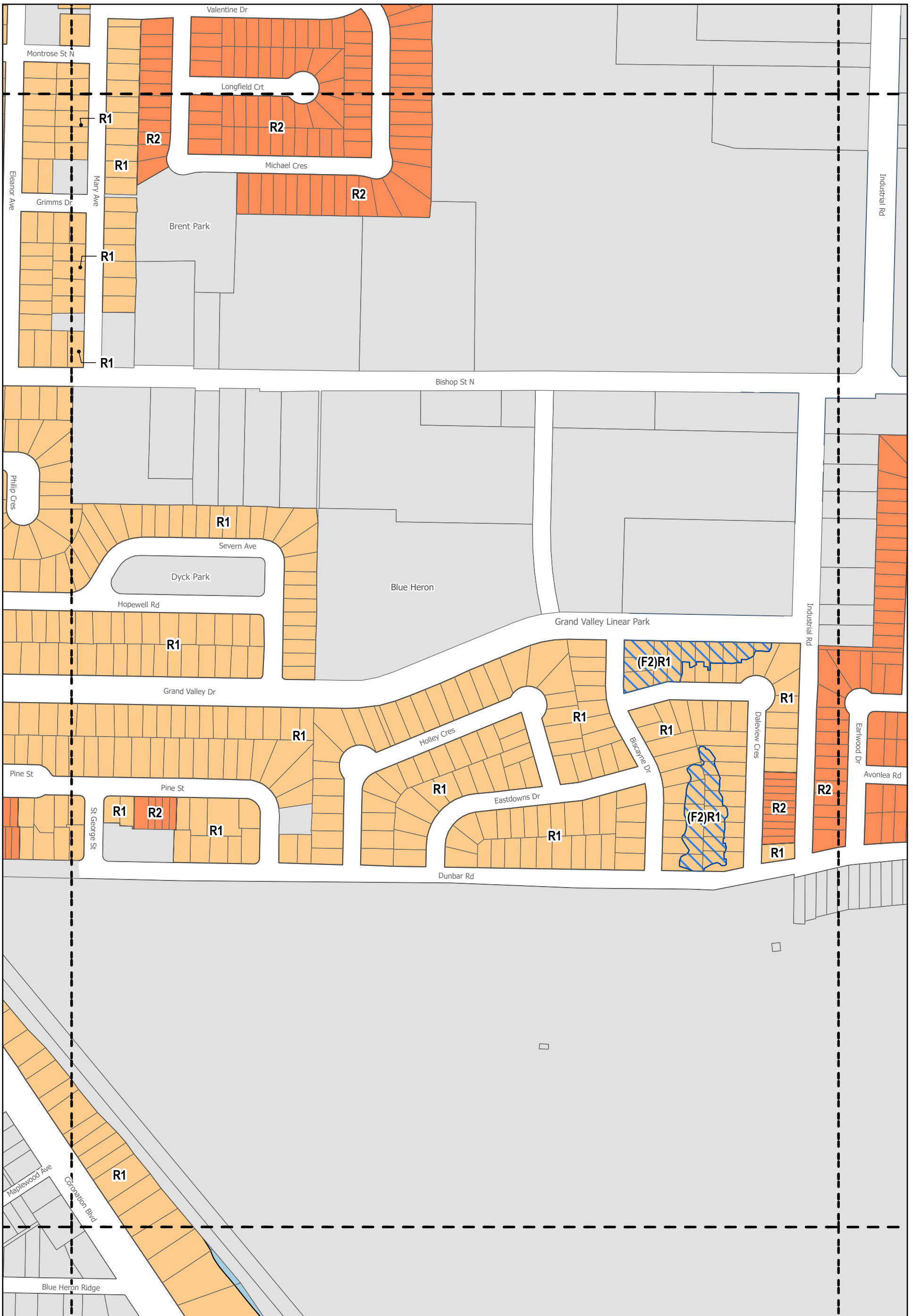
H8

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



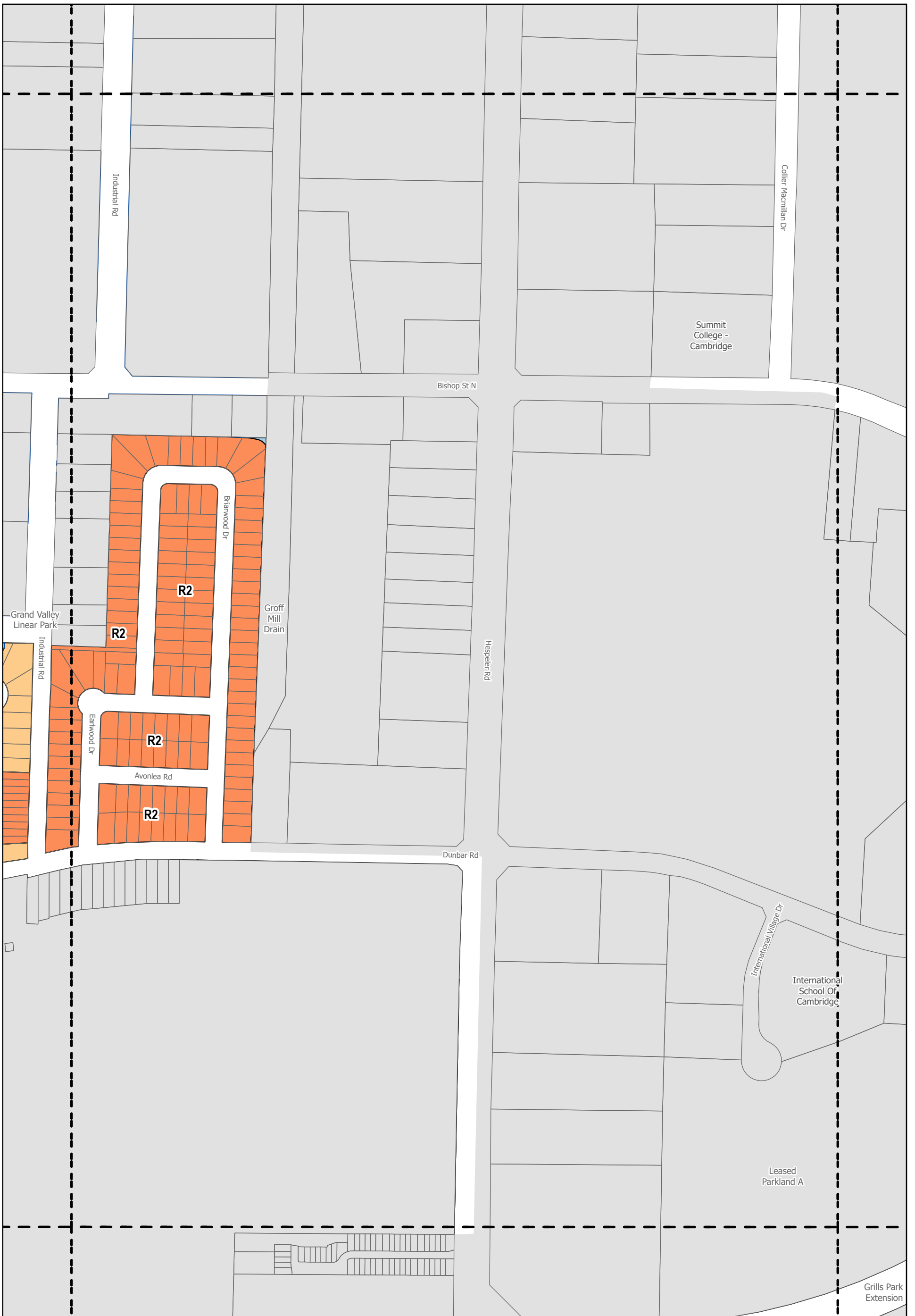
G8



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)





G9

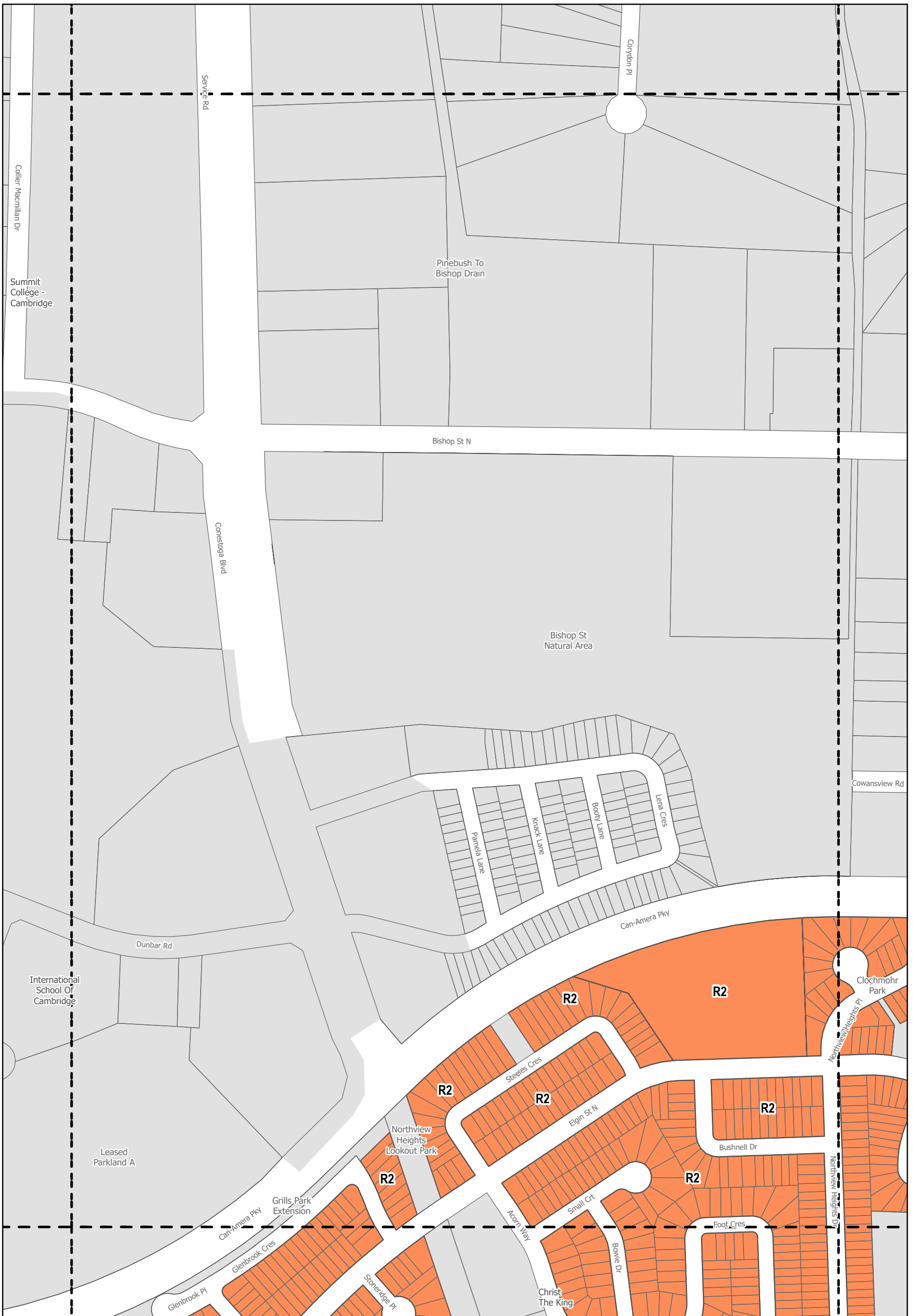
G11

H10

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Residential 3 (R3)
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Open Space (OS)





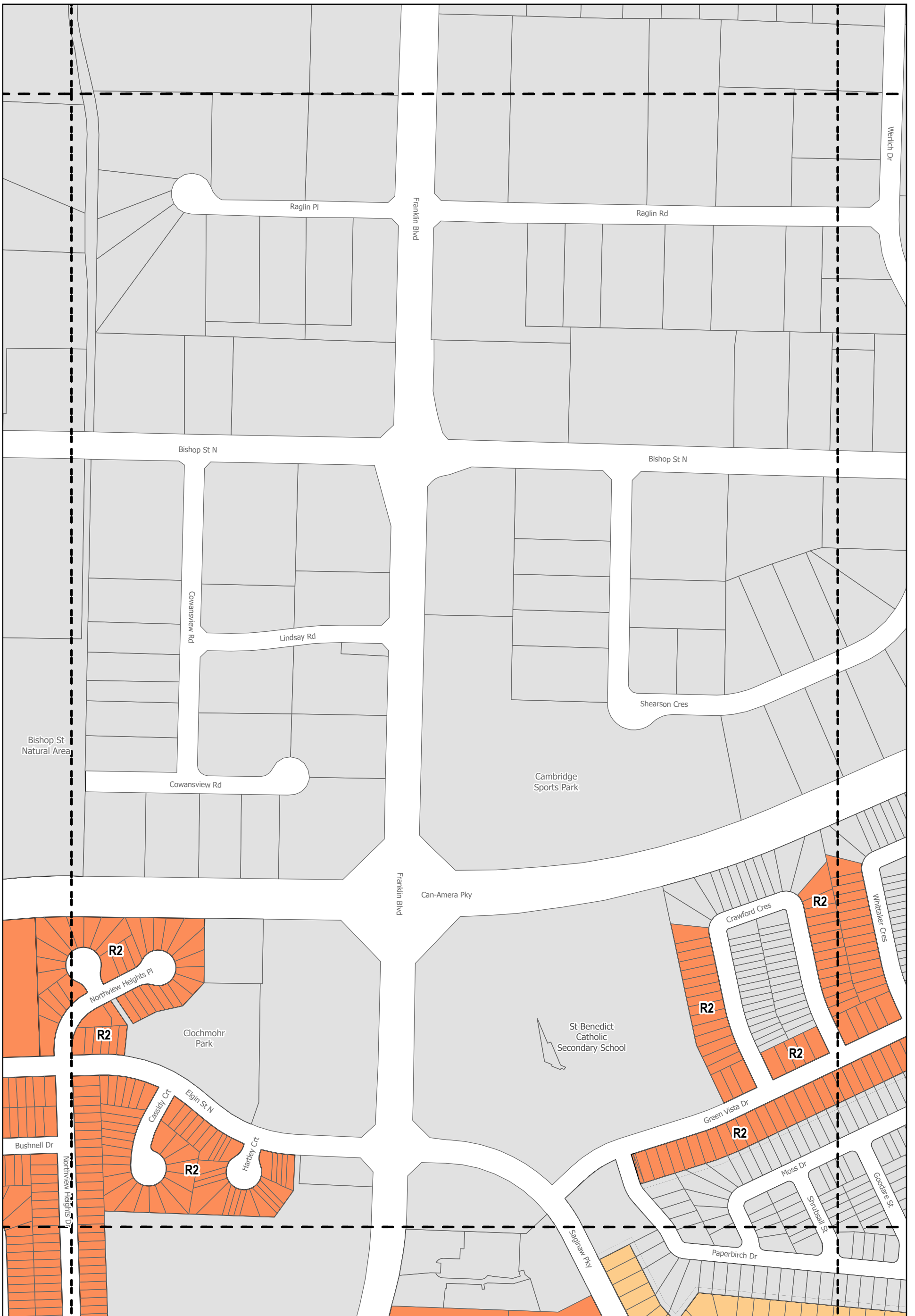
G10

G12

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

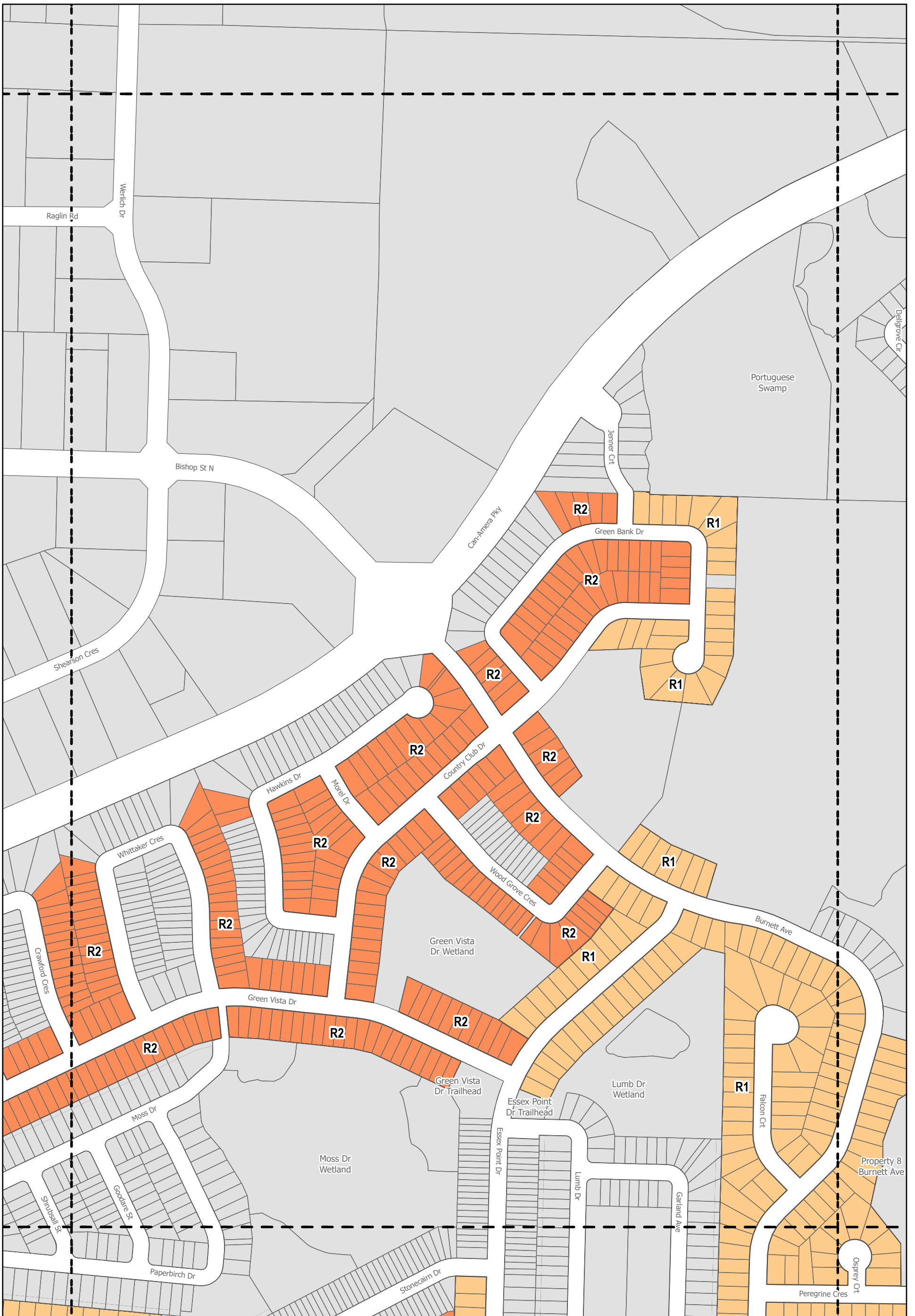




Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)





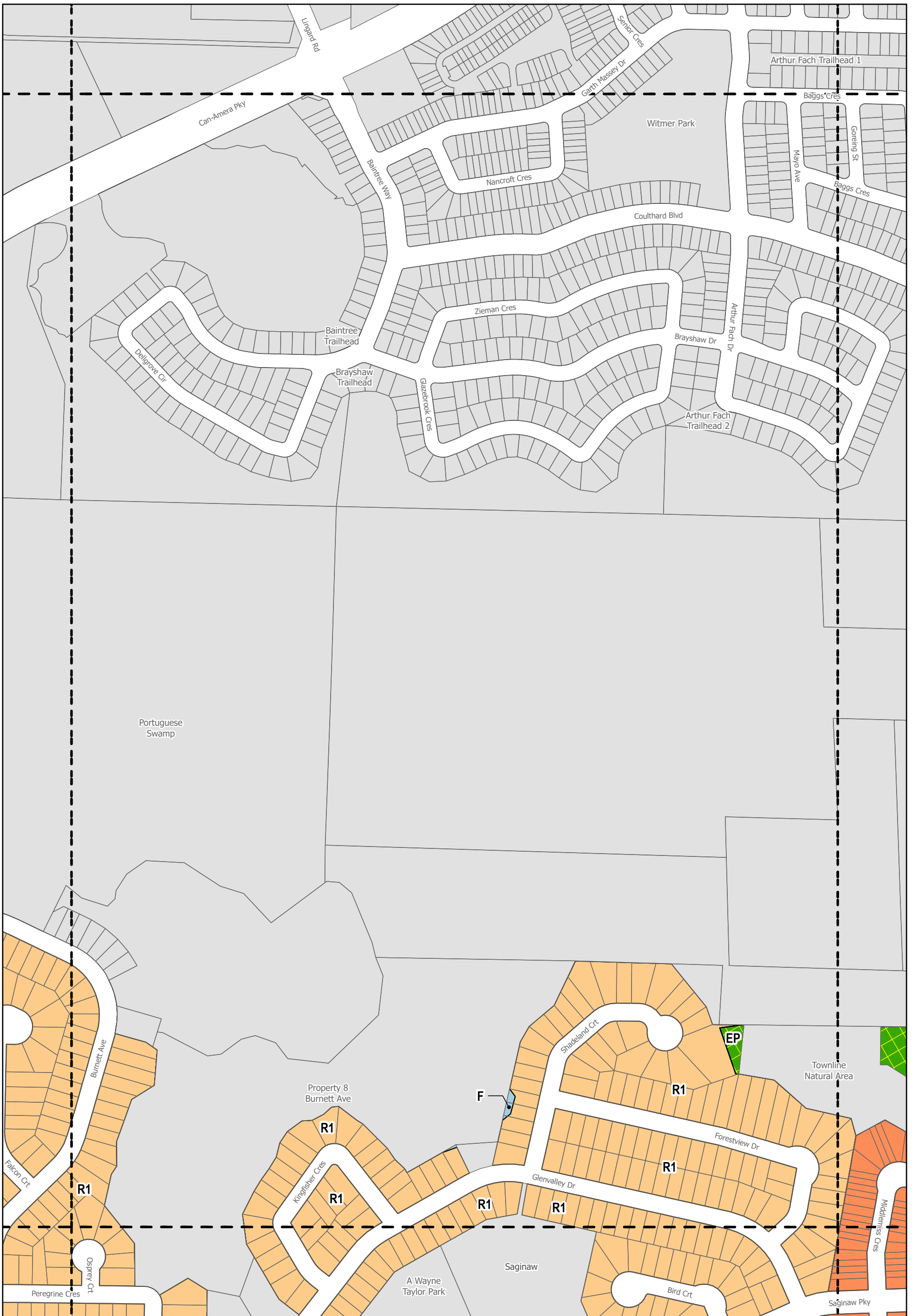
G12

G14

H13

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



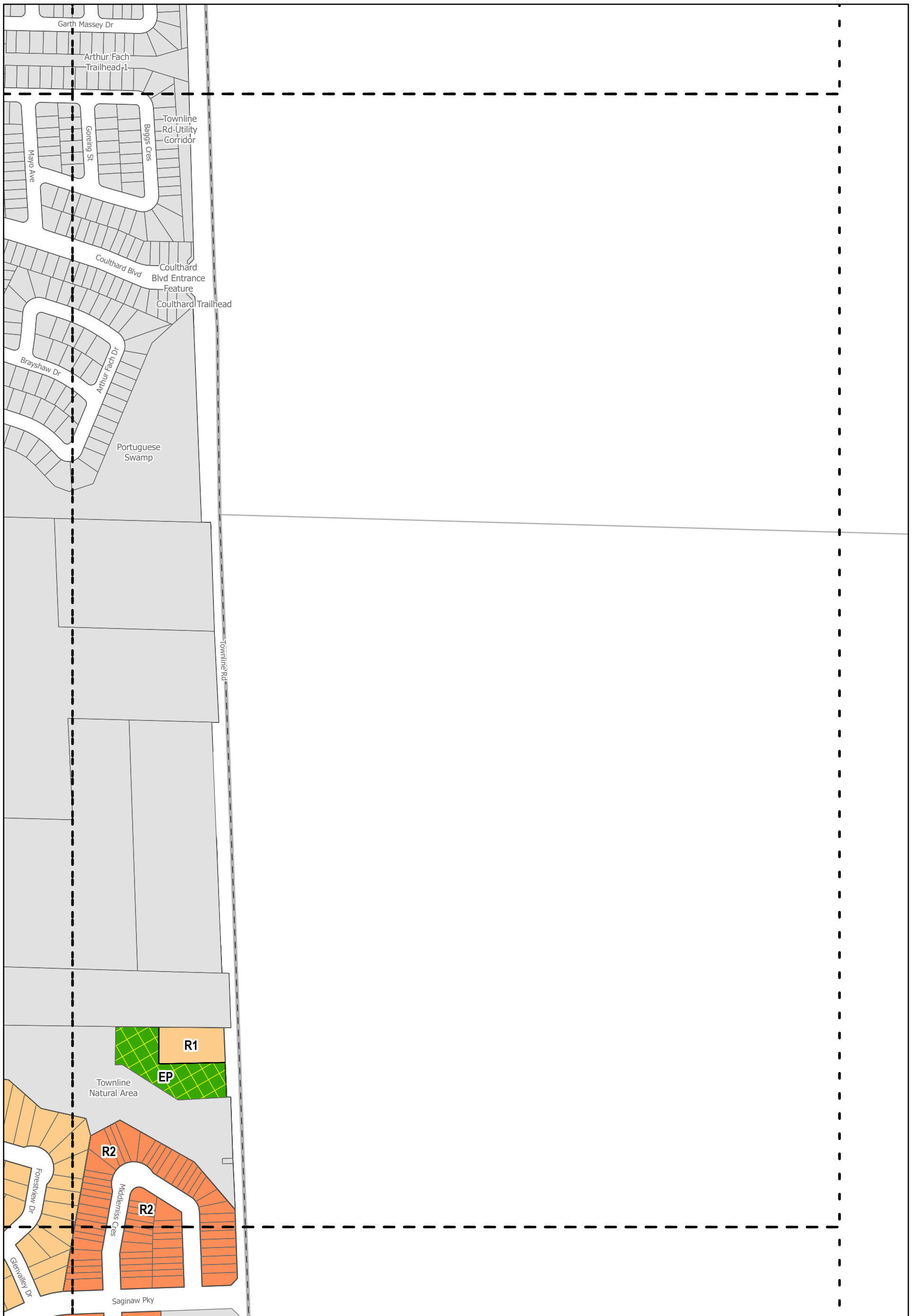
G13

G15

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)





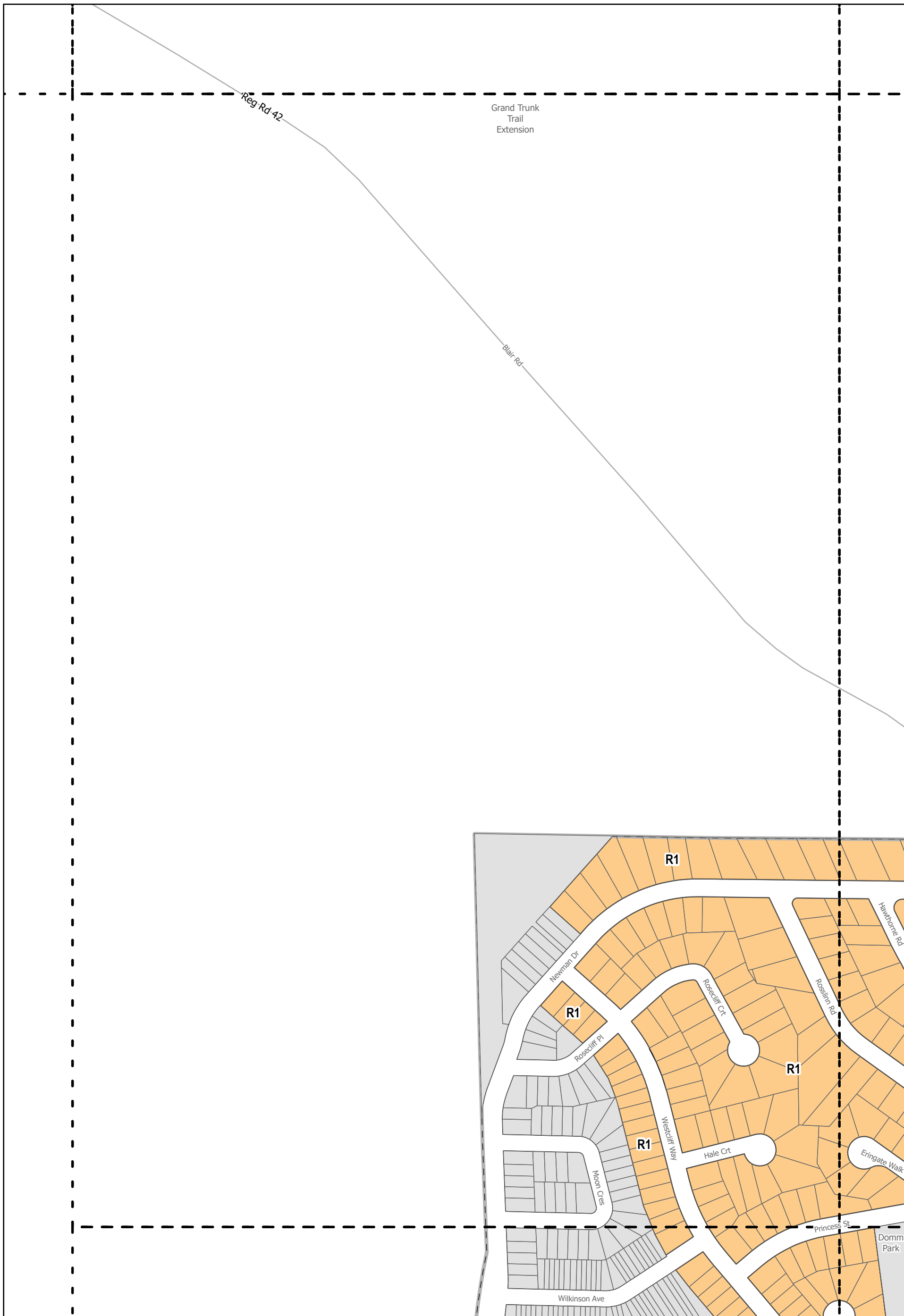
G14

H15

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

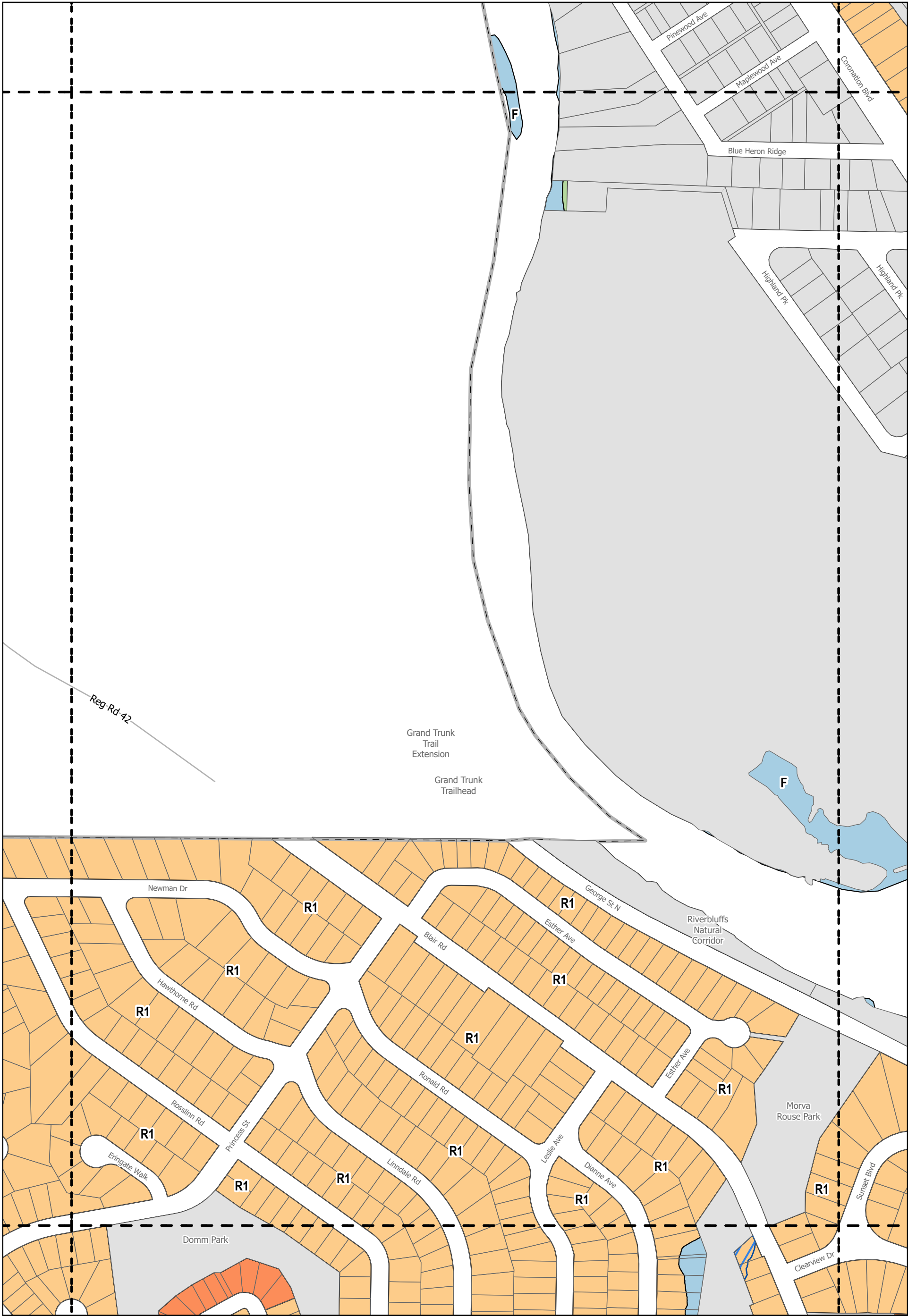




Legend

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-
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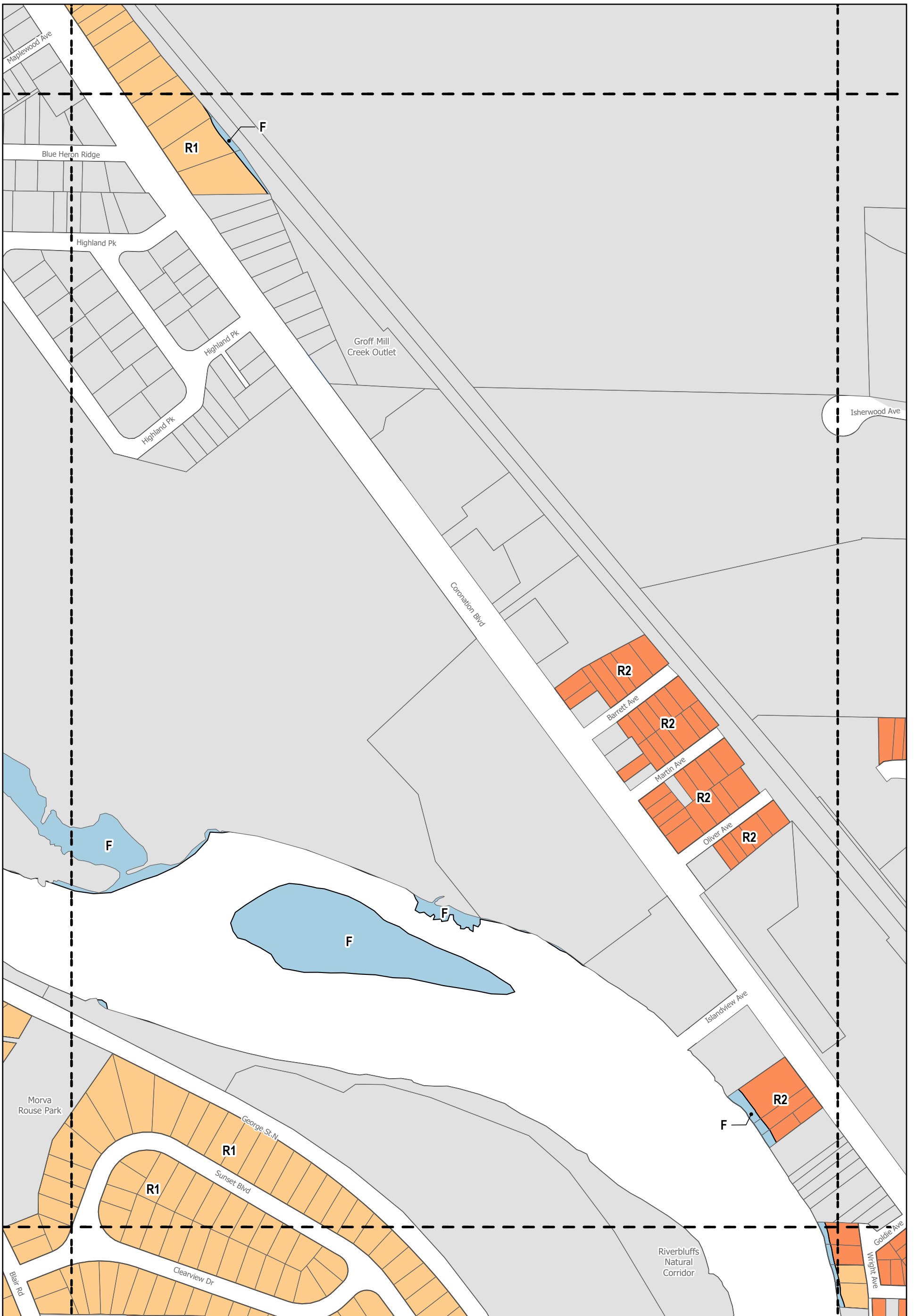




Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)





H8

H10

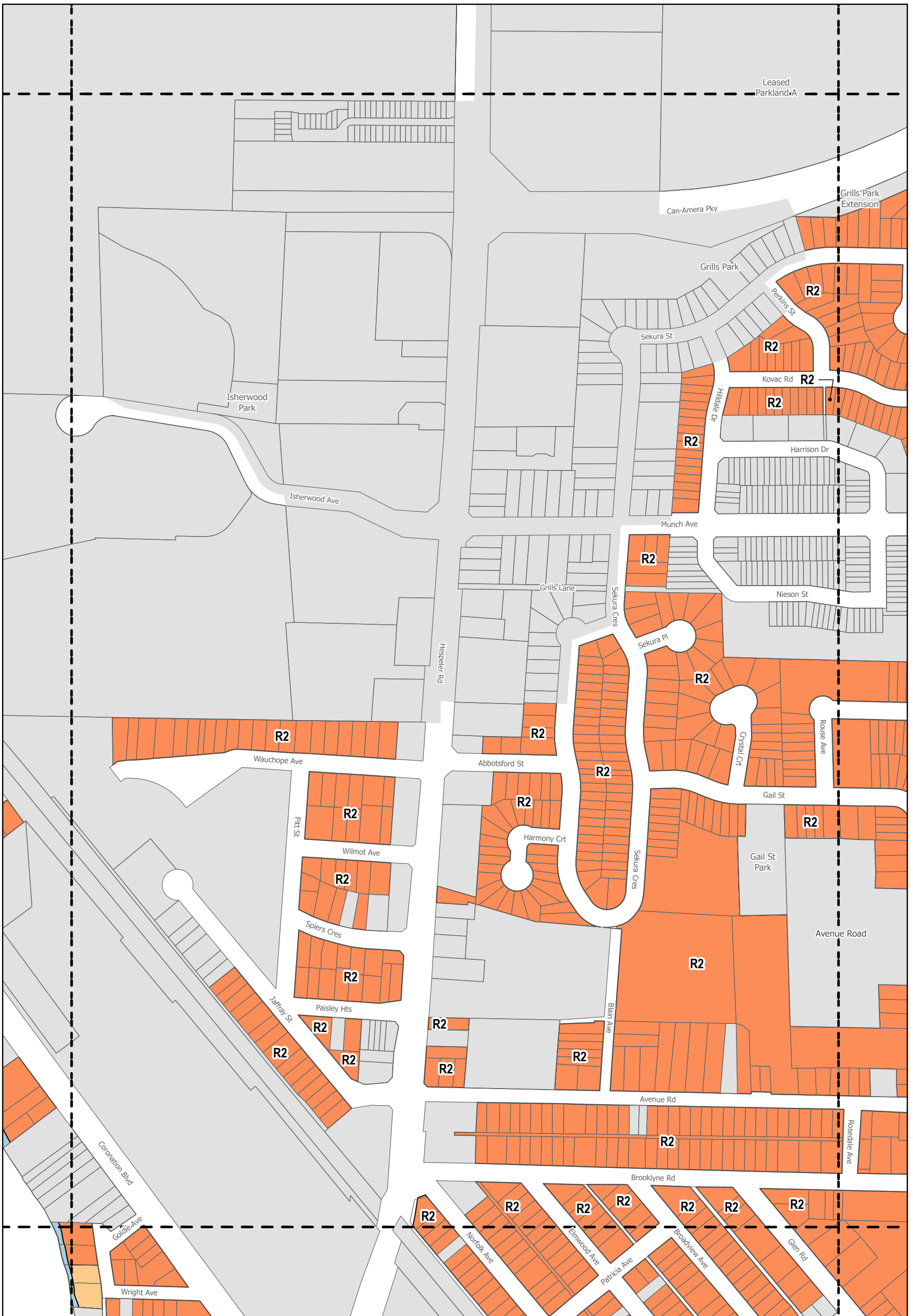
J9

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



H9

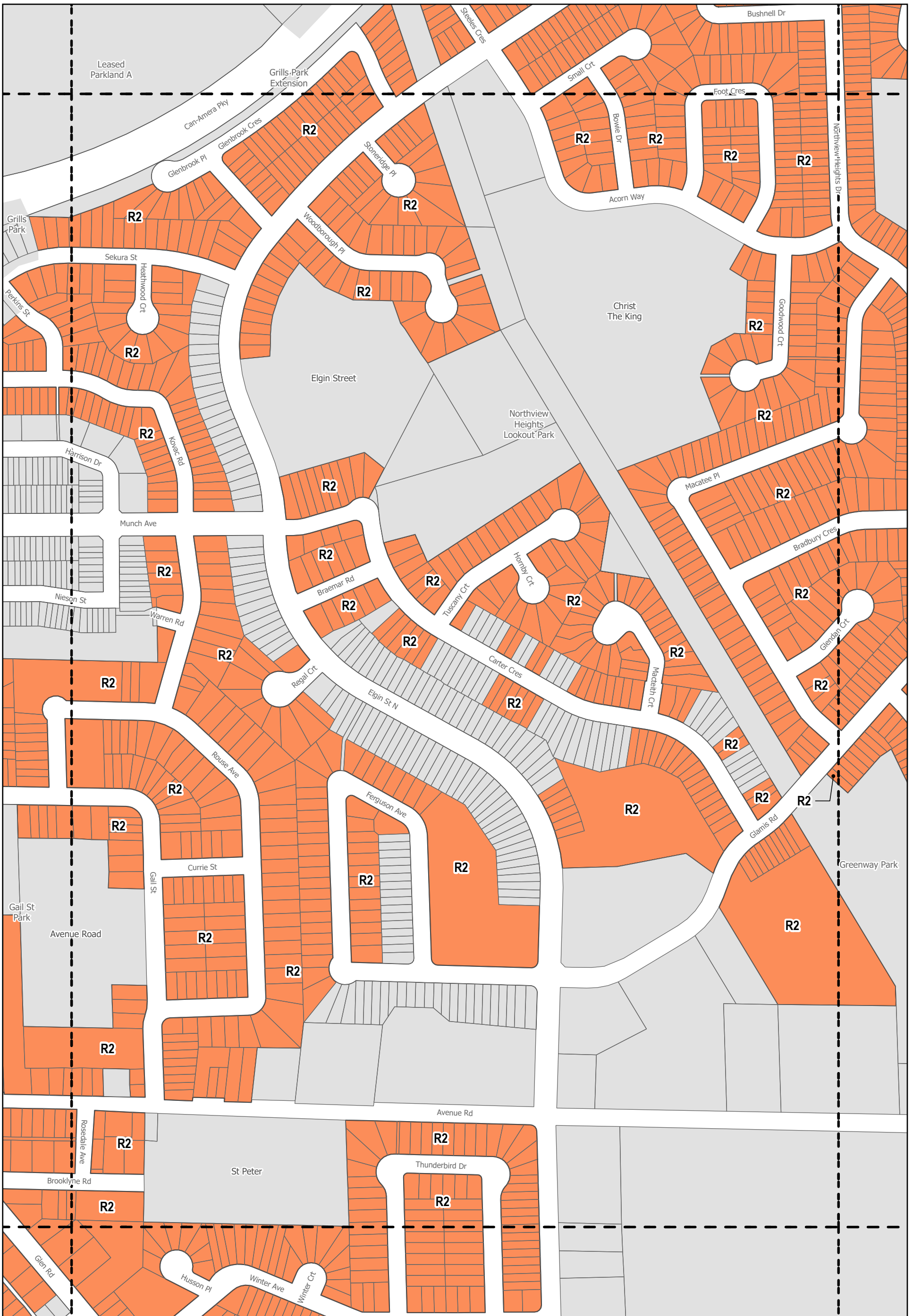


Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



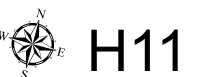
G11



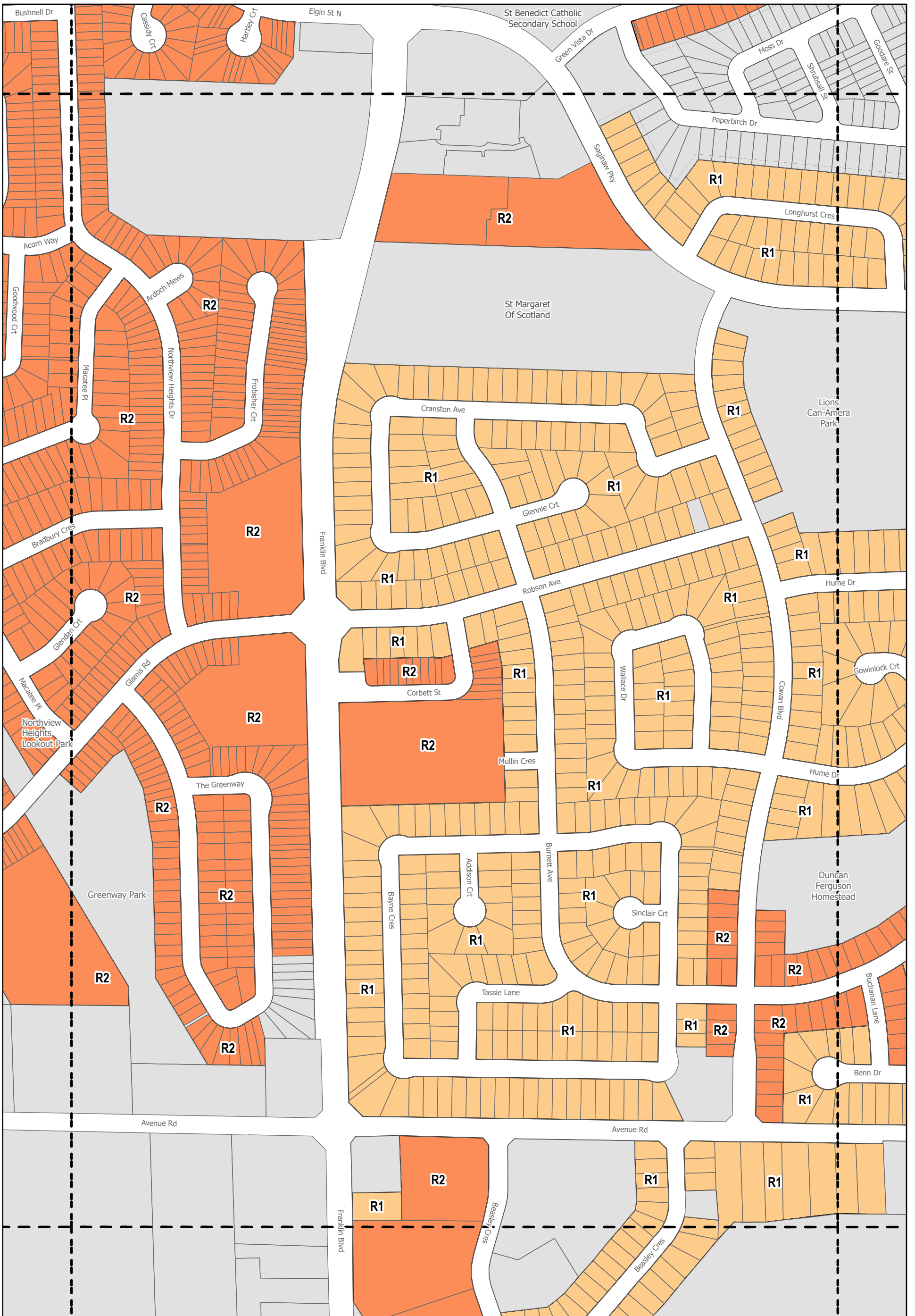
J11

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |

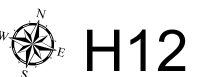


G12

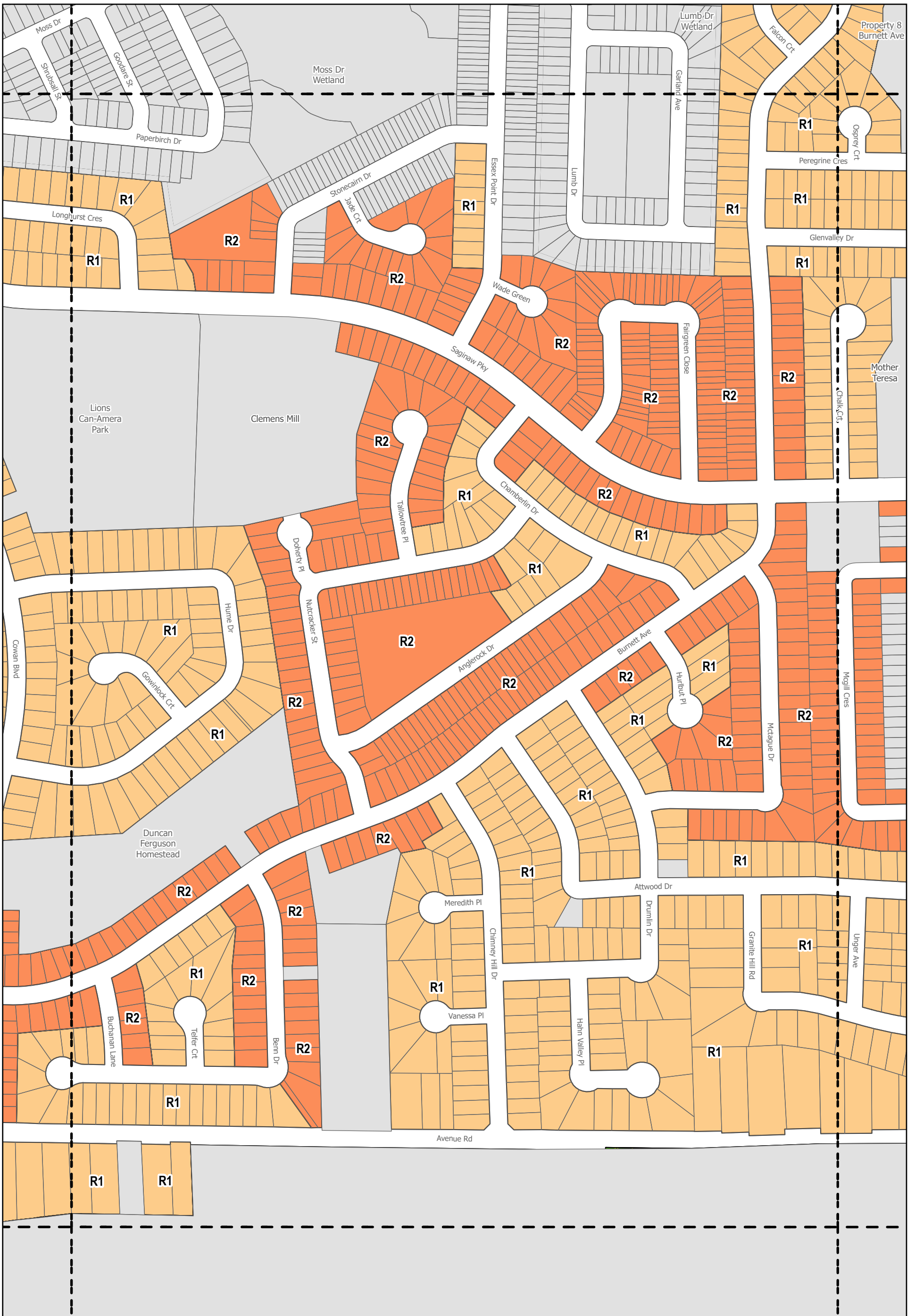


Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



G13



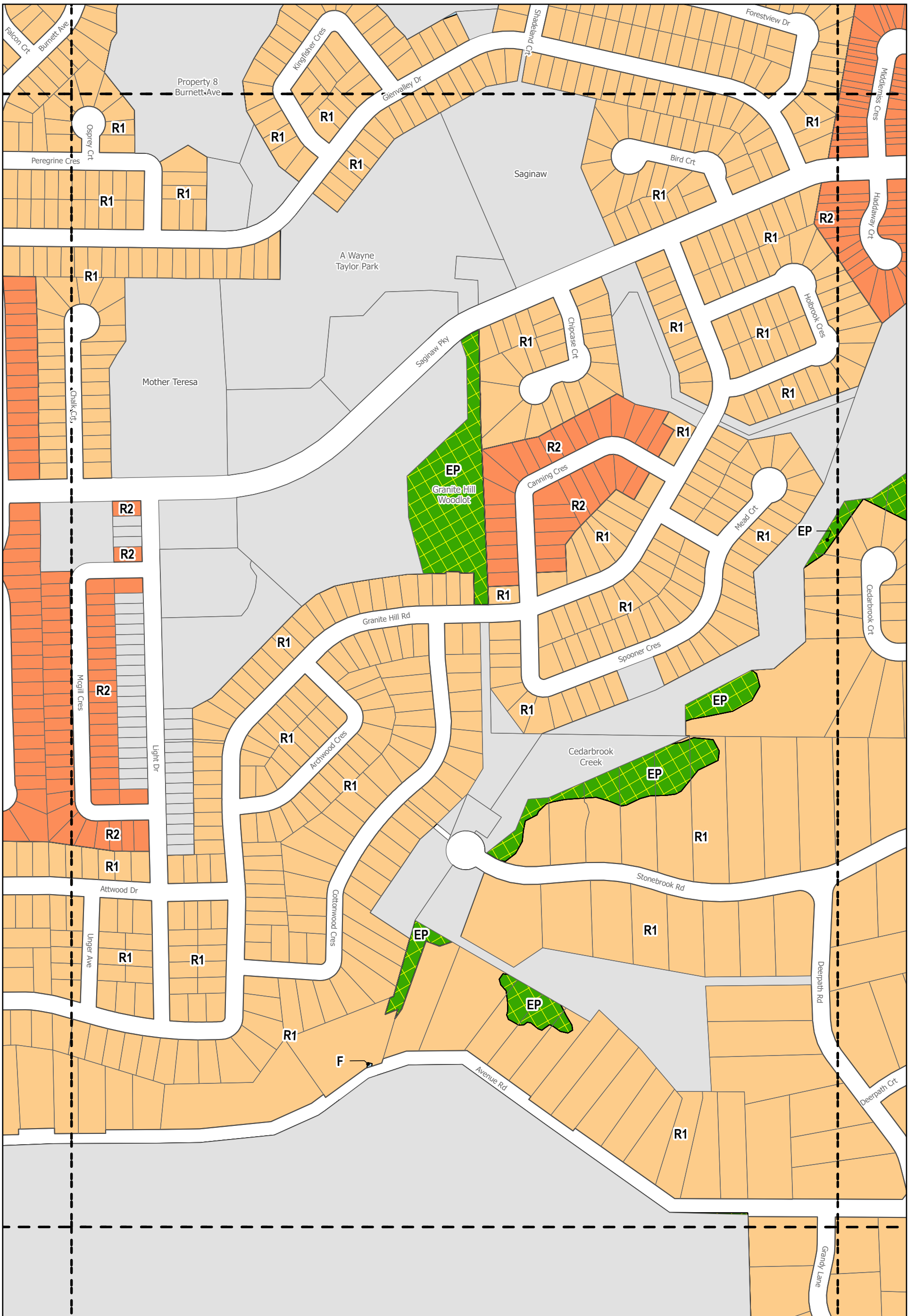
J13

Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



H13

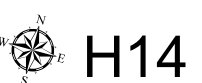


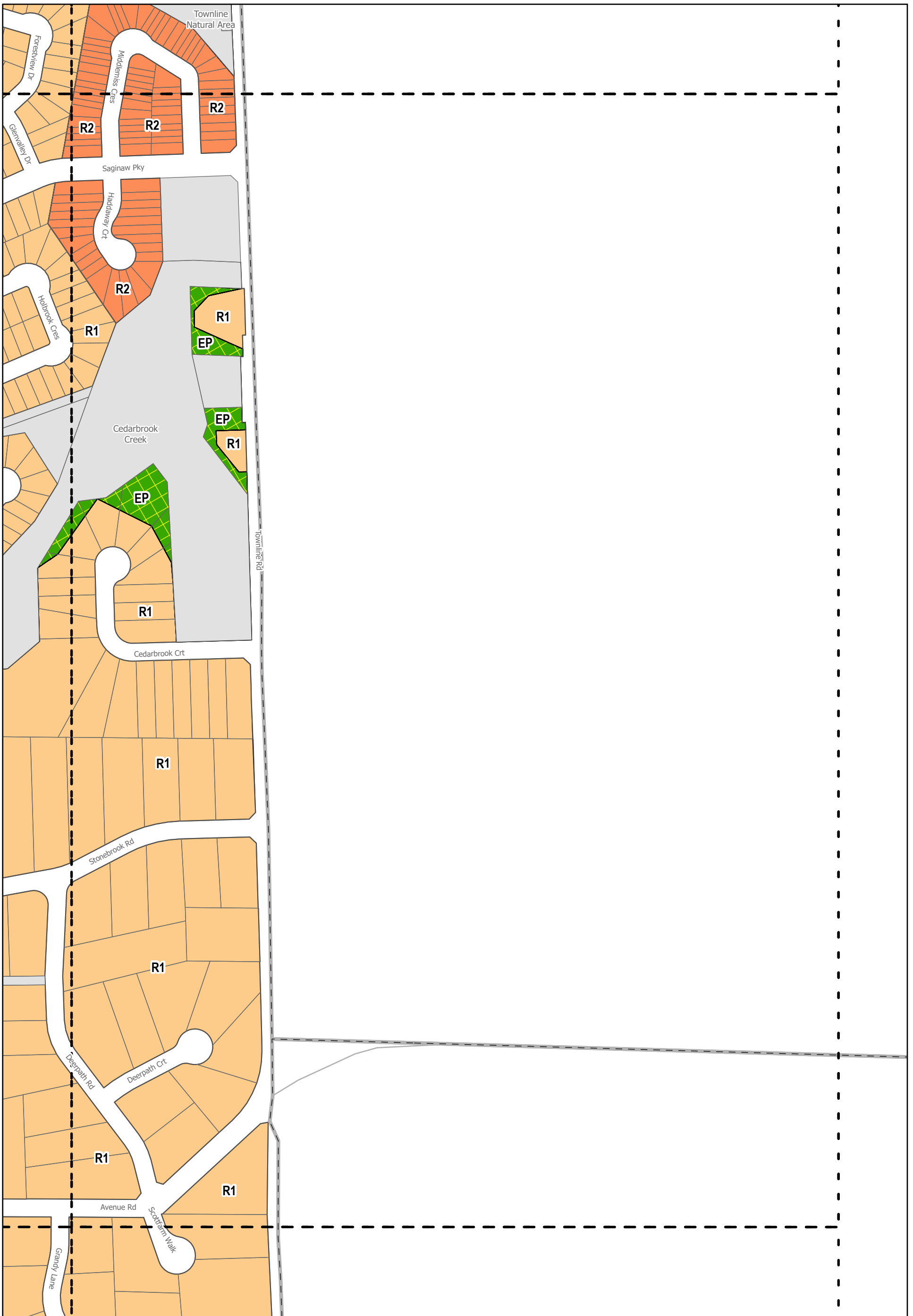
H13

H15

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Floodplain 3 (F3)
- Residential 3 (R3)



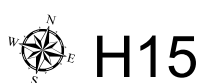


H14

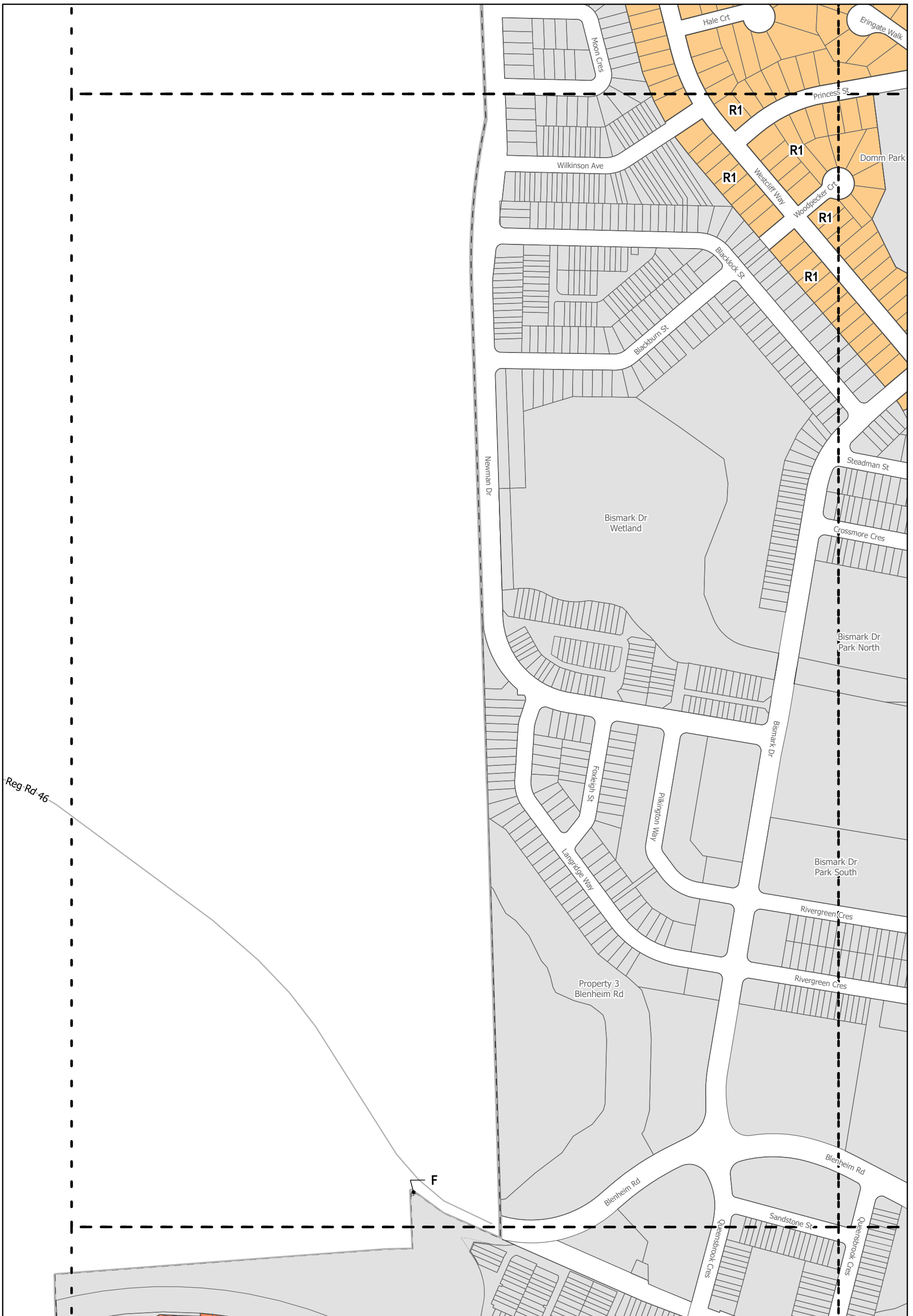
J15

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



H7



J8

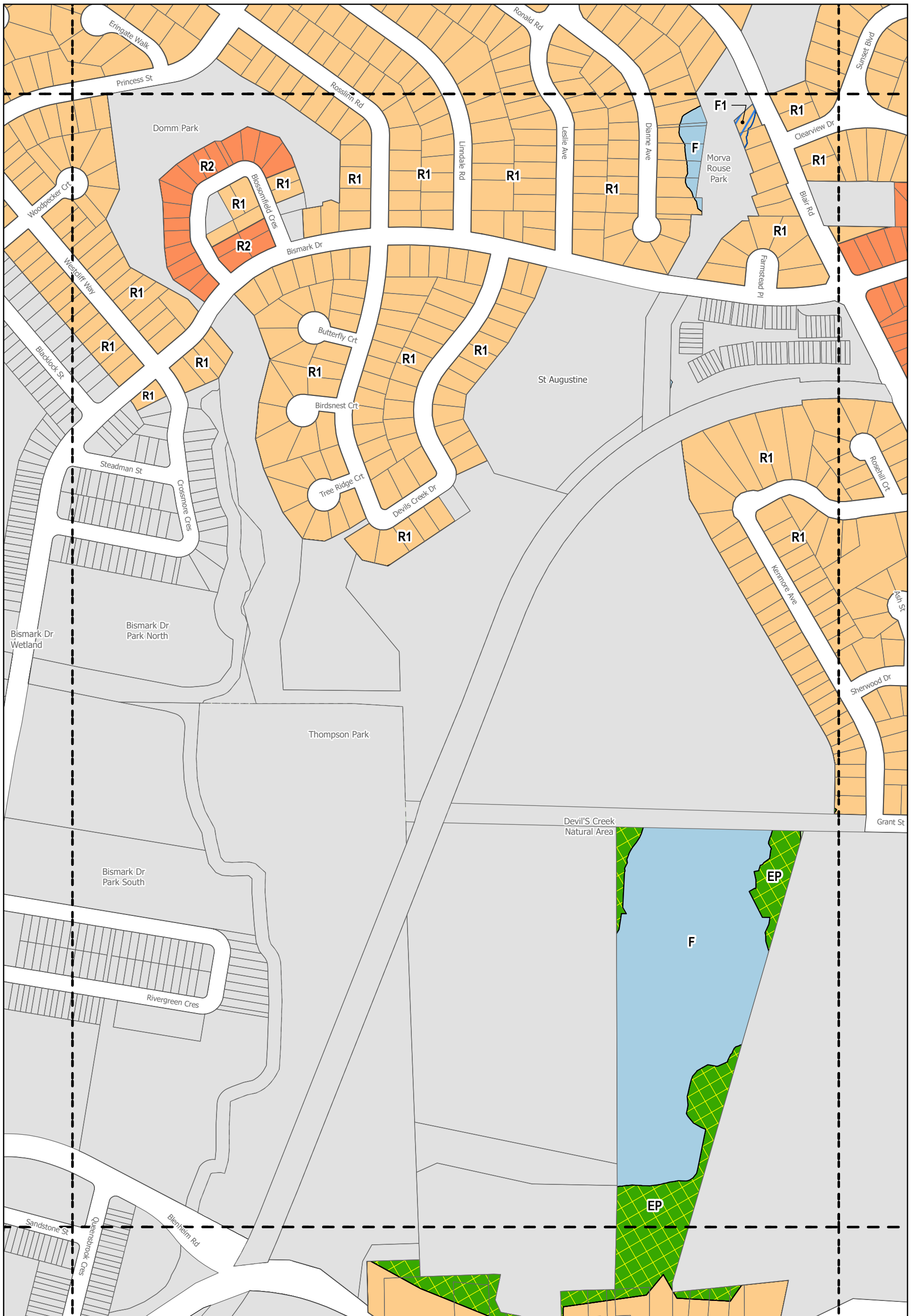
K7

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



J7



J7

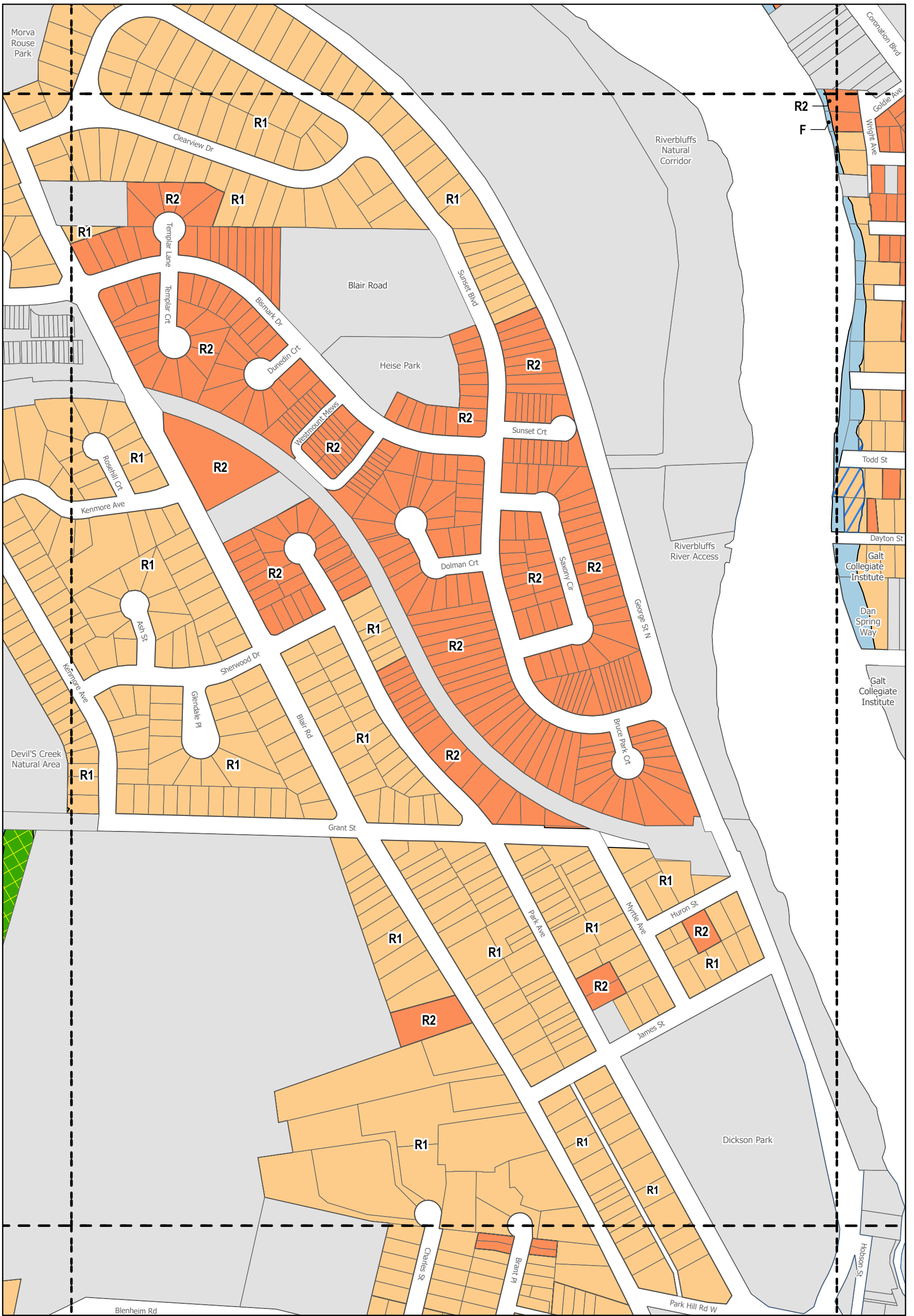
J9

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



J8



J8

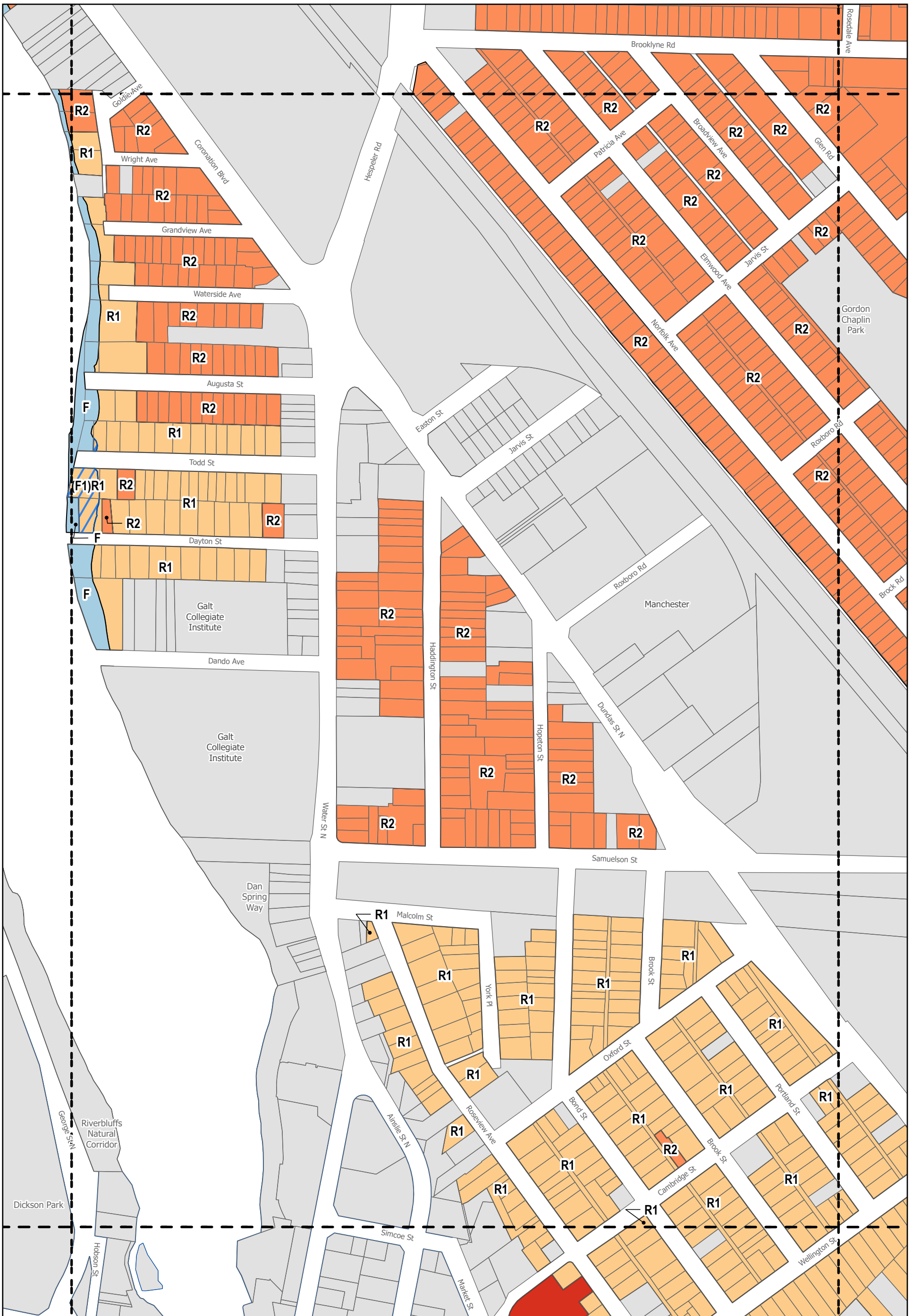
J10

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



H10



K10

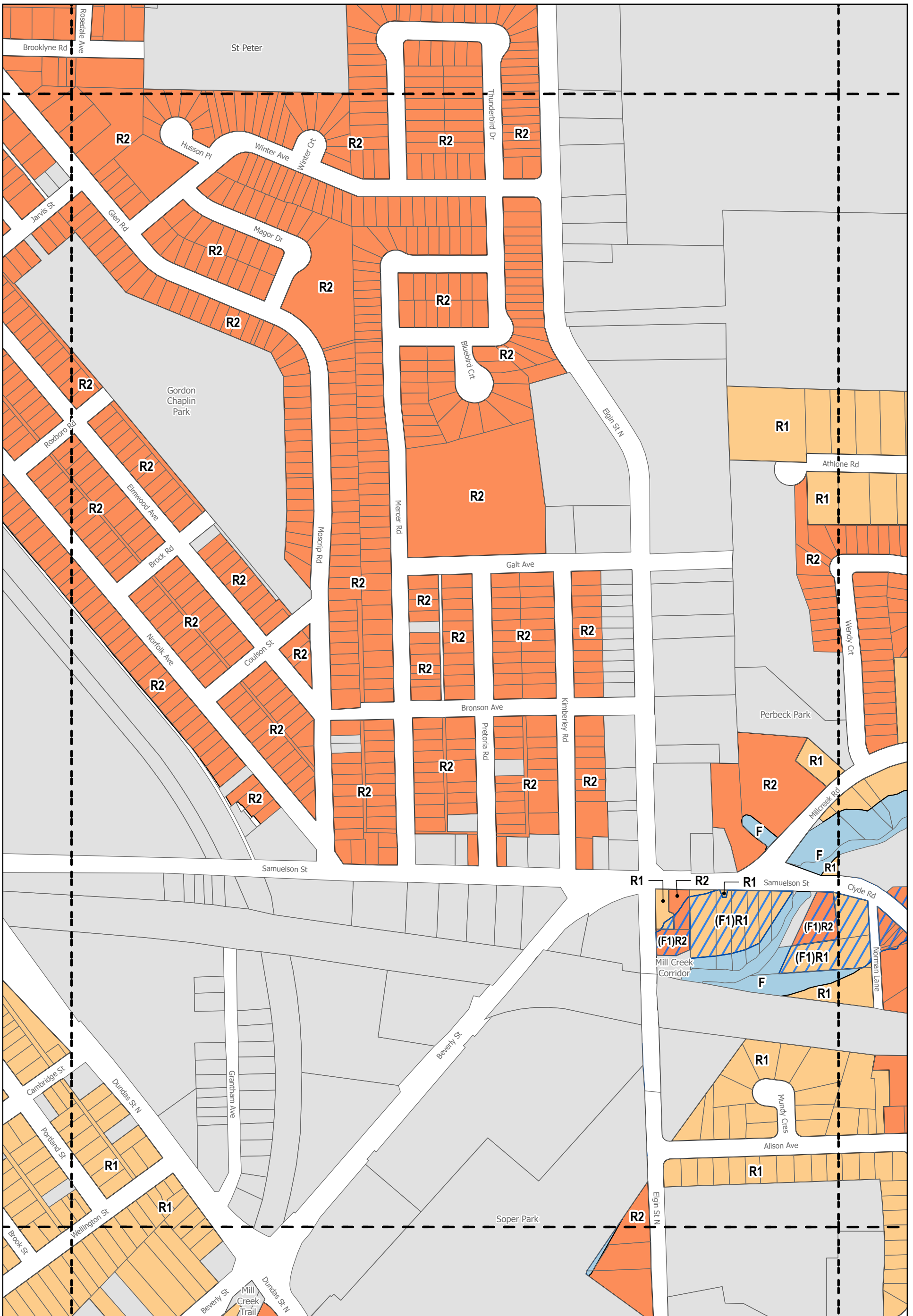
Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Floodplain 2 (F2)
- Residential 3 (R3)
- Floodplain 3 (F3)
- Open Space (OS)



J10

H11



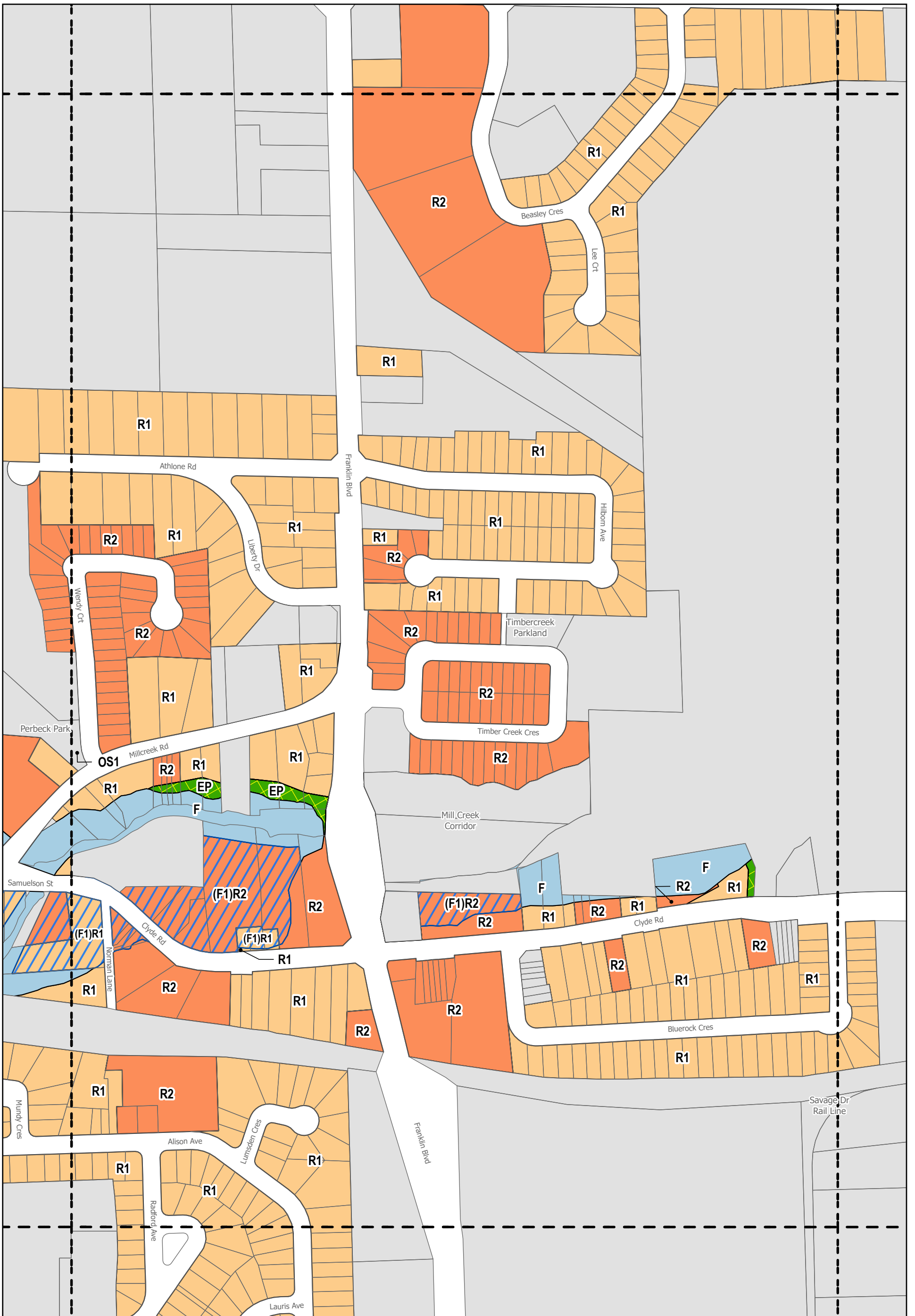
K11

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)



J11



J11

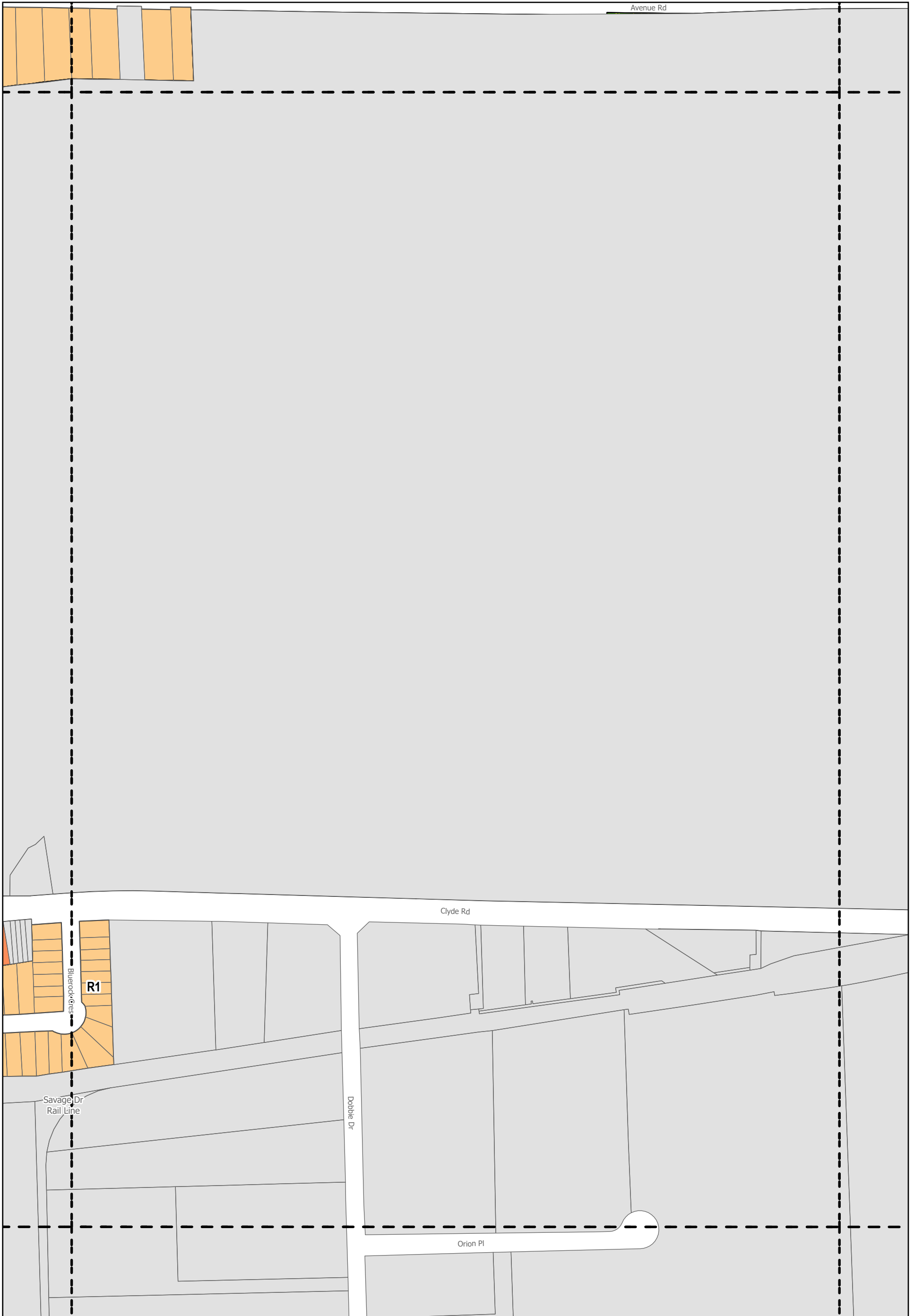
J13

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



Avenue Rd

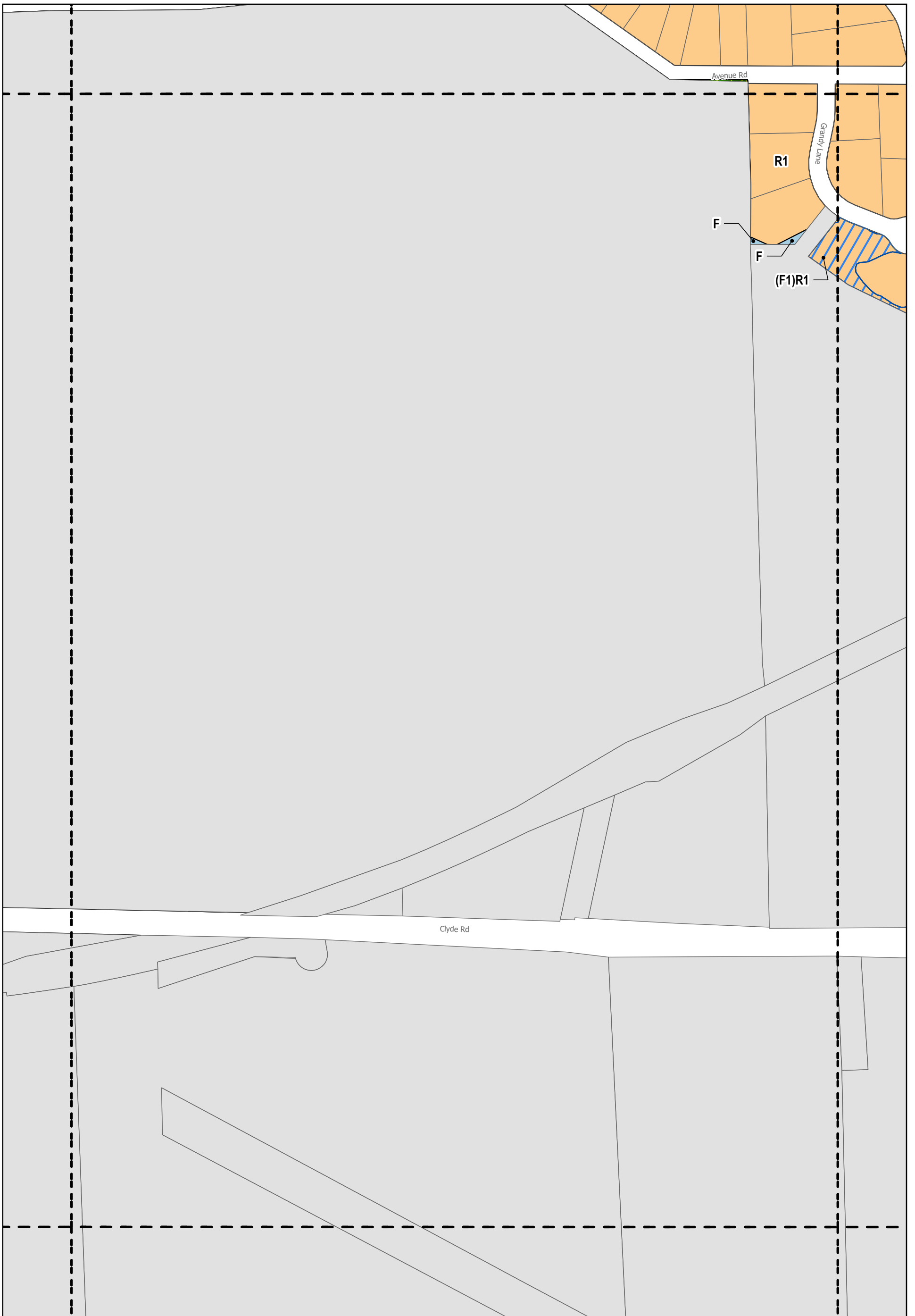


Legend

-
- Deferred Area Subject to By-Law 150-85
 Rural Residential (RR)
 Environmental Protection (EP)
- Floodplain 1 (F1)
 Residential 1 (R1)
 Floodway (F)
- Floodplain 2 (F2)
 Residential 2 (R2)
 Open Space (OS)
- Floodplain 3 (F3)
 Residential 3 (R3)



H14



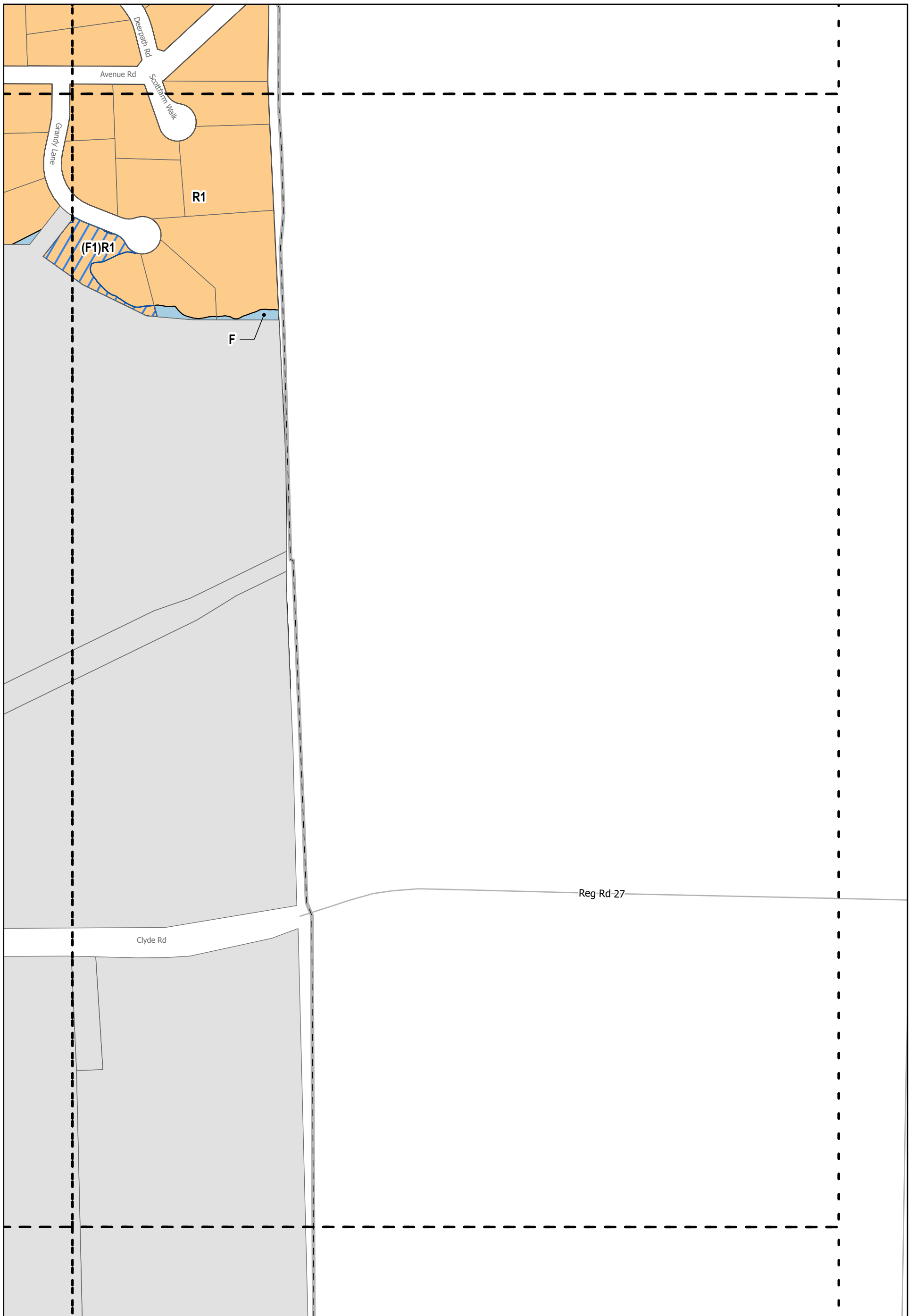
K14

Legend

-
- Deferred Area Subject to By-Law 150-85
 Rural Residential (RR)
 Environmental Protection (EP)
- Floodplain 1 (F1)
 Floodway (F)
- Floodplain 2 (F2)
 Open Space (OS)
- Floodplain 3 (F3)
 Residential 3 (R3)



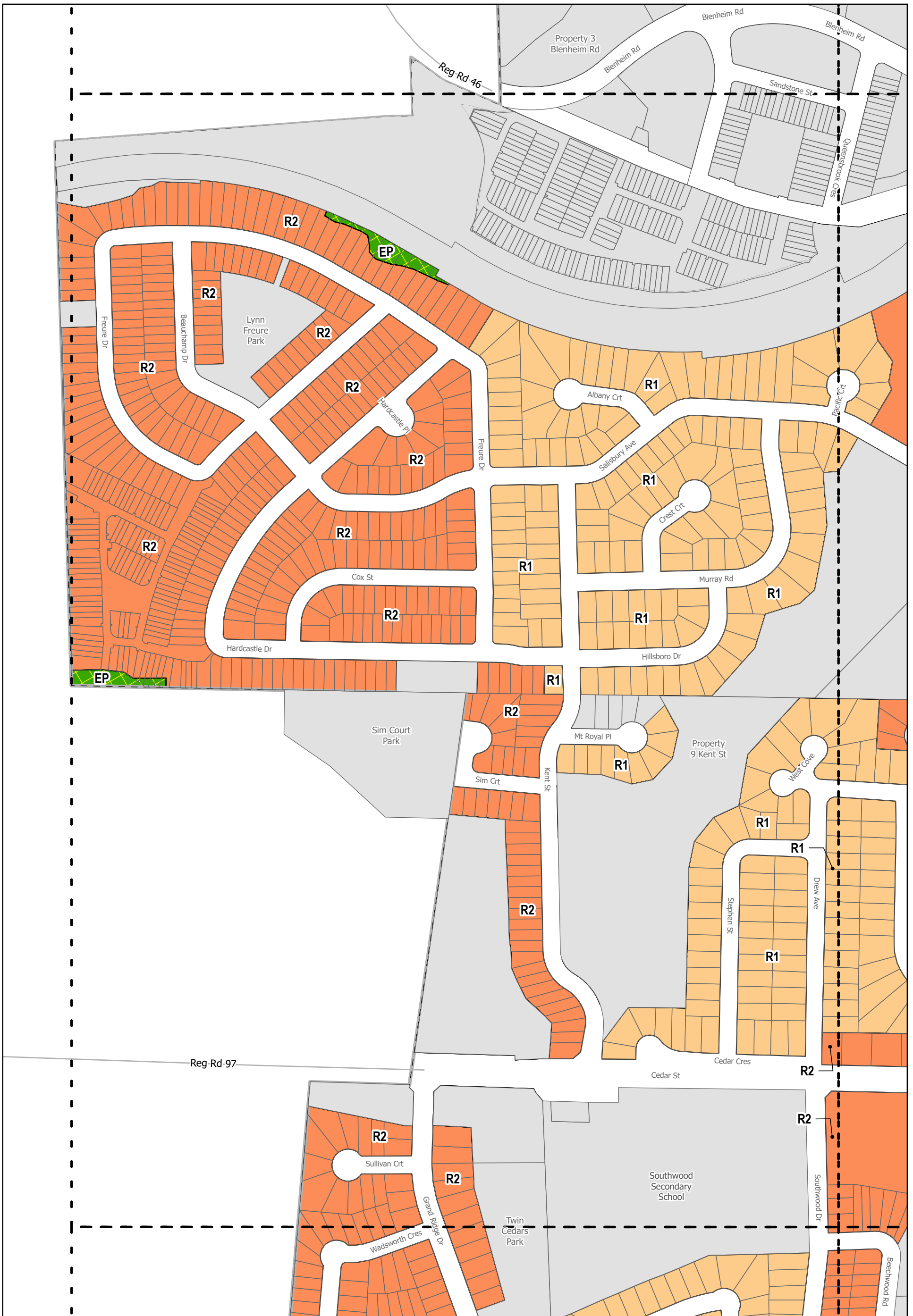
J14



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

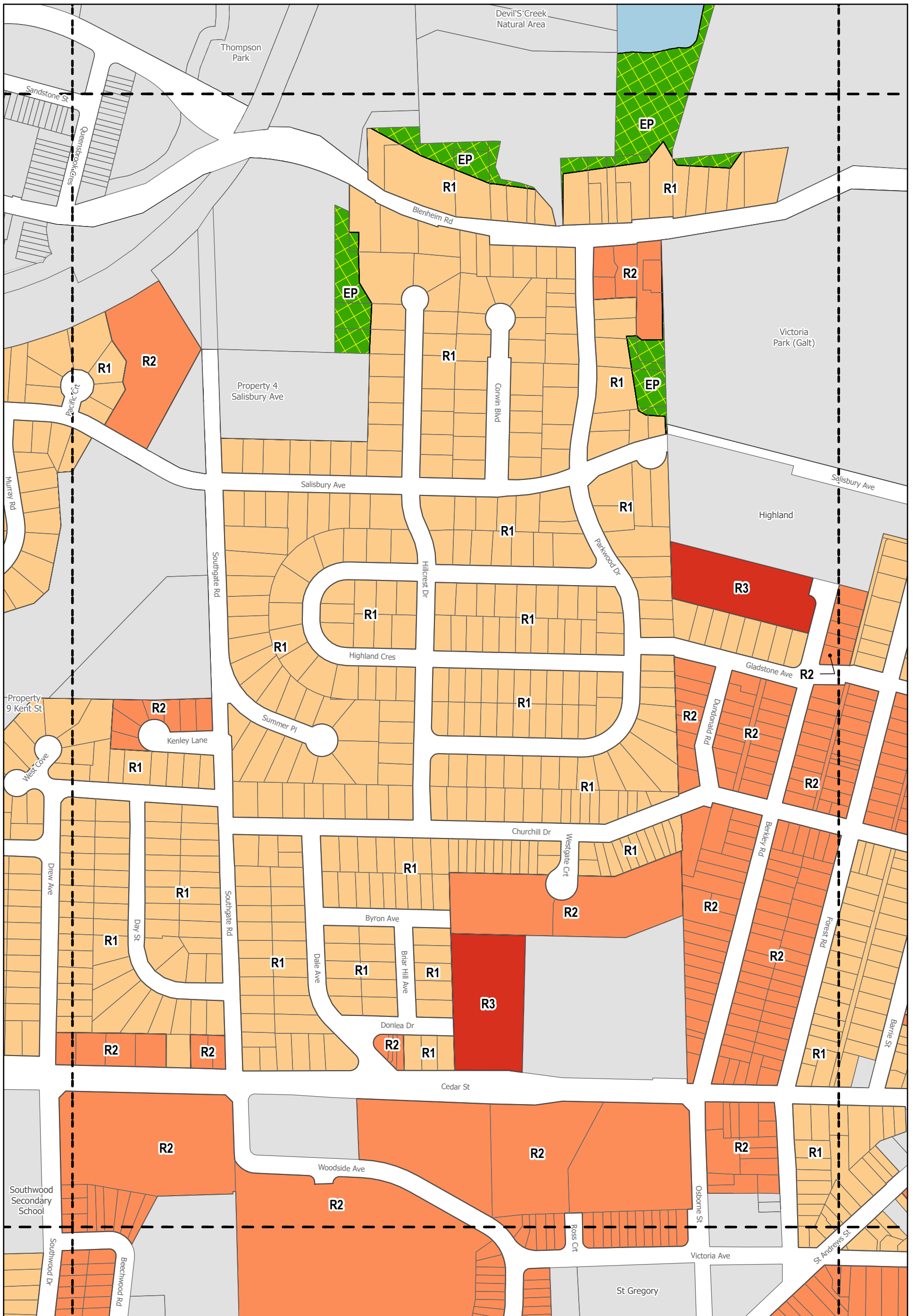




Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

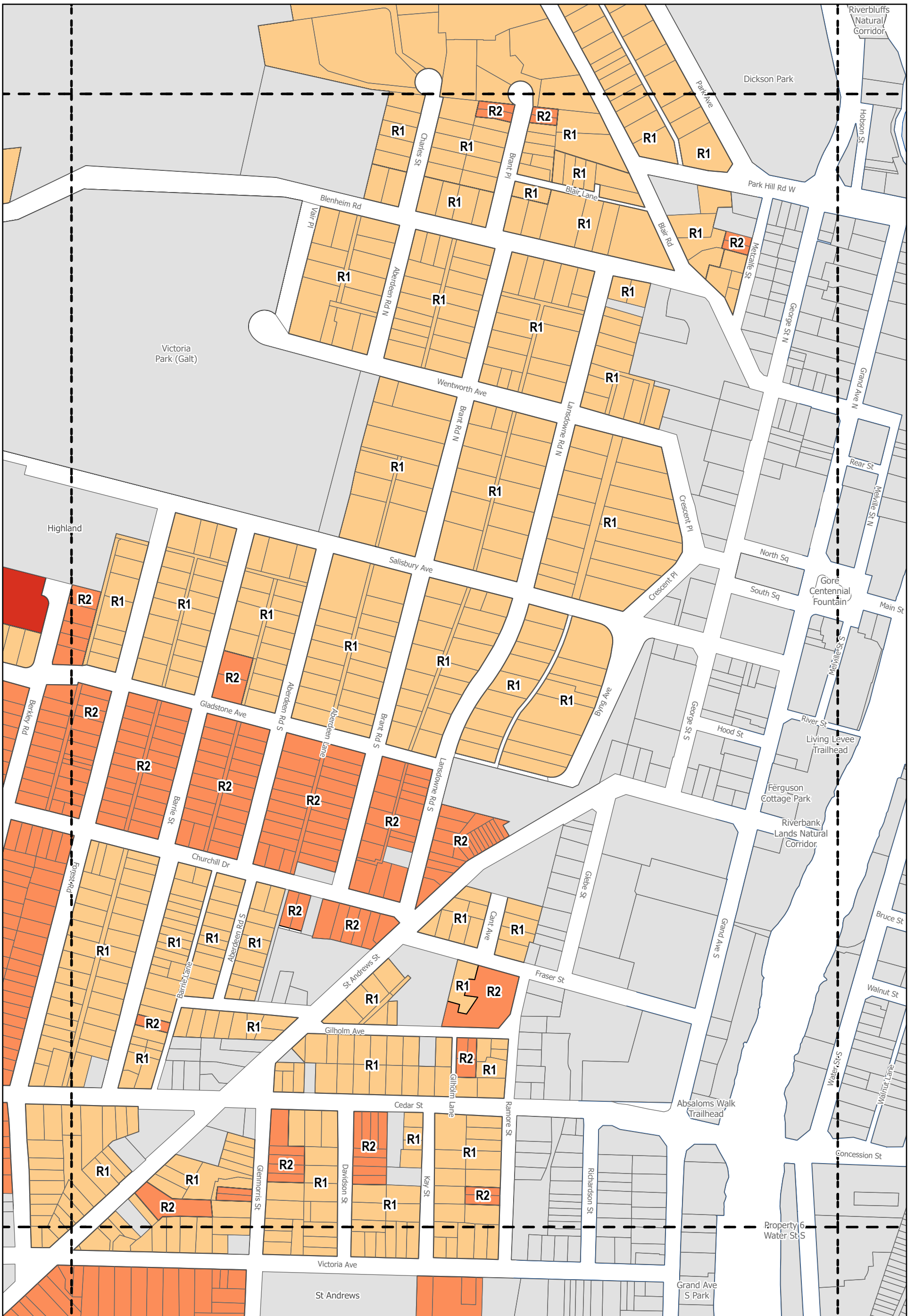




Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

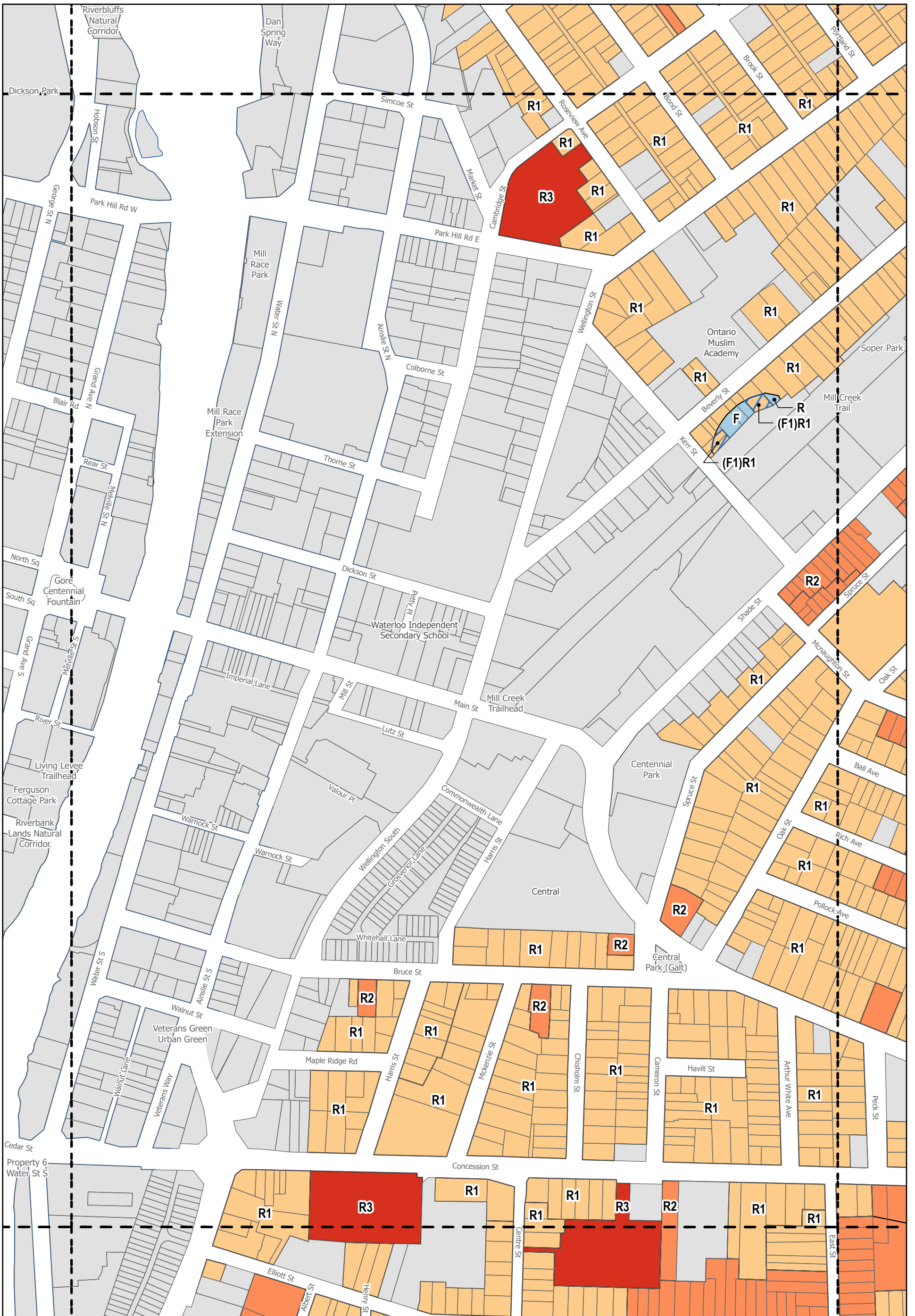




Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



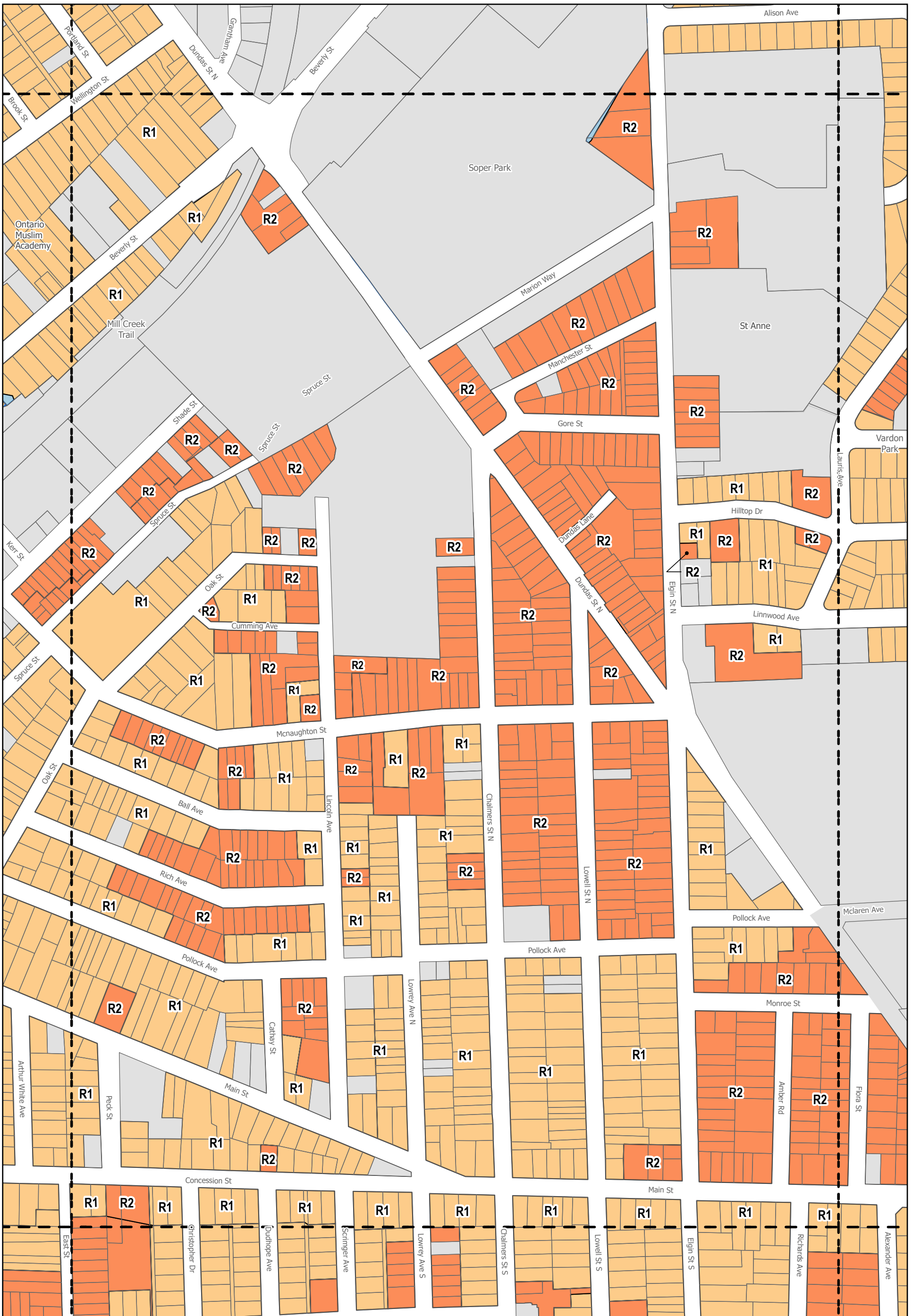


K9

K11

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



K10

K12

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



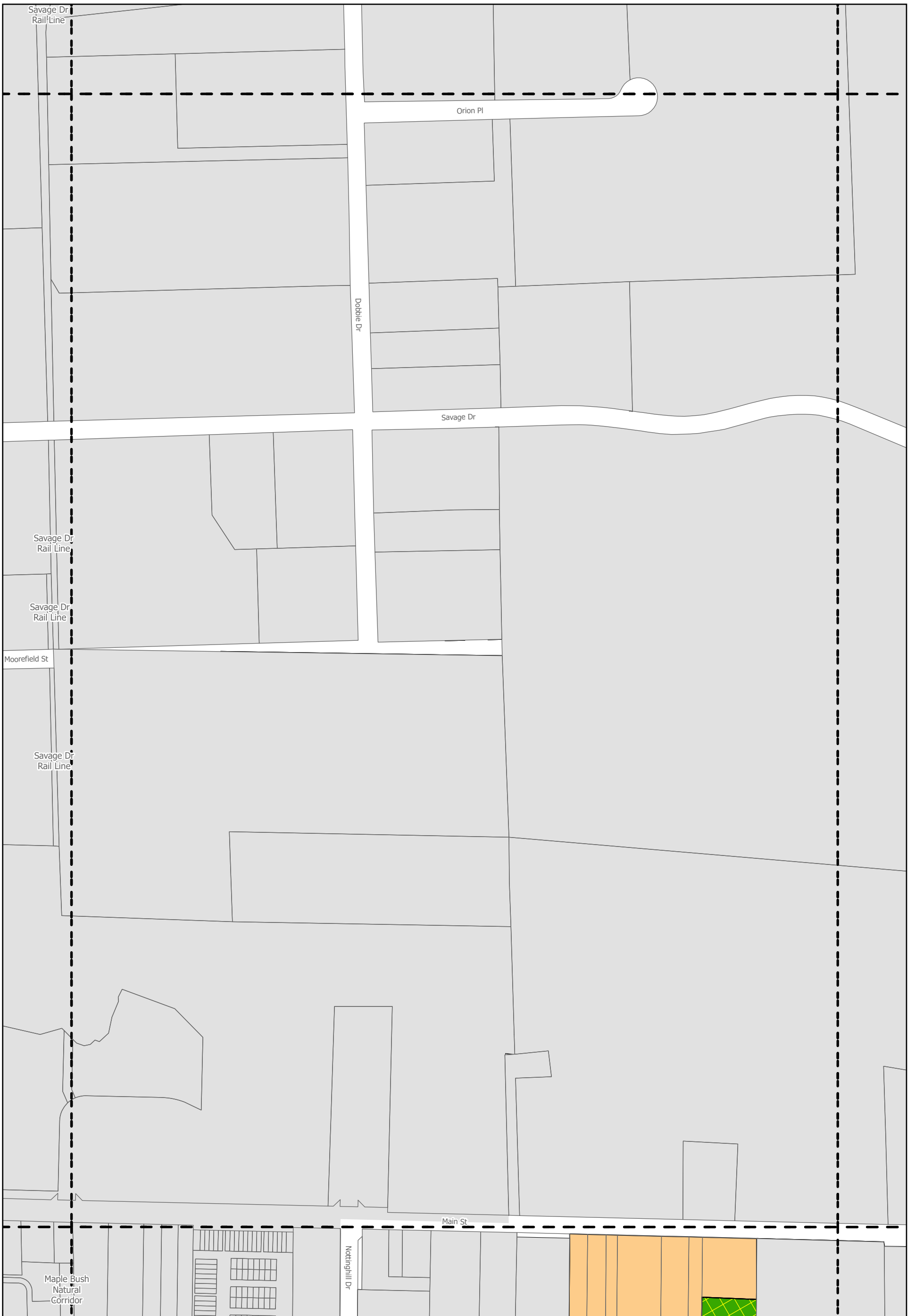
K11



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)





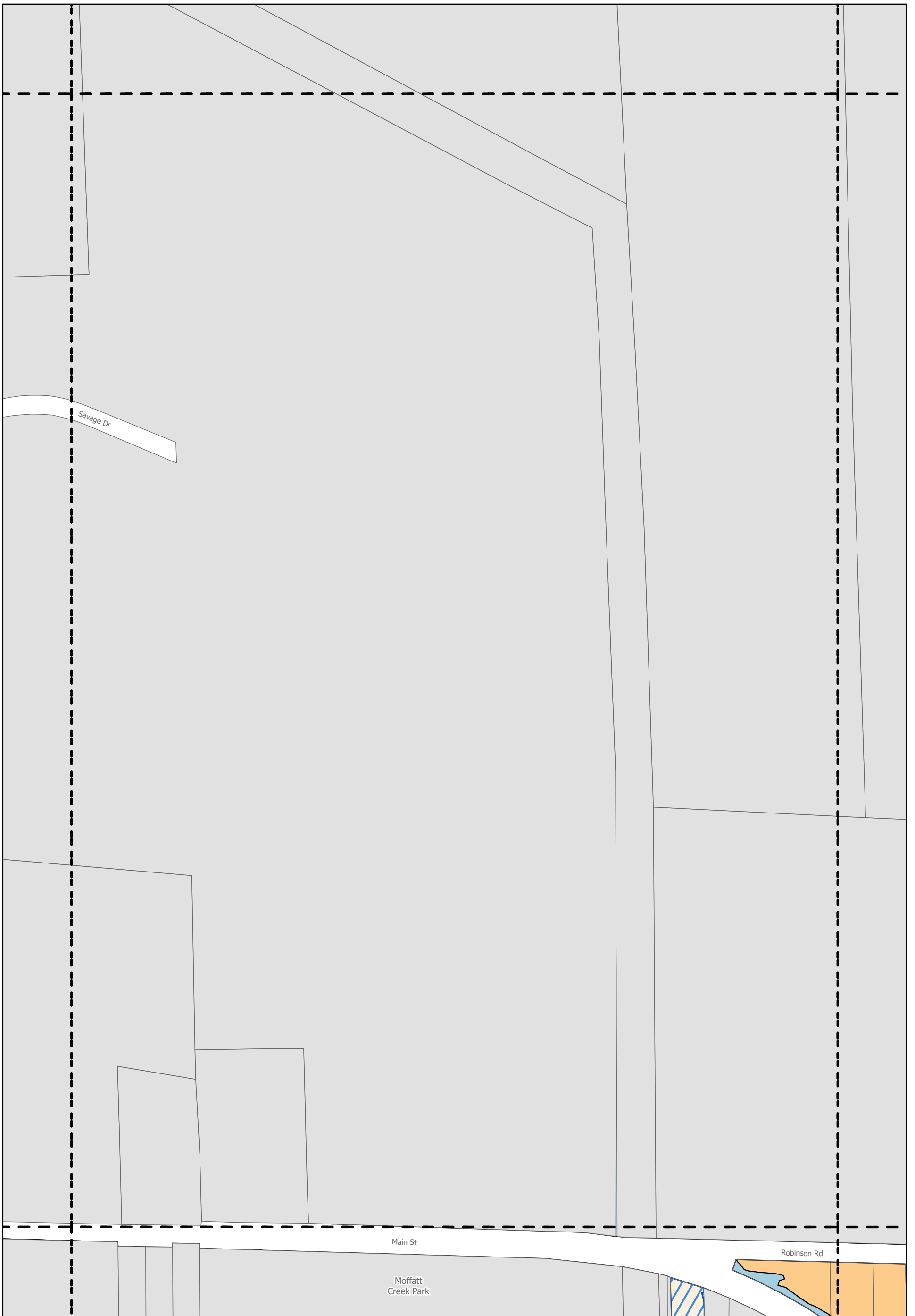
K12

K14

Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)





K13

K15

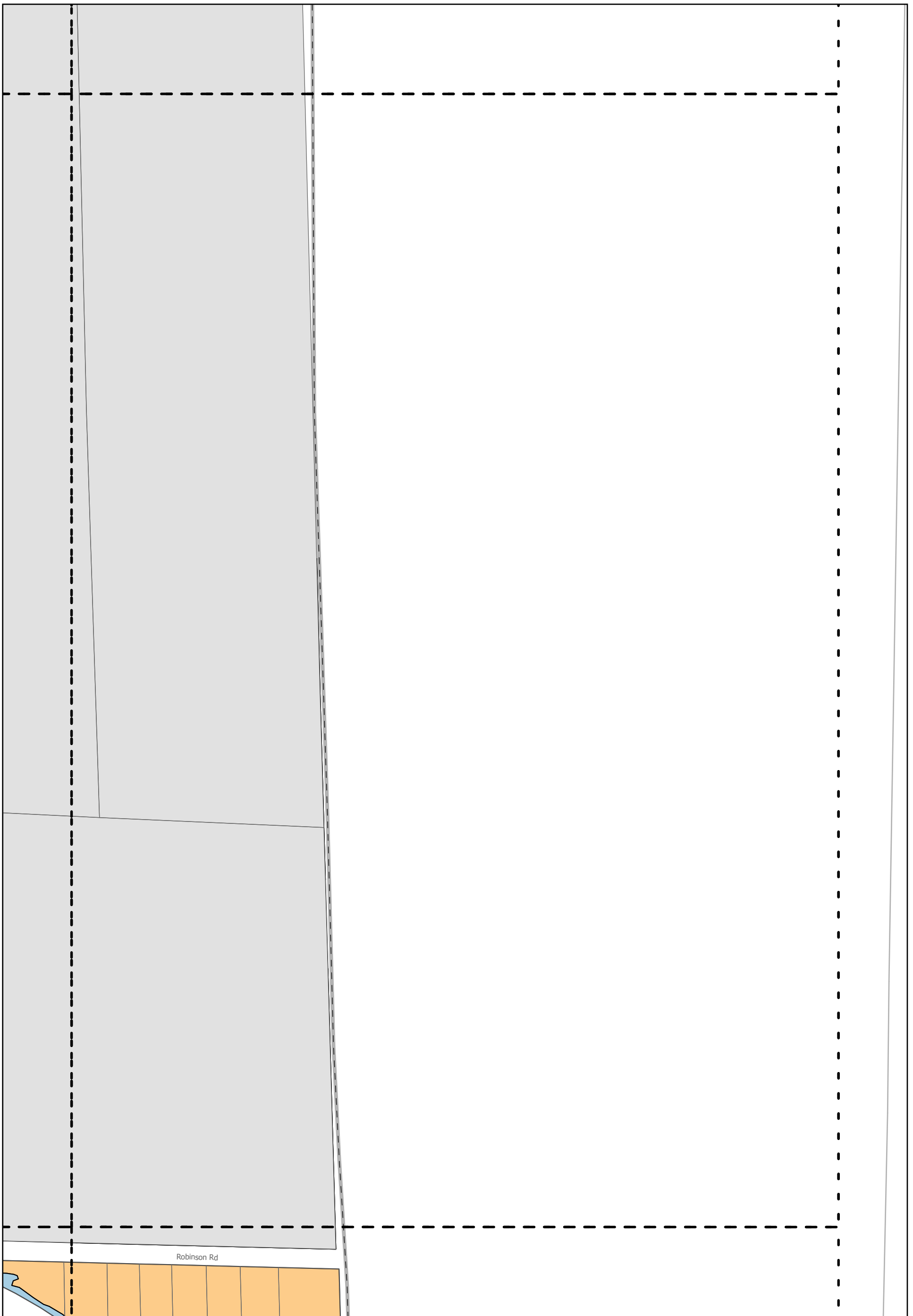
L14

Legend

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-
-



K14

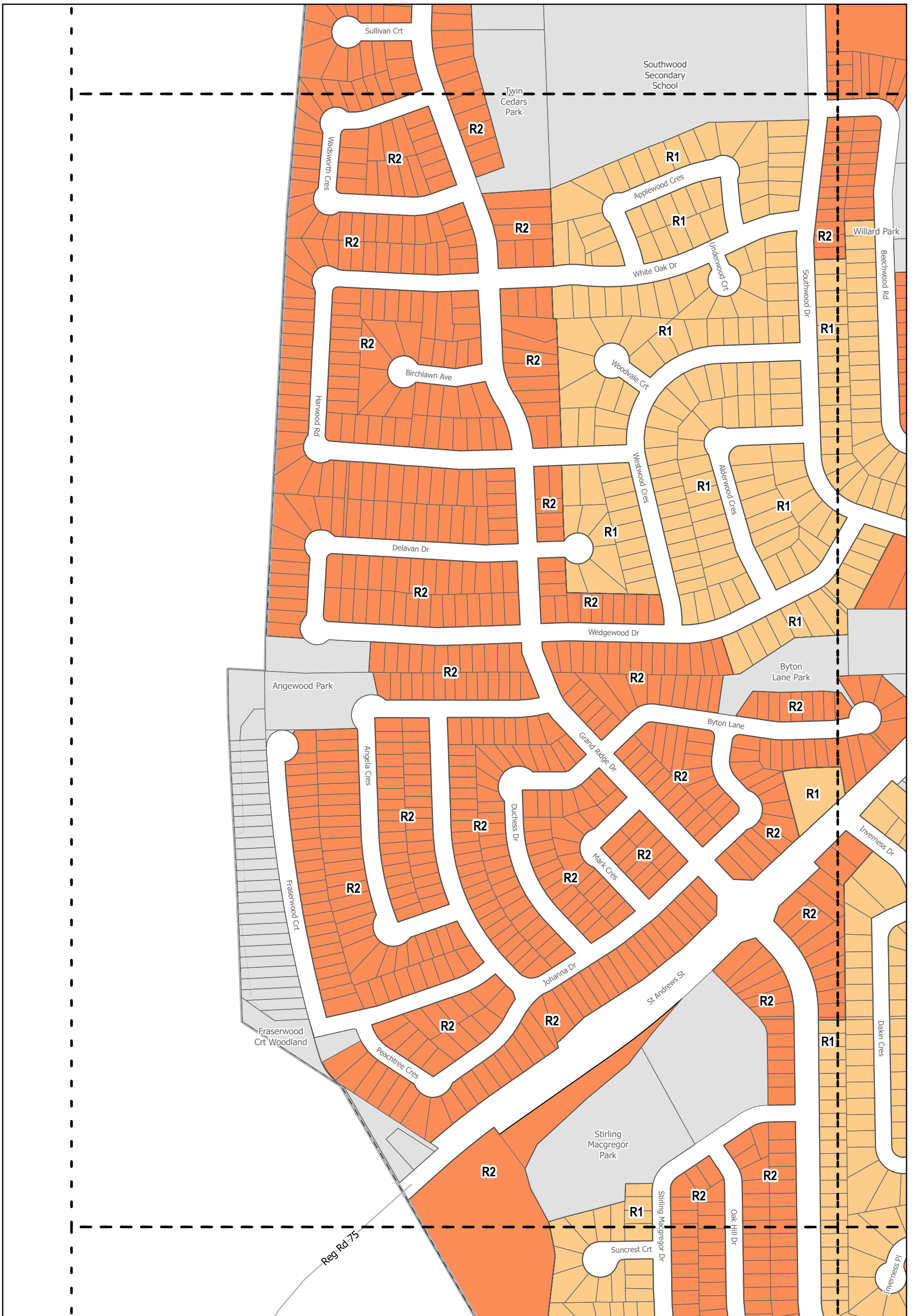


Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



K7



L8

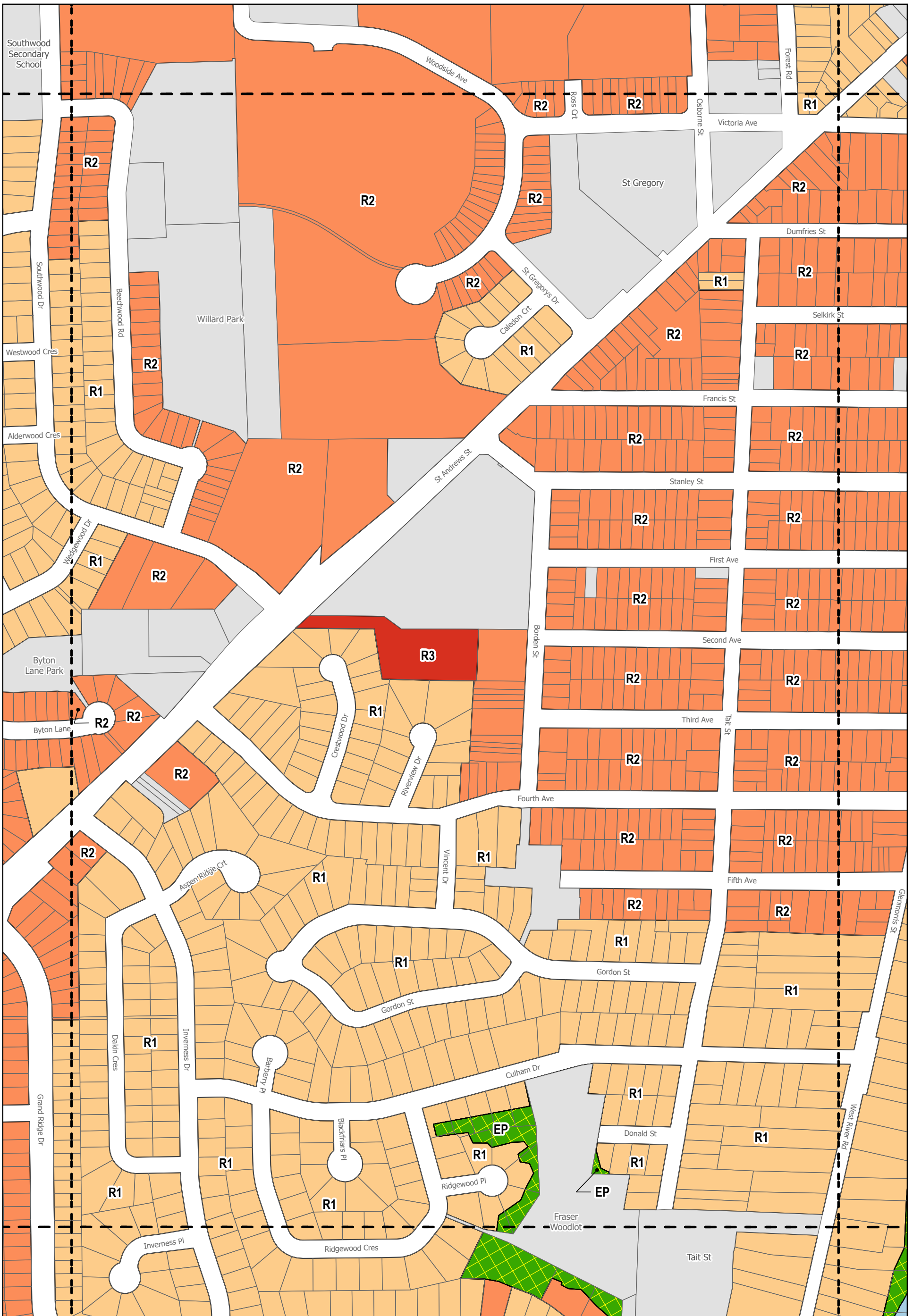
M7

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



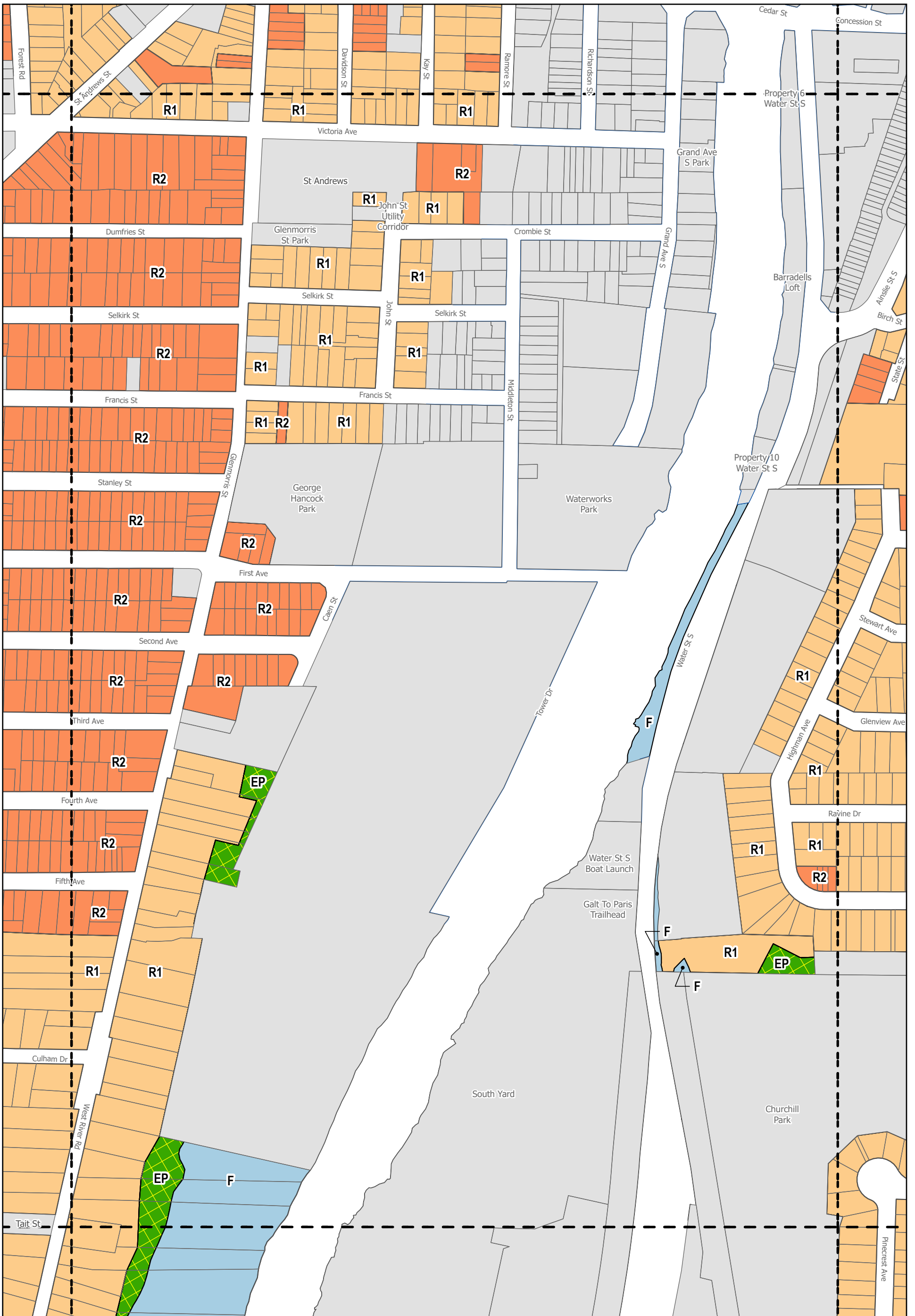
L7



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)





87

L10

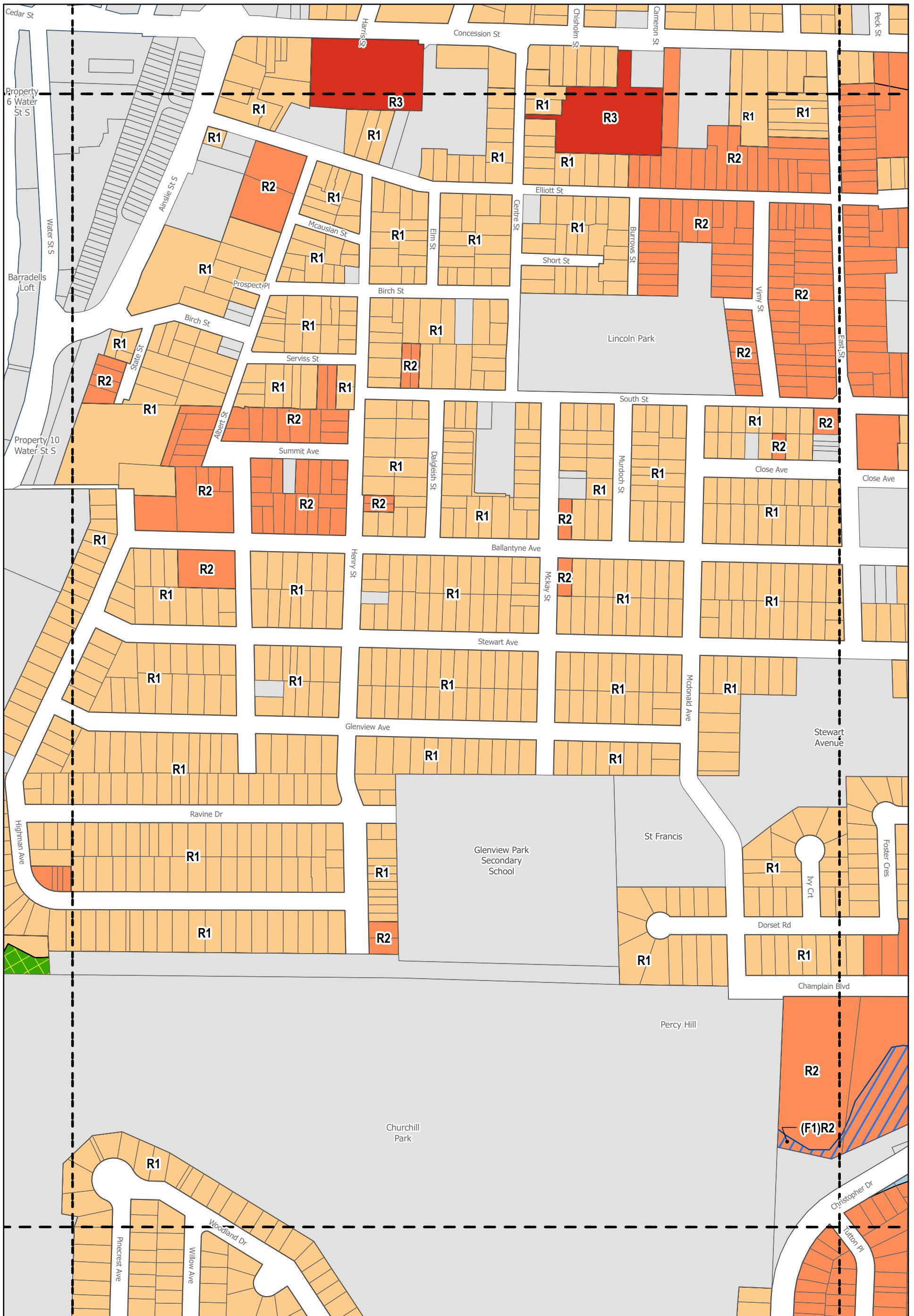
Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



L9

K10



M10

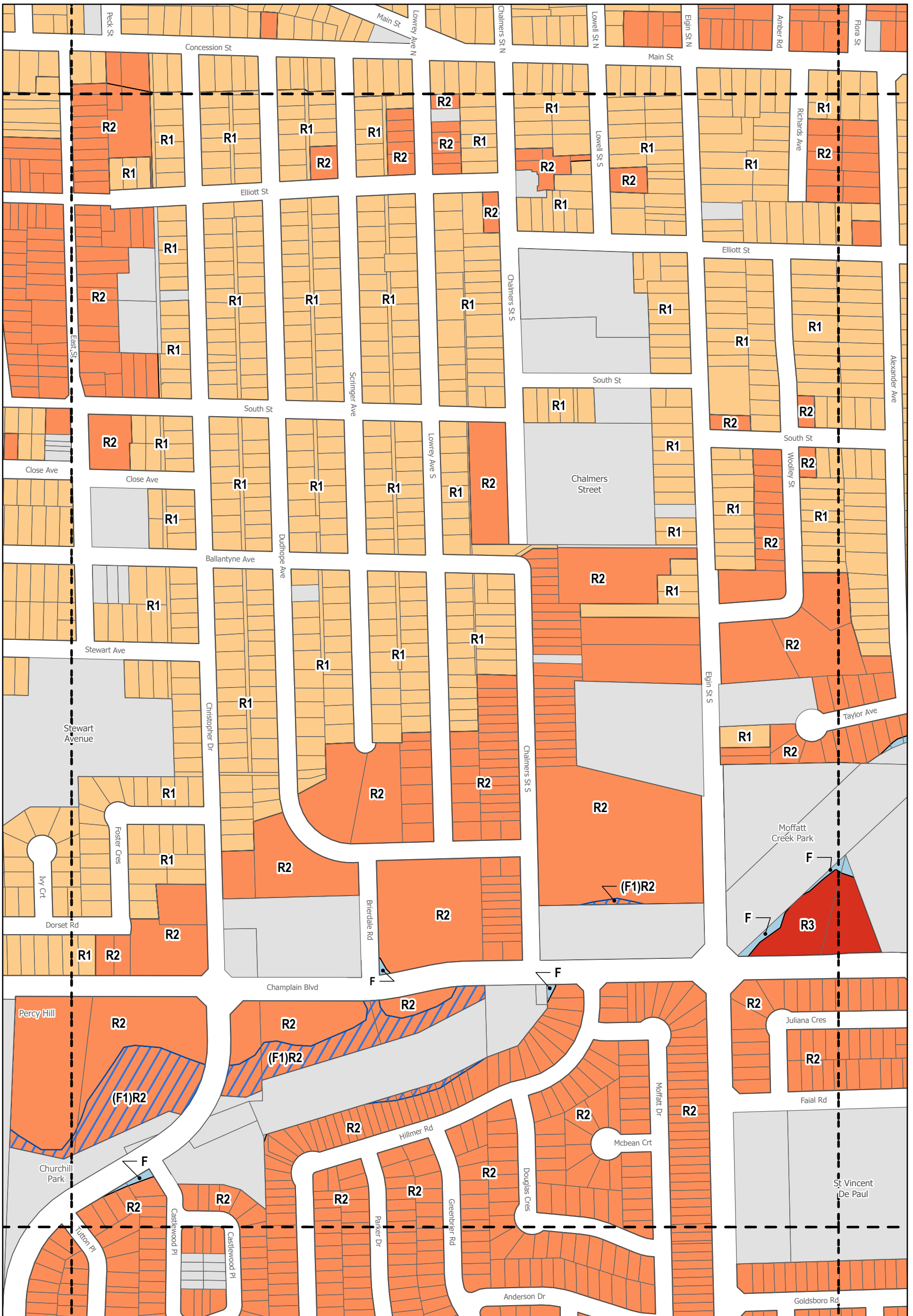
Legend

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|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



L10

K11



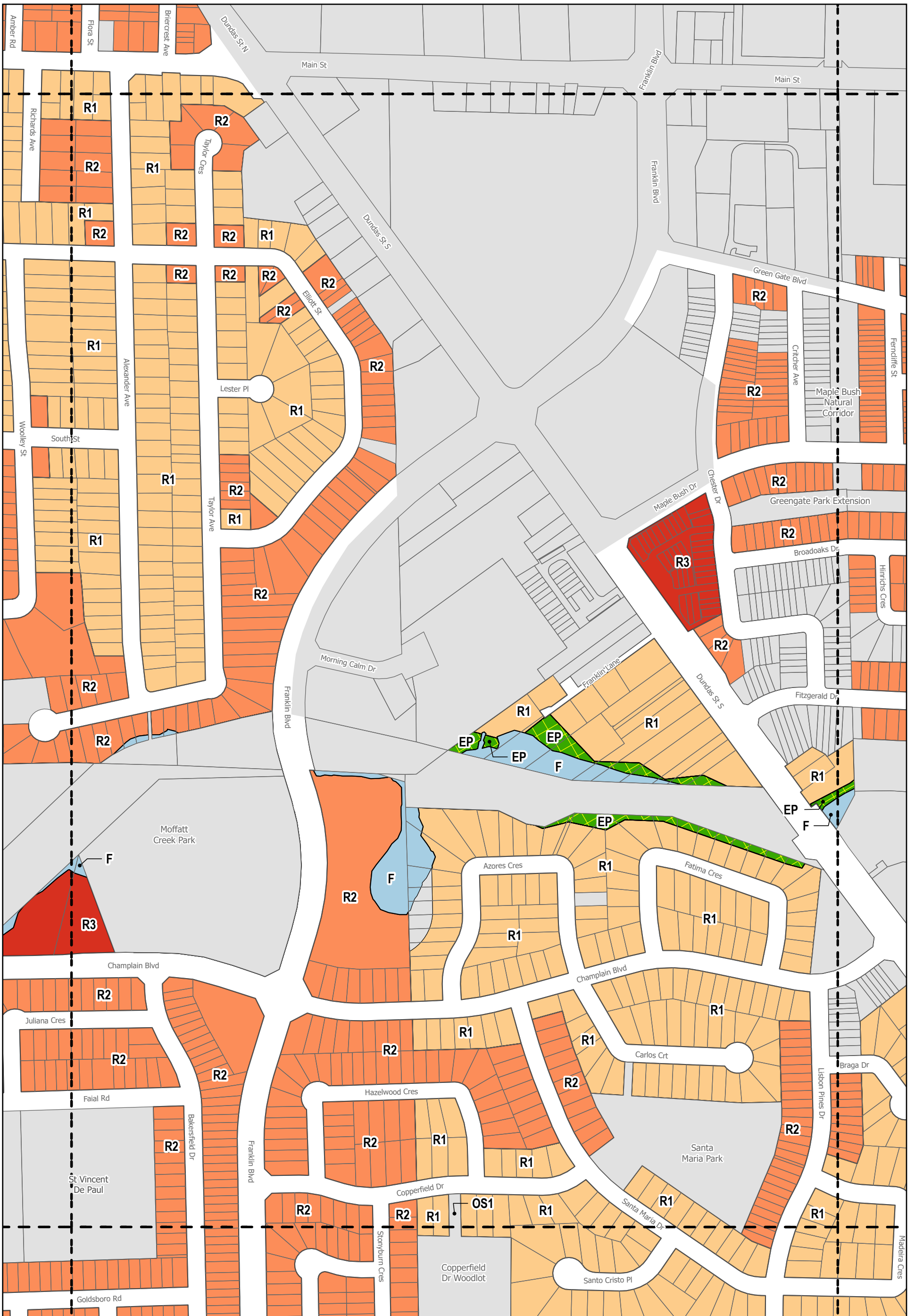
M11

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



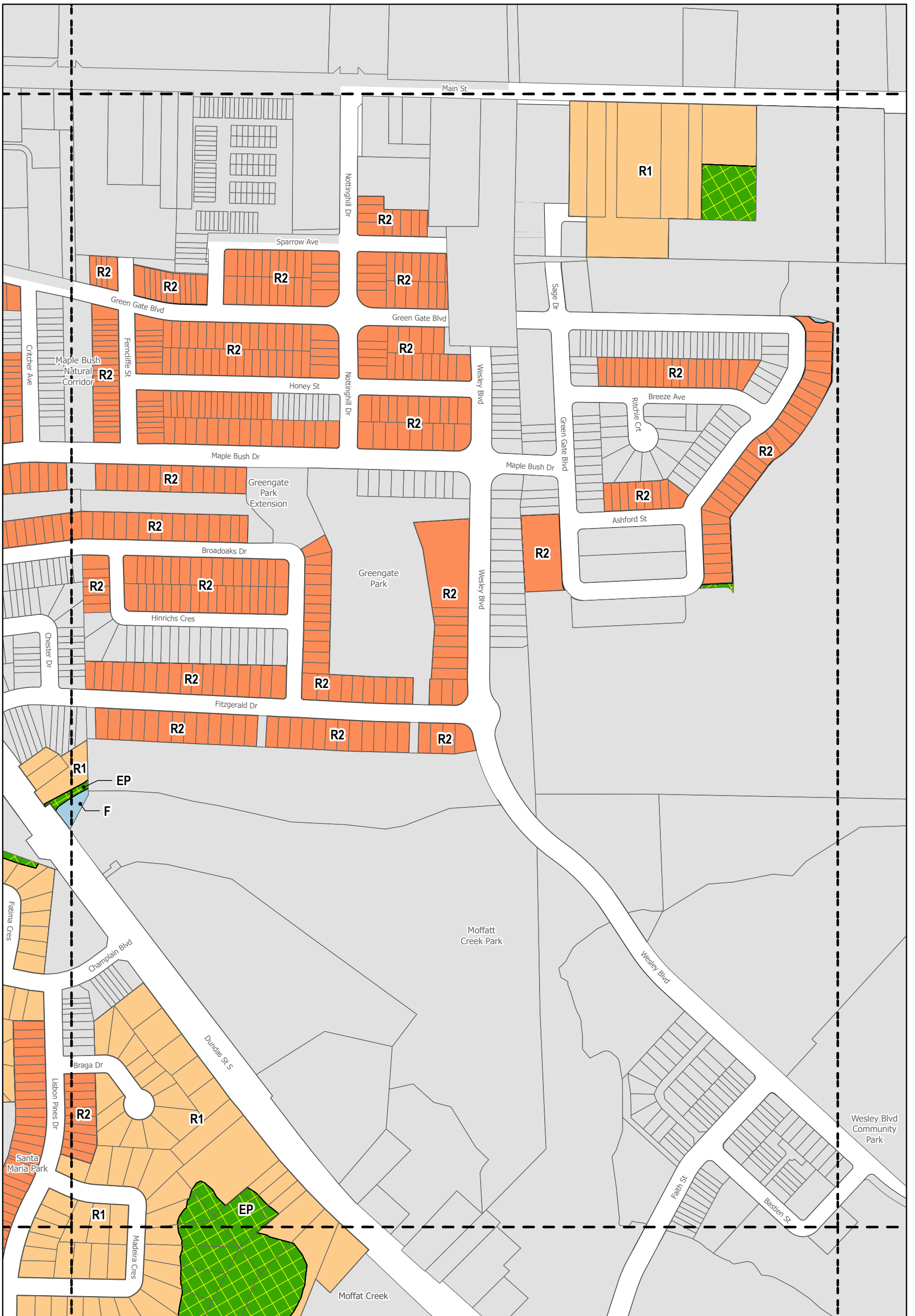
L11



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)





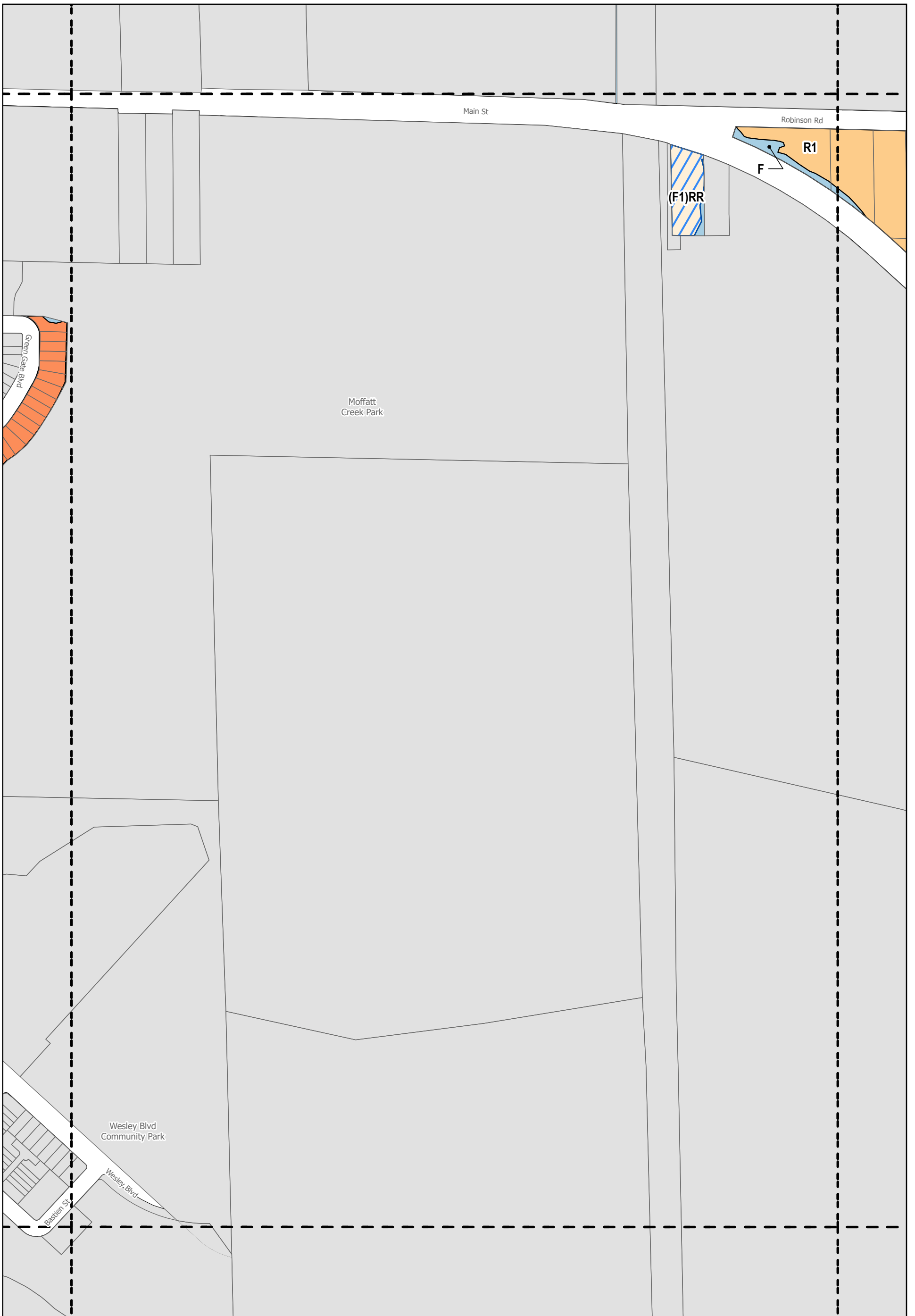
L12

L14

Legend

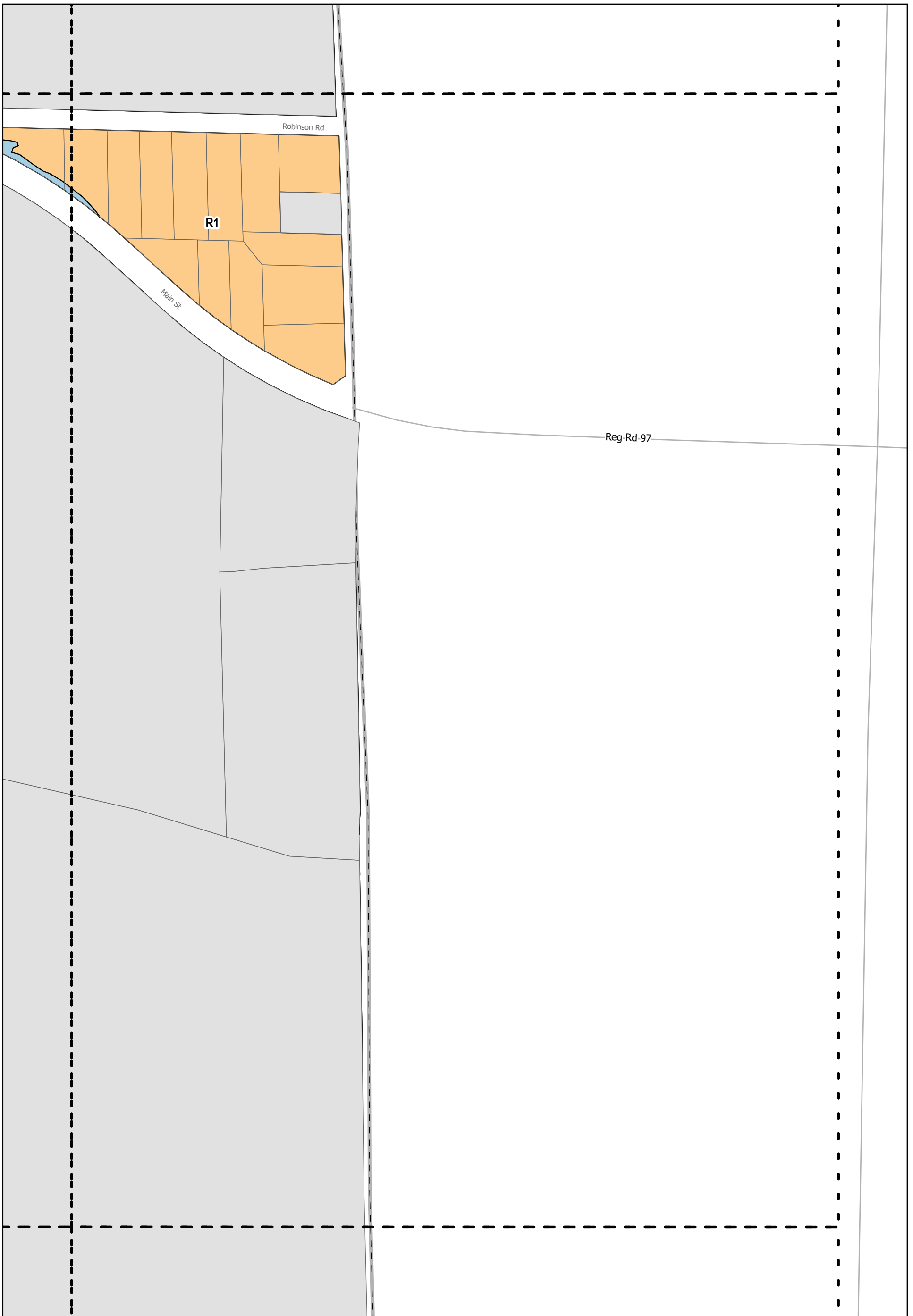
- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)





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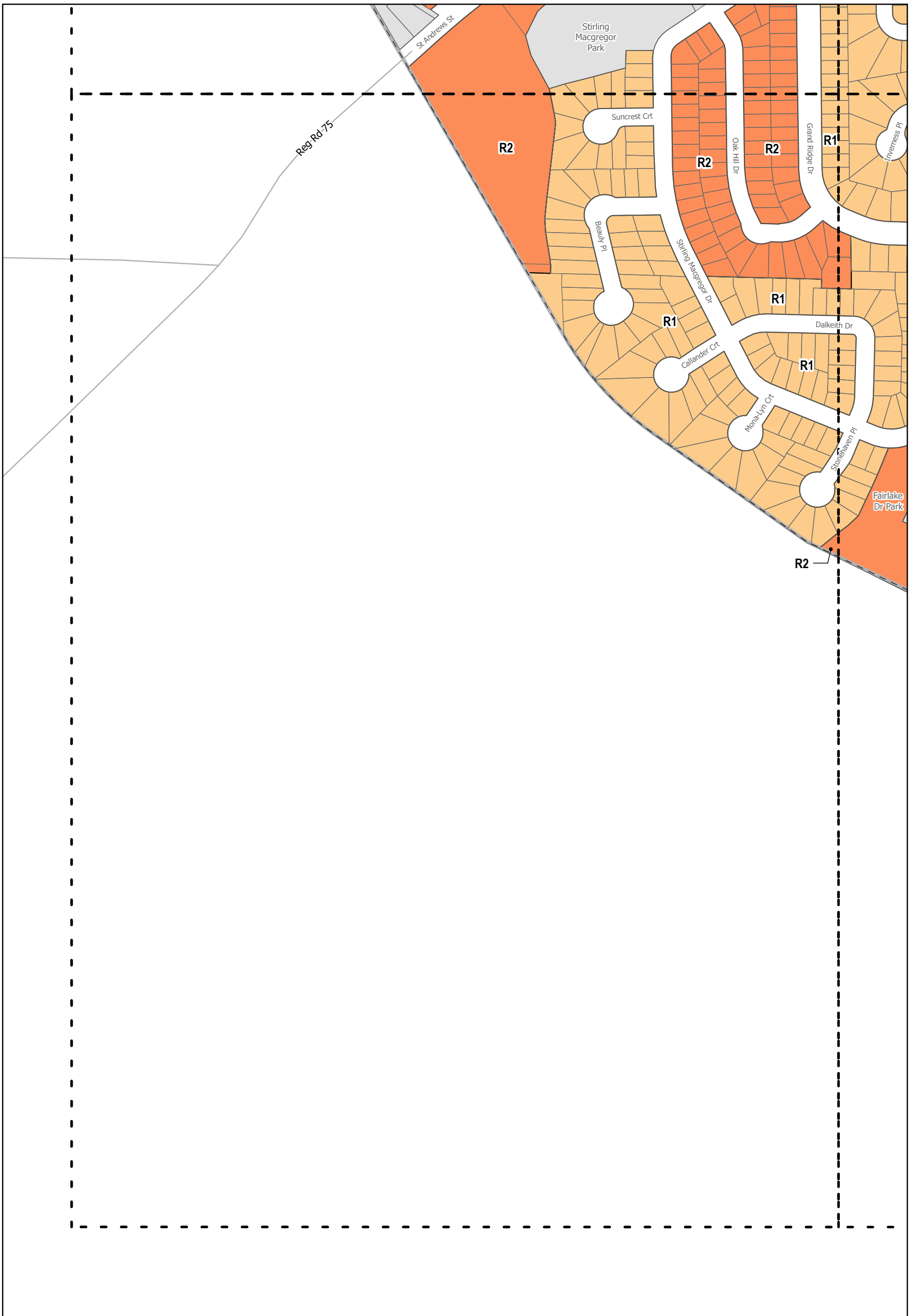
Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



L15

L7



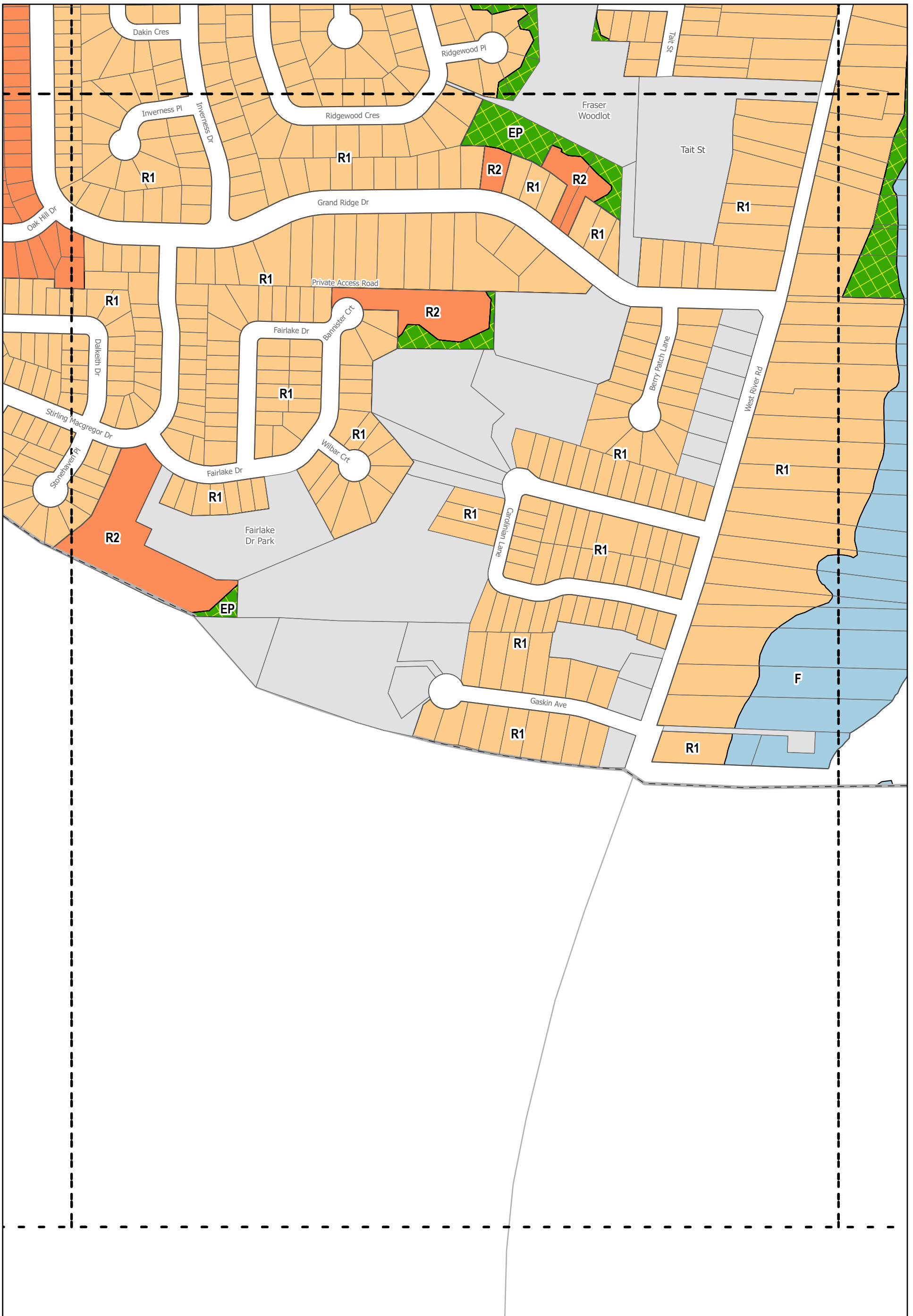
M8

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



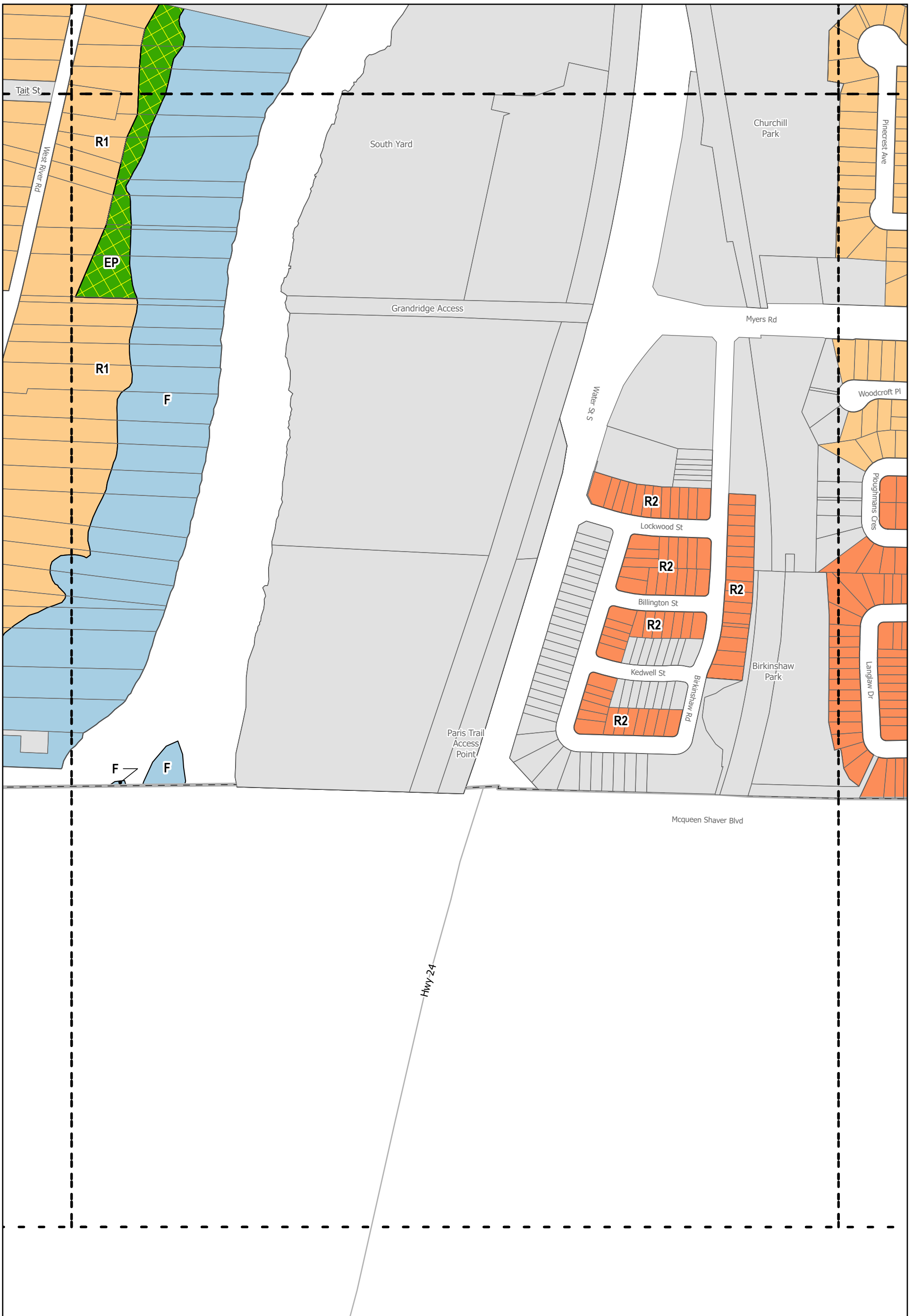
M7



Legend

- Deferred Area Subject to By-Law 150-85
- Rural Residential (RR)
- Environmental Protection (EP)
- Floodplain 1 (F1)
- Residential 1 (R1)
- Floodway (F)
- Floodplain 2 (F2)
- Residential 2 (R2)
- Open Space (OS)
- Residential 3 (R3)





M8

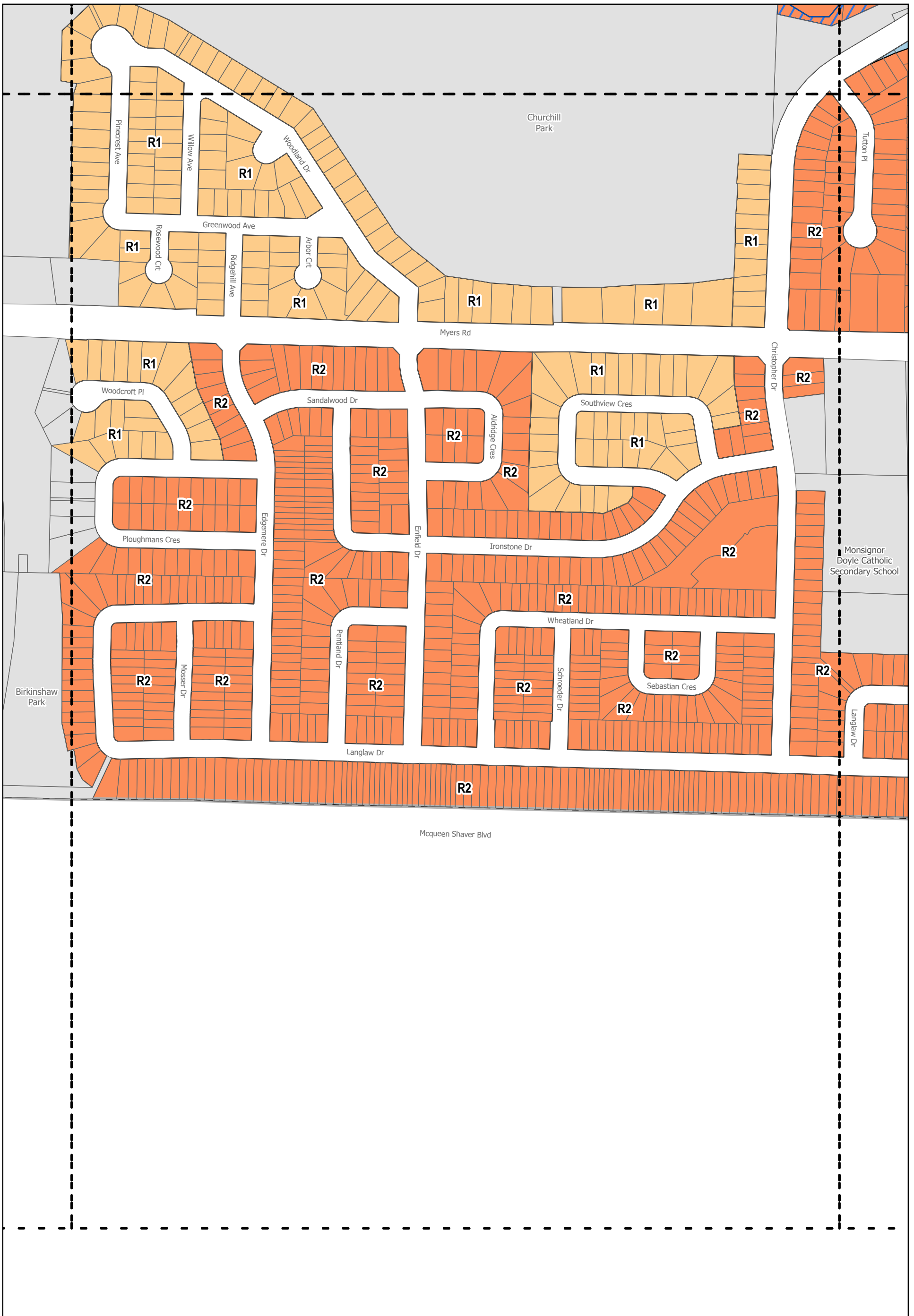
M10

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)

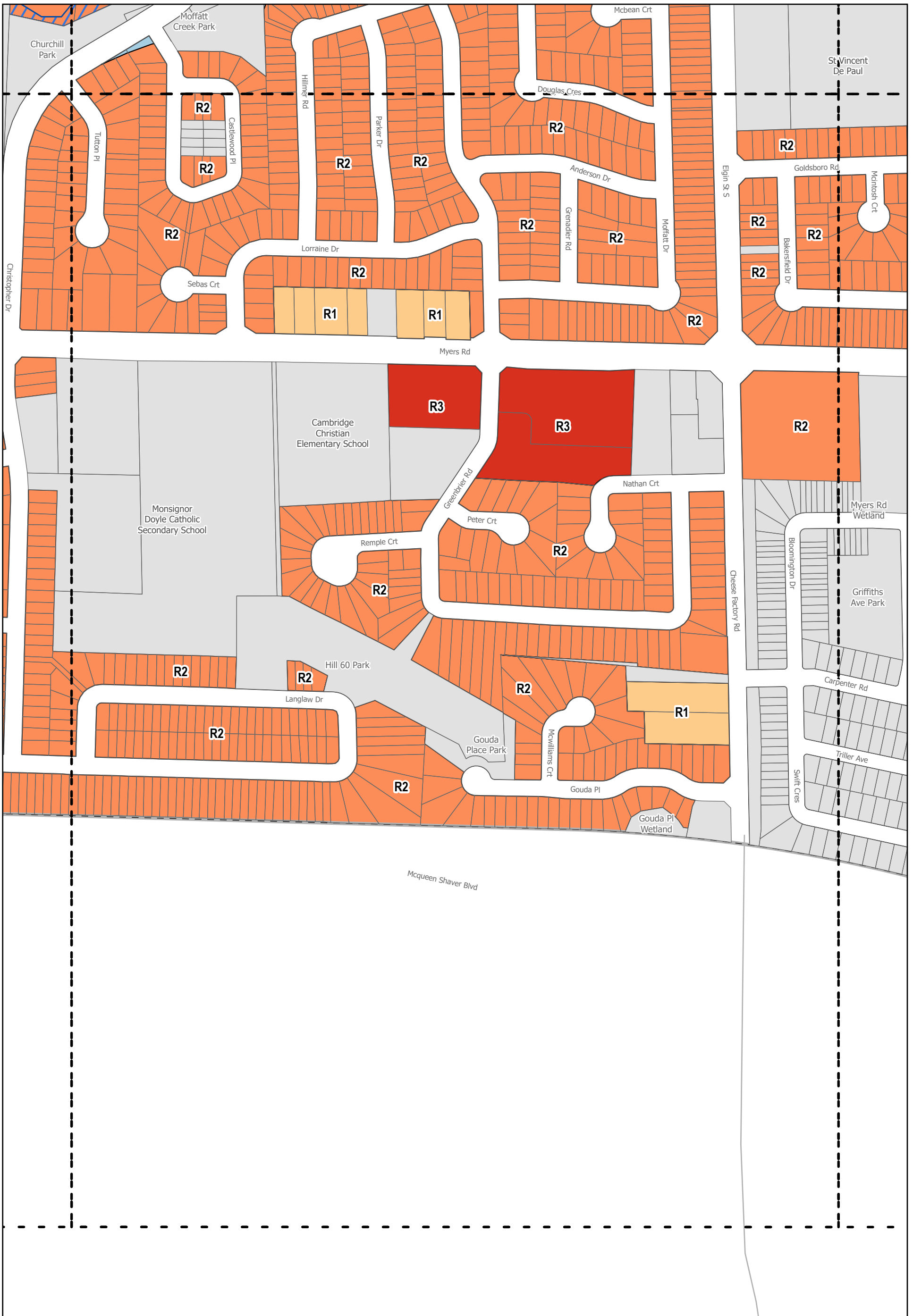


M9



Legend

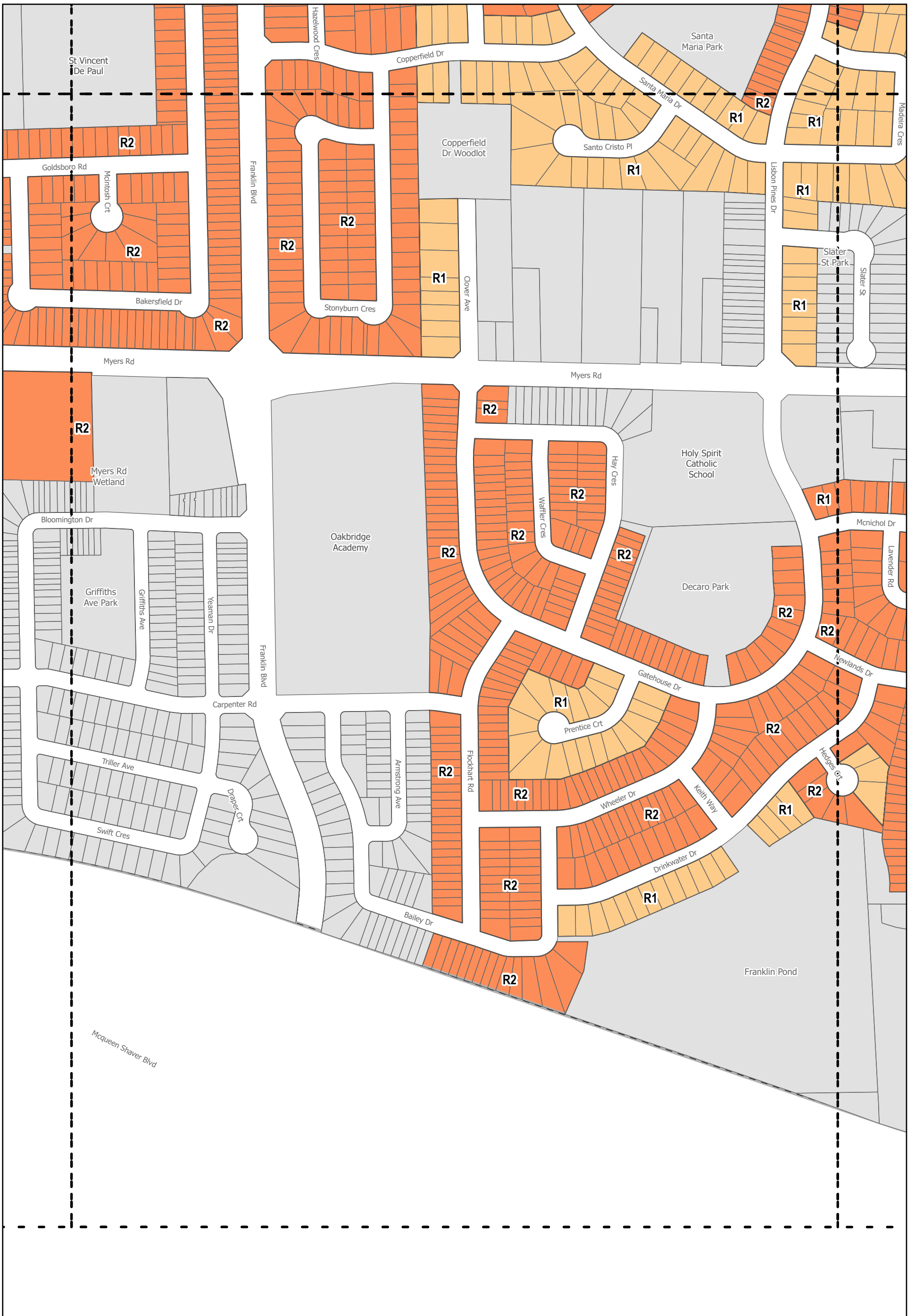
- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)





M11

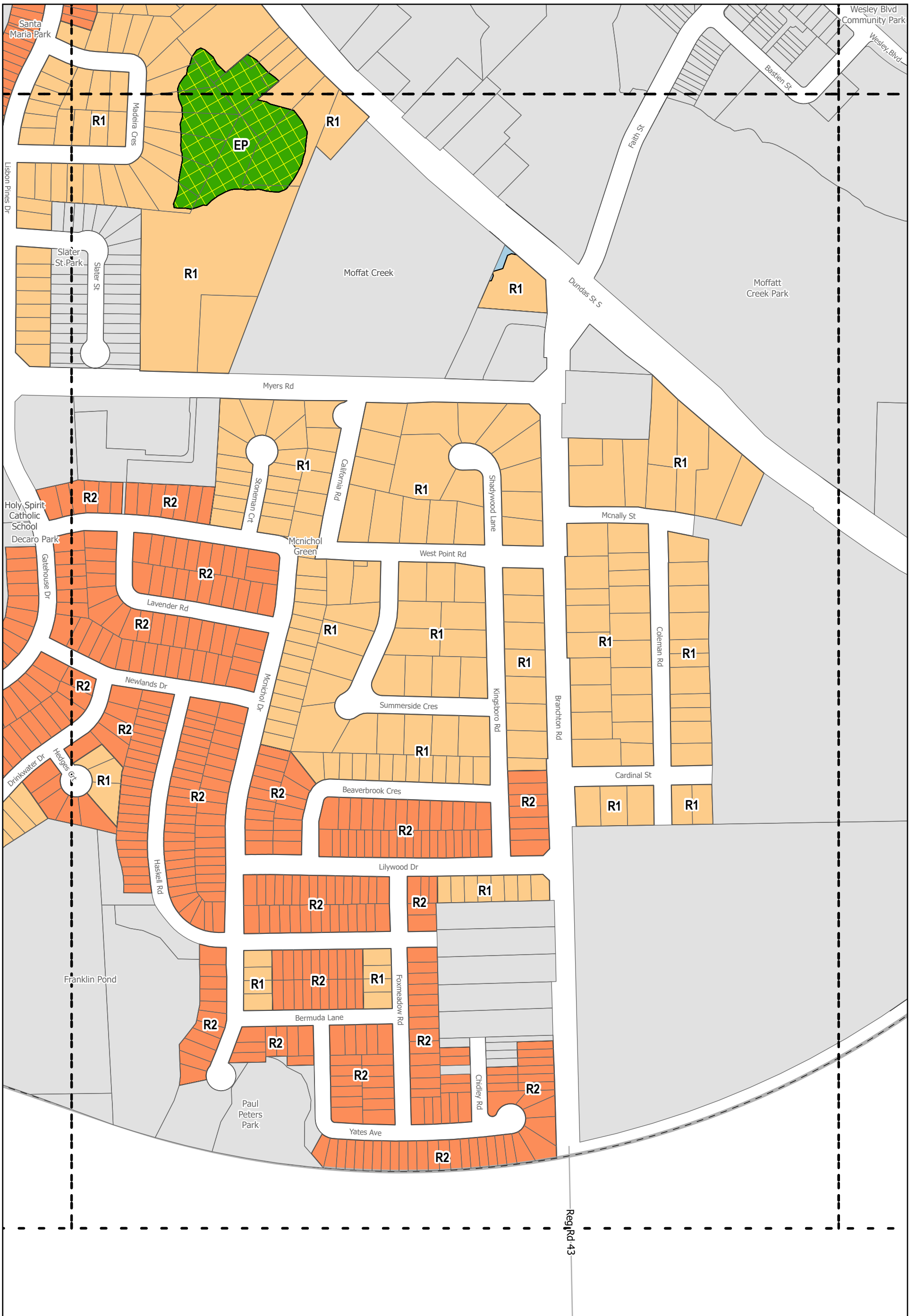
M13

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



L13



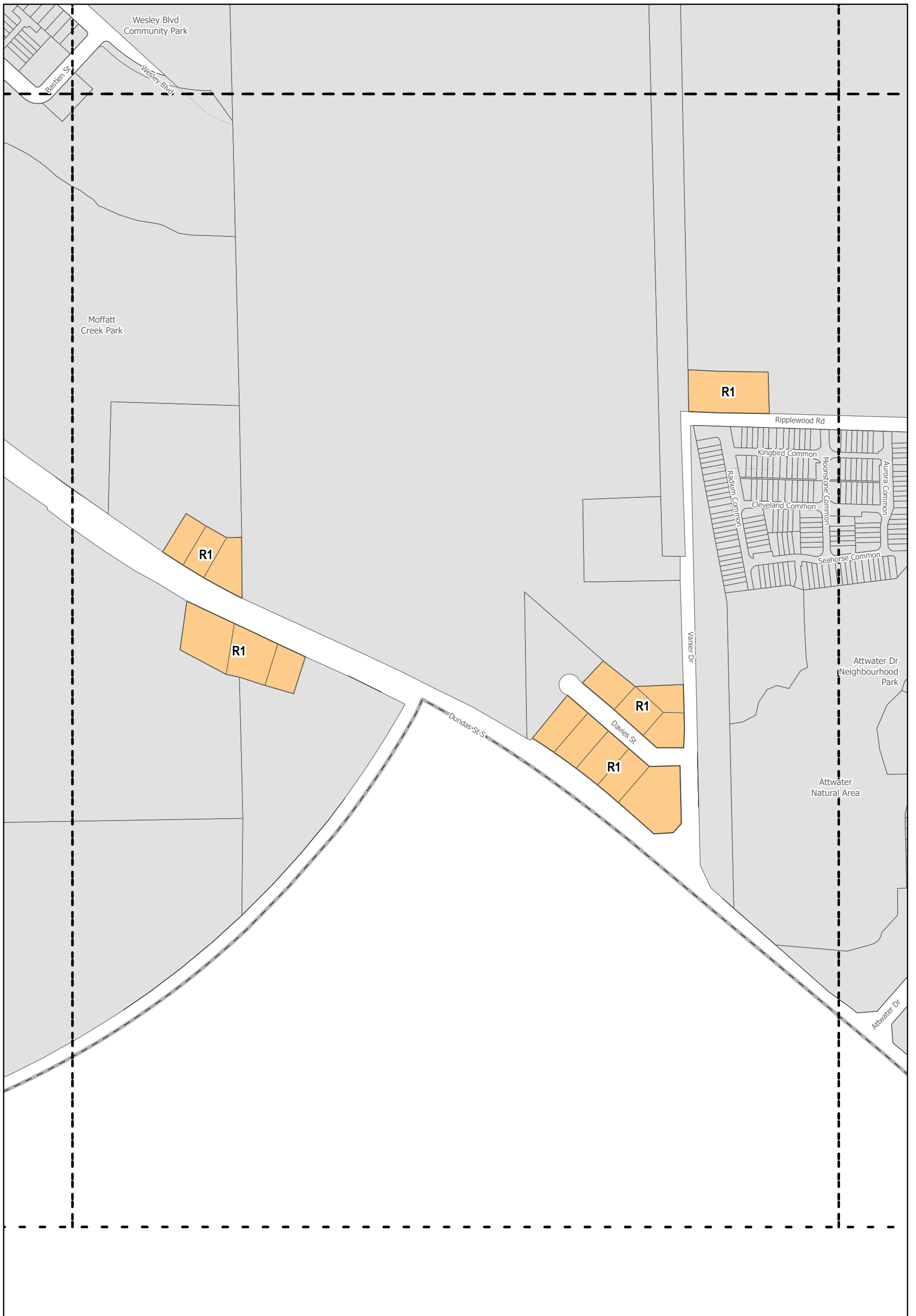
M12

M14

Legend

- Deferred Area Subject to By-Law 150-85
- Floodplain 1 (F1)
- Floodplain 2 (F2)
- Floodplain 3 (F3)
- Rural Residential (RR)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Environmental Protection (EP)
- Floodway (F)
- Open Space (OS)



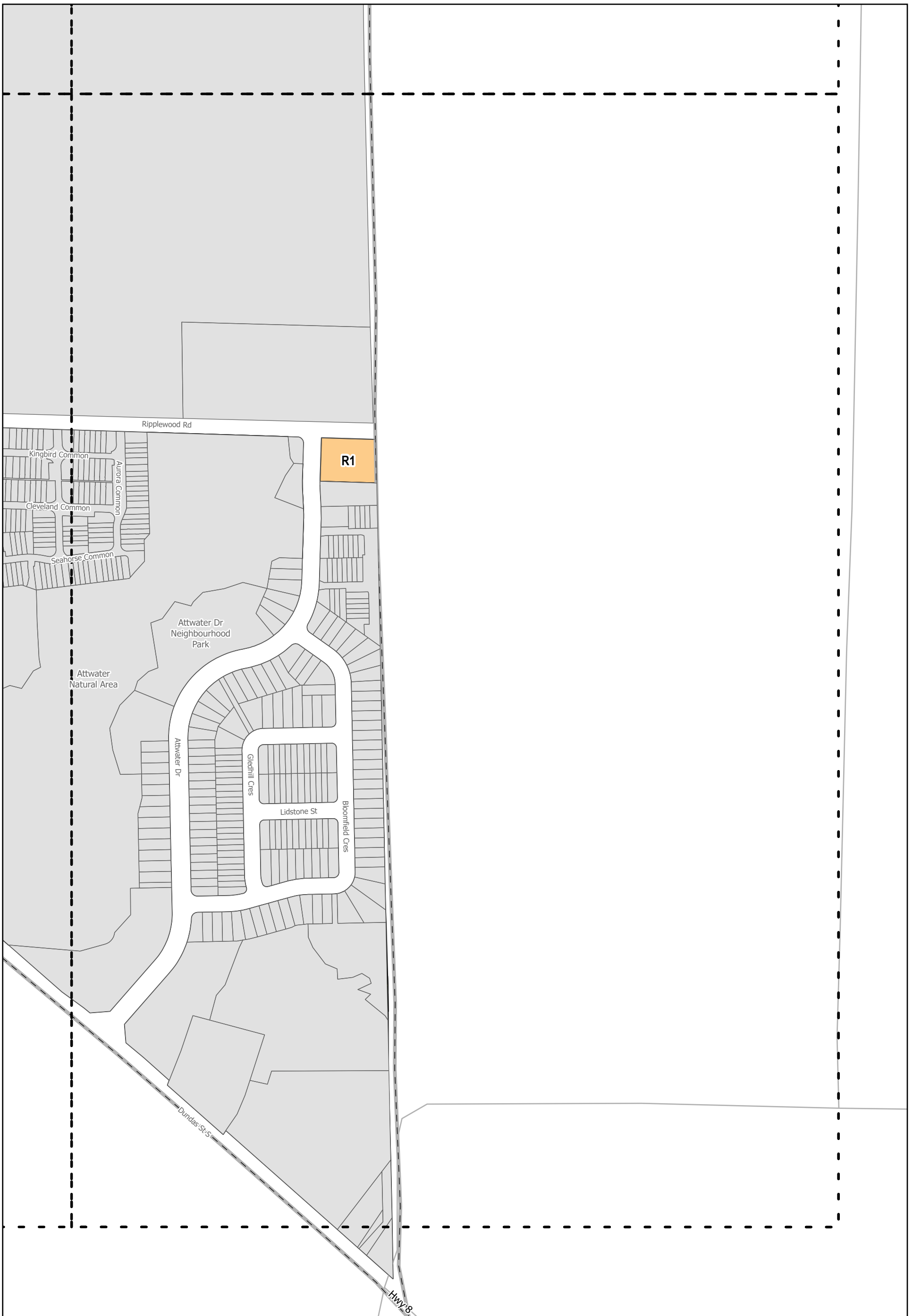


M13

M15

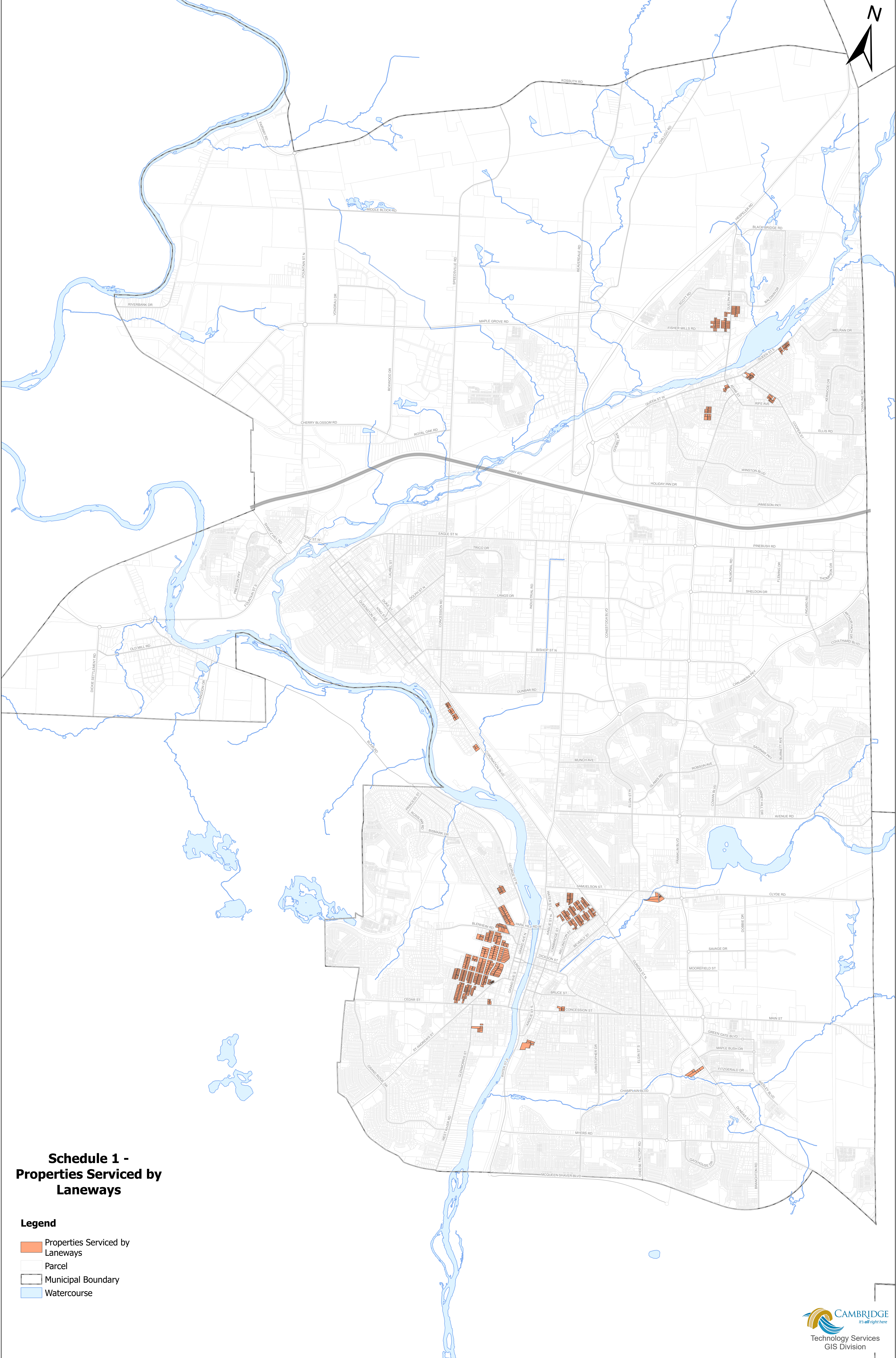
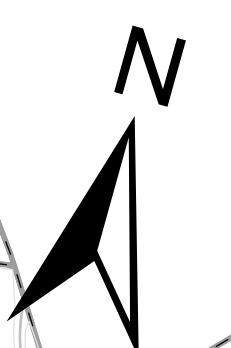
Legend

- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |




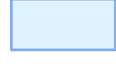


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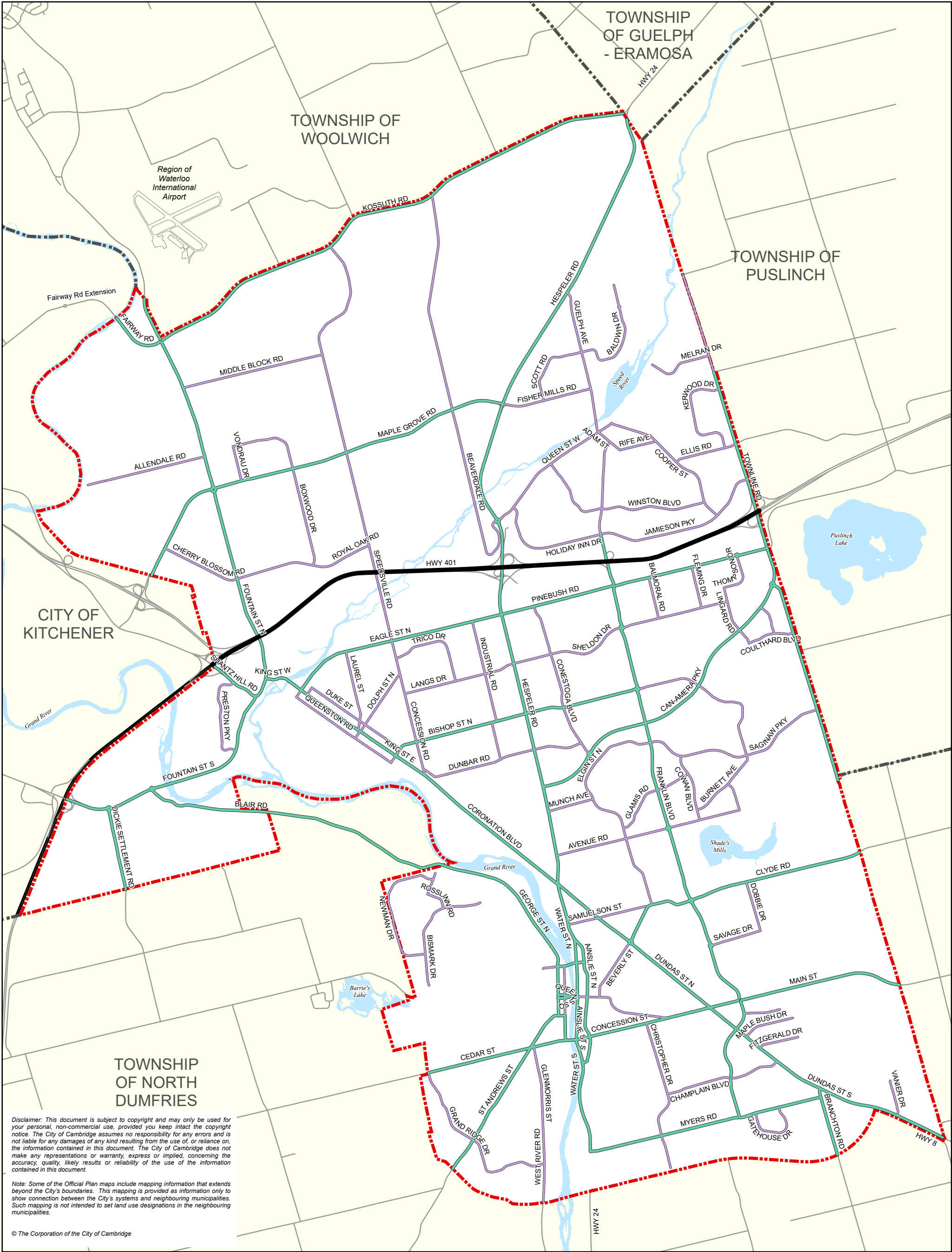
- | | | |
|--|------------------------|-------------------------------|
| Deferred Area Subject to By-Law 150-85 | Rural Residential (RR) | Environmental Protection (EP) |
| Floodplain 1 (F1) | Residential 1 (R1) | Floodway (F) |
| Floodplain 2 (F2) | Residential 2 (R2) | Open Space (OS) |
| Floodplain 3 (F3) | Residential 3 (R3) | |



Schedule 1 - Properties Served by Laneways

- Legend**
-  Properties Served by Laneways
 -  Parcel
 -  Municipal Boundary
 -  Watercourse






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Note: Some of the Official Plan maps include mapping information that extends beyond the City's boundaries. This mapping is provided as information only to show connection between the City's systems and neighbouring municipalities. Such mapping is not intended to set land use designations in the neighbouring municipalities.

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Schedule 2 - Building Height Limits on Collector and Arterial Roads



Legend

- - - City Limits
- Collector Roads
- Arterial Roads (Regional Roads)
- Rivers and Lakes
- Municipal Boundaries
- Provincial Freeway