

Zoning By-law Review

February 3, 2026



Project Recap:

October 2024 – Direction report

May 2025 – Statutory Public Meeting

May – July 2025 – Engagement:

- City-wide mailout (61,805 sent)
- Survey (402 respondents)
- Social media and Newspaper campaign (468 interactions, 30,304 impressions, 67 clicks)
- Farmers market drop-ins (3 engagements)
- 11 community drop-ins (229 participants))

October 2025 – Council update on results of public engagement

December 2025 – Staff Recommended Zoning By-law – decision deferred

February 2026 – Council decision

Zoning By-law - Purpose

Zoning By-law:

- Are rules that regulate what people can do on their property.
- Implements the Official Plan, which is the long-range vision created by the community of how the City is planned to grow.

Opportunity for:

- Council to set community wide standards.
- Property specific exceptions should be rare, rather than the norm.

The recommended By-law will:

- Reduce time, cost and complexity for property owners.
- Support homes of all types, by all housing providers, with regulations established by Council.

Types of Homes



Detached
Additional
Dwelling Unit
(single storey)



Detached
Additional
Dwelling Unit
(two storey)



Fourplex/
Multiple
Dwelling



Stacked
Town/Multiple
Dwelling

Cambridge Examples



Detached Additional Dwelling Unit



Infill towns with existing Single Detached Dwelling



3 Storey Towns



Low-rise Apartment

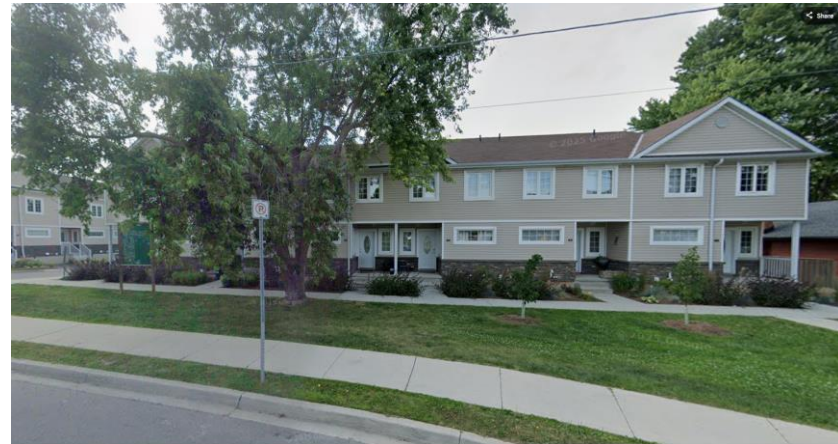
Other Opportunities

Four friends, one home: A new way to age together

NICKIE SHOBEIRY
SPECIAL TO THE GLOBE AND MAIL
PUBLISHED JANUARY 9, 2026



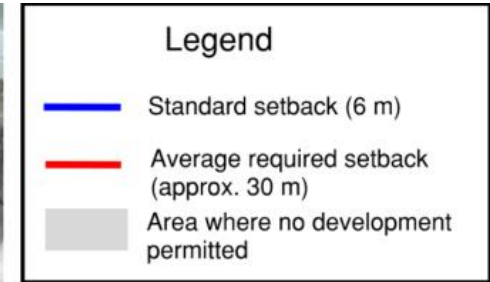
While many seniors live alone, these four chose a shared home that combines companionship and independence. From left to right: Mary Alice Henry, Dona Bowers, Kathy Crowe and Norah McMahon.



Existing and Proposed By-law – Key Requirements

Regulation	Existing	Proposed
Types of Homes Permitted	Single detached dwellings only (most zones) Two additional residential units (ARUs)	All homes
Density	Most zones = 1 unit per lot (with 2 ARUs) Multiple zones = 40 units per hectare	Number of units is limited by setbacks, parking, etc.
Building Height	No limit	11 m / 3 storey on most roads 14 m / 4 storey on collectors
Front Yard Setback (House)	6.0 m	3.0 m or 6.0 m to the house, 8.0 m to garage, <u>or</u> average front yard on street*
Side Yard Setback	1.2 m or 0.0 m	1.2 m or 0.6 m
Rear Yard setback	7.5 m	7.5 m
Parking	2 spaces per unit (singles) 1.25 spaces per unit for multiples	2 spaces per unit (singles) 1.25 spaces per unit for multiples
Accessible Parking	No requirement	Based on Accessibility Standard for the Design of Public Spaces

Average Front Yard Setback – Example



Opportunities for Public to Shape the Future of Development

- Official Plan Review (2026 – 2028)
- Secondary Planning (e.g. ongoing Preston Secondary Plan)
- Future Zoning By-law Reviews (every 5 years)
- Property Specific Development Applications:
 - Subdivisions
 - Zoning By-law amendments
 - Minor Variance
 - Land severance

Recommendation

That Council adopt the updated Zoning By-law which reflects the provincial and City's official plan policies and helps to reduce barriers in creating different types of housing options.