

Core Areas and Commercial

Highlights of Proposed Changes:

- Core Areas represent Downtown areas of Galt, Hespeler and Preston
- Limited changes in Commercial Policies – a Comprehensive Commercial Policy Study to be done following current O.P. Review, which may result in additional changes
- Commercial Structure - Cores:
 - Urban Growth Centre established in Provincial Growth Plan same as Galt City Centre
 - Hespeler Village Core
 - Preston Towne Centre Core
- For the Urban Growth Centre and Cores focus on mixed use with a range of offices, retail, commercial, institutional and recreational, with residential uses not at grade in mixed use buildings

Commercial Centres:

- Class 1: Regional Shopping Centre – 36,000 m² to 53,882 m² (Cambridge Centre)
- Class 2: Community Shopping Centre – 13,500 m² to 36,000 m²
- Class 3: Neighbourhood Shopping Centre – 5000 m² to 13,500 m²
- Class 4: Hespeler Road Commercial
 - Maximum 13,500 m² for any single property,
 - Wide range of retail, service commercial uses and wholesale showroom and warehouse
 - Hotels/motels now permitted
 - No further severances permitted without Council approval
- Class 5: Regional Power Centre (Big Box Centre – Hespeler Road and Pinebush Rd.) – maximum 65,985 m²
 - Site specific policies and Figure 5 resulting from Ontario Municipal Board decision
- Local Commercial
 - 500 m² to 5000 m²
 - Divided into at least 3 units
 - No lands in “Low and Medium Density Residential” shall be zoned for “local commercial”

- Commercial Strips
 - existing linear commercial development in low and medium density residential & Industrial designations
 - New commercial strips not permitted but infill commercial development allowed
- Home Occupations:
 - Compatible with adjacent uses & no outside storage
 - *Generally in a dwelling unit or, they may be permitted in accessory buildings with Council approval & no exterior alterations*
 - *Only one outside employees beyond people living in the dwelling unit*
- Retail and Transportation impact statements and other studies required for new or expansion of Regional, Community, Neighbourhood and Local Shopping Centres
- To match Regional Plan the definition of gross retail floor area changing to gross leasable area, but does not allow existing commercial development to increase in size based on change in definition



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