

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-117

Being a by-law to designate the City of Cambridge as an area of demolition control

WHEREAS it is deemed desirable to pass a by-law designating an area of demolition control in the City of Cambridge pursuant to Section 33 of the Planning Act to retain the existing stock of residential units and former residential buildings;

WHEREAS Section 33 of the Planning Act provides that where an application is made to Council for a permit to demolish a Residential Building, Council may approve or refuse a permit;

AND WHEREAS under Sections 9 and 10 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, in accordance with section 23.1 of the Municipal Act, 2001, as amended, the powers of a municipality under that or any other Act may be delegated to a person or a body, subject to the restrictions set in sections 23.1 to 23.5, inclusive, of the Municipal Act, 2001, as amended;

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

DEFINITIONS

1. In this by-law, the following terms shall be defined as follows:

- a. "**Demolish**" or "**Demolition**" shall mean the act of removing or tearing down the whole or part of a residential buildings structural components and/or systems.
- b. "**Demolition Control Approval**" shall mean an approval issued under Section 33 of the Planning Act, R.S.O. 1990, c. P.13.
- c. "**Demolition Permit**" shall mean a permit issued under Section 8 of the Building Code Act, 1992, S.O. 1992, c. 23 which is issued by the Chief Building Official.
- d. "**Dwelling unit**" shall mean any property that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals.
- e. "**Residential Building**" shall mean a building that contains one or more legal dwelling units, but does not include subordinate or accessory buildings the use of which is incidental to the use of the main building.
- f. "**Replacement Development**" shall mean a building or group of buildings which replace a Residential Building.
- g. "**Substantially Complete**" shall mean the Residential Development is ready for occupancy.

INTENT

2. The intent of demolition control shall be:

- i. to prevent the premature loss of housing stock and creation of vacant parcels of land;