

## **Zoning By-law Review Frequently Asked Questions**

### **1. What is a Zoning By-law?**

The City is divided into 'zones'. The Zoning By-law controls the use of land in the City of Cambridge. A Zoning By-law states:

- how land may be used
- where buildings and other structures may be located
- the types of buildings permitted and how they may be used
- the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Extract from Citizens Guide 3 – MMAH: <http://www.mah.gov.on.ca/Page1758.aspx>

### **2. How can I find out the current Zoning of a property in the City of Cambridge?**

The current Zoning By-law is available on the City of Cambridge website at the following location: <http://www.cambridge.ca/en/build-invest-grow/Zoning.aspx>

In addition, specific questions regarding the zoning of an individual property can be directed to the Planning Department at (519) 621-0740 or [planning@cambridge.ca](mailto:planning@cambridge.ca). Depending upon the information requested there may be a fee required for compiling information.

### **3. Why is the Zoning By-law being reviewed?**

The existing City of Cambridge Zoning By-law was enacted by City of Cambridge Council on October 27, 1986 and approved by the Ontario Municipal Board on May 25, 1987. Since that time many changes to City, Regional and Provincial policies have been implemented and new types of uses and buildings have been identified. City of Cambridge retained Meridian Planning to assist in the review of the existing by-law to update regulations, implement Official Plan policies and address current economic and social development conditions.

### **4. What geographic area will the Zoning By-law Review include?**

The Zoning By-law Review will include evaluation of all land use categories and permitted uses in the City of Cambridge and regulations pertaining to the land in the land use categories.

## **5. How does the Zoning By-law Review affect me?**

If you own, lease or rent property within the City of Cambridge the Zoning By-law review could affect you. Every property in the City of Cambridge is regulated through the Zoning By-law. The Zoning By-law Review will evaluate the current permitted uses and regulations affecting each property in the City. This evaluation may result in some recommended changes that affect your property. In order to find out how the changes may affect you, you can become involved in the review process as explained in question #6.

## **6. How can I get involved in the Zoning By-law Review?**

Updates from the Zoning By-law review process will be available on this City of Cambridge website.

Your comments, questions and concerns throughout the Zoning By-law Review process are always welcome and should be directed to:

Deanne Friess, Manager of Development Planning  
City of Cambridge  
50 Dickson Street, 3rd Floor  
Cambridge, ON N1R 5W8  
Phone: (519) 621-0740 ext. 4520  
Fax: (519) 740-9545  
[friessd@cambridge.ca](mailto:friessd@cambridge.ca)

If you would like to be notified of future public meetings and status updates please provide your contact information to the contact above to be on the Zoning By-law Review mailing list.

## **7. What is the timing for the Zoning By-law Review?**

The Zoning By-law Review is an extensive process which involves significant stakeholder consultation and public involvement. Comments received on Draft No. 1 have been carefully reviewed. Draft No. 2 of the new Zoning By-law should be released in 2017 for public review and comment.

## **8. Will I be able to change the zoning of my property through this review process?**

All zone categories will be reviewed through the Zoning By-law review. However, individual lot rezoning's will not be considered through this review. A rezoning on an individual property requires the full rezoning application under the Planning Act which includes agency and stakeholder circulation and a formal public consultation process.

**9. If I apply for a Zoning Amendment now which by-law will be in effect?**

The current 1986 Zoning By-law will be in effect until the new Zoning By-law is passed by City of Cambridge Council and the appeal period has expired. If there are any appeals to the by-law, the enactment is further delayed until the Zoning By-law is approved by the Ontario Municipal Board.

**10. If you have any other questions regarding the Zoning By-law Review please contact:**

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