



Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 623-1340 ext. 4619
Fax: (519) 622-6184

Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DECISION

The following matter having been heard on

Wednesday April 10th, 2024

and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; notice is hereby given that the Committee of Adjustment for the City of Cambridge has rendered the following decision.

Only the applicant, the Minister, *specified persons* and public bodies may appeal decisions in respect of minor variances to the Ontario Land Tribunal.

“specified person” means,

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

The Last Date of Appeal for this Decision is **April 30th, 2024**.

Contact: Edmund Carlson, Secretary Treasurer to the Committee of Adjustment

Telephone: (519) 740-4680, 4697

Email: carlsone@cambridge.ca

Fax: (519) 740-9545



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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A31/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Carlos Albert Costa

Applicant: Carlos Albert Costa

Subject Property: PLAN 1364 LOT 30

Municipal Address: 1928 Eagle St N

General Information:

Zoning By-law Provisions: M5

Official Plan Designation: Employment Corridor

Adjacent Zoning: C4

Adjacent Land Use: Commercial

Existing Use: Commercial

Proposed Use: Commercial

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. An interior side yard setback of 0.28m, whereas the Zoning By-law requires a minimum of 3.5m [S.3.4.3.2 (d)].

The variance will facilitate construction of a canopy for snow protection.

be **approved**, subject to the following condition:

1. That the canopy be constructed substantially in keeping with the plans submitted to the Committee of Adjustment.

Moved By: Clarck Perez

Seconded By: Geraldine Stafford

Carried



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RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. It is the opinion of Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and represents desirable and is appropriate development of the subject property.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A31/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Carlos Albert Costa

Applicant: Carlos Albert Costa

Subject Property: PLAN 1364 LOT 30

Municipal Address: 1928 Eagle St N

DECISION: APPROVED WITH ONE CONDITION

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____

Geraldine Stafford, Member _____

Majed Darr, Member _____ absent _____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment



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- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
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- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A32/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Phounsavath Xaysy & Wendy Bui

Applicant: Phounsavath Xaysy & Wendy Bui

Subject Property: PT LT 18 CON BEASLEYS FRONT, BEING PARTS 2, 3 & 4 ON 58R20981, S/T B46148; CAMBRIDGE

Municipal Address: 390 Allendale Rd

General Information:

Zoning By-law Provisions: RR2

Official Plan Designation: Rural Residential

Adjacent Zoning: RR2

Adjacent Land Use: Residential, Industrial, Agricultural

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. An interior side yard setback of 2.5m, whereas the Zoning By-law requires a minimum of 3m [S.3.1.2.2 (e)].

The variance will facilitate construction of a new single detached family dwelling.

be **approved**, subject to the following condition:

1. That the proposed development be constructed substantially in keeping with the plans submitted with the minor variance application.
2. That the applicant apply for and obtain a site alteration permit prior to issuance of building permit for the proposed dwelling.



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Moved By: Clarck Perez

Seconded By: Gerald Menezes

Carried

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. It is the opinion of Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and represents desirable and is appropriate development of the subject property.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A32/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Phounsavath Xaysy & Wendy Bui

Applicant: Phounsavath Xaysy & Wendy Bui

Subject Property: PT LT 18 CON BEASLEYS FRONT, BEING PARTS 2, 3 & 4 ON 58R20981, S/T B46148; CAMBRIDGE

Municipal Address: 390 Allendale Rd

DECISION: APPROVED WITH ONE CONDITION

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____

Geraldine Stafford, Member_____

Majed Darr, Member_____absent_____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DEFERRAL

The following matter having been heard on

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- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A33/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Niazi Nadeem

Applicant: Niazi Nadeem

Subject Property: PLAN 58M459 LOT 130

Municipal Address: 11 Weir St

General Information:

Zoning By-law Provisions: R4 with Site Specifications S.4.1.227

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. Stairs and landing set back 0 m from the east side lot line, whereas the Zoning By-law requires a minimum side yard of 1.2 metres with a permitted encroachment of 1.1 metres [S.3.1.1.11.1.3].
2. An interior side yard to not have access to the rear yard, whereas the Zoning By-law requires that secondary entrances for the purpose of an attached ARU must maintain access to the rear yard. [S.3.1.1.11.1.3 (i)].

The variance will facilitate construction of a below grade side entrance for an additional residential unit in the basement.

be **deferred** to a maximum of 2 years.

Moved By: Gerald Menezes

Seconded By: Clarck Perez

Carried

RATIONALE:



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The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A33/24

Meeting Date: April 10, 2024
Ward No.: 1
Property Owner: Niazi Nadeem
Applicant: Niazi Nadeem
Subject Property: PLAN 58M459 LOT 130
Municipal Address: 11 Weir St

DECISION: DEFERRED

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____

Geraldine Stafford, Member_____recused_____

Majed Darr, Member_____absent_____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A35/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Lorie Patricia Henry

Applicant: Lorie Patricia Henry

Subject Property: PLAN 356 PT LOT 8 PT LOT 9

Municipal Address: 1020 Eagle St N

General Information:

Zoning By-law Provisions: R5

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R5

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. An interior side yard setback of 3.6m, whereas the Zoning By-law requires a minimum of 6m [S.3.12.2 (f)].

The variance would legalize the existing addition and facilitate replacement of the sunroom above the garage.

be **deferred** up to 2 years.

Moved By: Clarck Perez

Seconded By: Geraldine Stafford

Carried

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A34/24

Meeting Date: April 10, 2024

Ward No.: 1

Property Owner: Lorie Patricia Henry

Applicant: Lorie Patricia Henry

Subject Property: PLAN 356 PT LOT 8 PT LOT 9

Municipal Address: 1020 Eagle St N

DECISION: DEFERRED

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____

Geraldine Stafford, Member _____

Majed Darr, Member _____ absent _____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A35/24

Meeting Date: April 10, 2024

Ward No.: 7

Property Owner: Stampede Meat North Inc.

Applicant: Stampede Meat North Inc.

Subject Property: PLAN 1135 PT LOT 52 RP;67R471 PART 1

Municipal Address: 435 Dobbie Dr

General Information:

Zoning By-law Provisions: M4 with Site Specifications S.4.1.312

Official Plan Designation: Industrial

Adjacent Zoning: M4

Adjacent Land Use: Industrial

Existing Use: Industrial

Proposed Use: Industrial

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. Garbage or refuse storage to be located in the front yard, whereas the Zoning By-law requires garbage or refuse be stored within the principal building or in an accessory building, structure or container in the side or rear yard. [S.2.1.16].

be **approved**, subject to the following conditions:

1. That the location of the proposed garbage compactor be substantially in keeping with the plans submitted with the minor variance application.
2. This variance shall only permit one (1) garbage compactor.
3. That the garbage compactor only impede access to one of the two loading bays/docks at the front.

Moved By: Gerald Menezes

Seconded By: Geraldine Stafford

Carried



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RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. It is the opinion of Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and represents desirable and is appropriate development of the subject property.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A35/24

Meeting Date: April 10, 2024

Ward No.: 7

Property Owner: Stampede Meat North Inc.

Applicant: Stampede Meat North Inc.

Subject Property: PLAN 1135 PT LOT 52 RP;67R471 PART 1

Municipal Address: 435 Dobbie Dr

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____

Geraldine Stafford, Member_____

Majed Darr, Member_____absent_____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A36/24

Meeting Date: April 10, 2024

Ward No.: 2

Property Owner: Perri Jason John

Applicant: Perri Jason John

Subject Property: PLAN 832 LT 53 RP67R1880;PART 1 RP67R2304 PART 3

Municipal Address: 310 Queen St W

General Information:

Zoning By-law Provisions: R4(CO) with Site Specifications S.4.1.392

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

Adjacent Land Use: Residential, Industrial

Existing Use: Commercial

Proposed Use: Commercial

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. Five (5) total parking spaces whereas the Zoning By-law requires a parking rate of 2.5 spaces per 100 sqm. of *gross leasable commercial floor area*, for which 6 total parking spaces will be required on site [S.2.2.1.2 (b) (ii) (1) (B)].

The variance will allow AODA compliant parking, which is required for the Applicant to obtain site plan approval to operate a commercial office from the existing building.

be **approved**, subject to the following condition:

1. That the proposed development be constructed substantially in keeping with the plans submitted with the minor variance application.

Moved By: Geraldine Stafford

Seconded By: Gerald Menezes

Carried



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Committee of Adjustment for the Corporation of the City of Cambridge

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. It is the opinion of Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and represents desirable and is appropriate development of the subject property.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A35/24

Meeting Date: April 10, 2024

Ward No.: 2

Property Owner: Perri Jason John

Applicant: Perri Jason John

Subject Property: PLAN 832 LT 53 RP67R1880;PART 1 RP67R2304 PART 3

Municipal Address: 310 Queen St W

DECISION: APPROVED WITH ONE CONDITION

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____

Geraldine Stafford, Member_____

Majed Darr, Member_____absent_____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DECISION

The following matter having been heard on

Wednesday April 10th, 2024

and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; notice is hereby given that the Committee of Adjustment for the City of Cambridge has rendered the following decision.

Only the applicant, the Minister, *specified persons* and public bodies may appeal decisions in respect of minor variances to the Ontario Land Tribunal.

“specified person” means,

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

The Last Date of Appeal for this Decision is **April 30th, 2024**.

Contact: Edmund Carlson, Secretary Treasurer to the Committee of Adjustment

Telephone: (519) 740-4680, 4697

Email: carlsone@cambridge.ca

Fax: (519) 740-9545



Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 623-1340 ext. 4619
Fax: (519) 622-6184

Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A37/24

Meeting Date: April 10, 2024

Ward No.: 8

Property Owner: Saginaw GP Inc.

Applicant: Saginaw GP Inc.

Subject Property: PLAN 832 LT 53 RP67R1880;PART 1 RP67R2304 PART 3

Municipal Address: 65 Lumb Dr & 65 Garland Ave

General Information:

Zoning By-law Provisions: RM4 with Site Specifications S.4.1.387B

Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL

Adjacent Zoning: R6

Adjacent Land Use: Residential

Existing Use: Vacant

Proposed Use: Residential

Proposal:

Seeking relief from Zoning By-law 150-82 to permit:

1. A front yard setback of 3.23m along Garland Avenue, whereas the Zoning By-law requires a minimum of 6m [S.3.1.2.5 (c)].
2. A front yard setback of 4.6m along Lumb Drive, whereas the Zoning By-law requires a minimum of 6m [S.3.1.2.5 (c)].
3. Twelve (12) total visitor parking spaces, whereas the Zoning By-law requires a visitor parking rate of 1 space for each 4 *dwelling units*, for which thirteen (13) total visitor parking spaces will be required on site [S.2.2.1.1 (d)].

The variance will facilitate construction of residential townhouse development.

be **approved**, subject to the following conditions:

1. Submission of a valid notice of Notice of Source Protection Plan Compliance is required prior to issuance of building permits;
2. The townhouse development shall be constructed substantially in keeping with the plans submitted to the Committee of Adjustment;



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Committee of Adjustment for the Corporation of the City of Cambridge

3. Each townhouse unit shall be provided 1 parking stall, as defined in the zoning by-law, within a garage; and
4. Each unit shall be provided a driveway of at least 5.5 length in front of the garage.

Moved By: Gerald Menezes

Seconded By: Clarck Perez

Carried

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. It is the opinion of Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and represents desirable and is appropriate development of the subject property.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A35/24

Meeting Date: April 10, 2024

Ward No.: 8

Property Owner: Saginaw GP Inc.

Applicant: Saginaw GP Inc.

Subject Property: PLAN 832 LT 53 RP67R1880;PART 1 RP67R2304 PART 3

Municipal Address: 65 Lumb Dr & 65 Garland Ave

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____

Geraldine Stafford, Member _____

Majed Darr, Member _____ absent _____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DECISION

The following matter having been heard on

Wednesday April 10th, 2024

and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; notice is hereby given that the Committee of Adjustment for the City of Cambridge has rendered the following decision.

Only the applicant, the Minister, *specified persons* and public bodies may appeal decisions in respect of minor variances to the Ontario Land Tribunal.

“specified person” means,

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- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

The Last Date of Appeal for this Decision is **April 30th, 2024**.

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: A38/24

Meeting Date: April 10, 2024

Ward No.: 4

Property Owner: 1000160668 Ontario Corp.

Applicant: 1000160668 Ontario Corp

Subject Property: PLAN 444 PT LOT B

Municipal Address: 44-46 Park Hill Road East

General Information:

Zoning By-law Provisions: C1RM1

Official Plan Designation: Galt City Centre Core Area

Adjacent Zoning: C1RM1, (F)R5(CO)

Adjacent Land Use: Commercial

Existing Use: Commercial

Proposed Use: Commercial, Residential

Proposal:

Seeking relief from Zoning By-law 150-85 to permit:

1. One (1) commercial parking stall for a 266.1 square meter of commercial space for any use permitted in the C1 zone, whereas the Zoning By-law requires that where multiple uses are provided on a lot, the required parking prescribed in section 2.2.1 be provided in respect of each use [S.2.2.2.1].
2. Three (3) total parking spaces of ten (10) residential units, whereas the Zoning By-law requires one (1) space per additional residential unit [S.2.2.1(d)].

The variance will facilitate construction of a mixed-use building containing residential and commercial units, subject to Site Plan Application SP37/23.

be **deferred** up to a maximum of 2 years.

Moved By: Gerald Menezes

Seconded By: Geraldine Stafford

Carried



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Committee of Adjustment for the Corporation of the City of Cambridge

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates.

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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A38/24

Meeting Date: April 10, 2024

Ward No.: 4

Property Owner: 1000160668 Ontario Corp.

Applicant: 1000160668 Ontario Corp

Subject Property: PLAN 444 PT LOT B

Municipal Address: 44-46 Park Hill Road East

DECISION: DEFERRED

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____

Geraldine Stafford, Member _____

Majed Darr, Member _____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DECISION

The following matter having been heard on

Wednesday April 10th, 2024

and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; notice is hereby given that the Committee of Adjustment for the City of Cambridge has rendered the following decision.

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“specified person” means,

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- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

The Last Date of Appeal for this Decision is **May 1st, 2024**.

Contact: Edmund Carlson, Secretary Treasurer to the Committee of Adjustment

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: B16/24, B17/24

Meeting Date: April 10, 2024

Ward No.: 2

Property Owner: Nicholas Wilson Dream Summit Industrial

Applicant: Savvas Kotsopoulos Osler, Hoskin & Harcourt LLP

Subject Property: PLAN 58M467 PT BLK 1

Municipal Address: 500 Pinebush Rd & 20 Tyler St

General Information:

Zoning By-law Provisions: M1

Official Plan Designation: Employment Corridor

Adjacent Zoning: M1

Adjacent Land Use: Industrial

Existing Use: Industrial

Proposed Use: Industrial

Proposal:

20 Tyler Street (B16/24)

Seeking consent for easements in favour of 500 Pinebush Road for the following purposes:

- a) pedestrian and vehicular access, ingress and egress (excluding the right to park) over parts 1 and 2 on the draft R-Plan provided to the Committee of Adjustment dated December 1, 2023)

500 Pinebush Road (B17/24)

Seeking consent for easements in favour of 20 Tyler Street for the following purposes:

- a) pedestrian and vehicular access, ingress and egress (excluding the right to park) in favour of 20 Tyler Street over the portion of 500 Pinebush Road described as Parts 3, 4, 5, 6, 11, 12 and 13
- b) discharging, conveying, draining or disposing of above-ground stormwater run-off over and through the (above-ground) portion of the 500 Pinebush Lands described as Parts 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in favour of the 20 Tyler Lands and the Additional Tyler Lands



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- c) discharging, conveying, draining or disposing of underground stormwater run-off under and through the (underground) portion of the 500 Pinebush Lands described as Parts 5, 9, 12, 15, 18 and 19 in favour of the 20 Tyler Lands and the Additional Tyler Lands

The subject properties had previously received consent approval (B46/23) for a technical severance to correct an inadvertent merger of 20 Tyler Street with 500 Pinebush, previously severed through consent B19/14.

be **approved**, subject to the following conditions:

1. The proposed easements are to be registered on title for both properties.
2. That a draft reference plan showing the easements be prepared by a qualified surveyor and submitted to the City for approval prior to being deposited at the Land Registry Office. The reference plan shall be deposited at a Land Registry Office and a copy shall be provided to the City;
3. That the Owner/Applicant submit the consent review fee of \$350 in accordance with the Fees and Charges By-law 23-062, to the satisfaction of the Region.
4. That the Owner/Applicant submit a Section 59 Notice of Source Water Protection Plan Compliance in accordance with the Clean Water Act, to the satisfaction of the Region.
5. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before April 10th, 2026 after which time this consent will lapse.

20 Tyler Street (B16/24)

Moved By: Clarck Perez

Seconded By: Gerald Menezes

Carried

500 Pinebush Rd (B17/24)

Moved By: Clarck Perez

Seconded By: Gerald Menezes

Carried



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Committee of Adjustment for the Corporation of the City of Cambridge

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. The application is **approved with six (6) conditions**, as it is in the opinion of the Committee of Adjustment, that with the approved conditions, the application meets the criteria of Section 51(24) of the Planning Act to which all consent applications must adhere.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: B16/24, B17/24

Meeting Date: April 10, 2024

Ward No.: 2

Property Owner: Nicholas Wilson Dream Summit Industrial

Applicant: Savvas Kotsopoulos Osler, Hoskin & Harcourt LLP

Subject Property: PLAN 58M467 PT BLK 1

Municipal Address: 500 Pinebush Rd & 20 Tyler St

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____

Geraldine Stafford, Member_____

Majed Darr, Member_____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DECISION

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- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
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The Last Date of Appeal for this Decision is **May 1st, 2024**.

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: B18/24

Meeting Date: April 10, 2024

Ward No.: 6

Property Owner: Terrance George Foss, Harryette Grace Foss

Applicant: Terrance George Foss, Harryette Grace Foss

Subject Property: CON 9 SUB DIV PT LOT 3 RP;58R14251 PART 1

Municipal Address: 291 West River Rd

General Information:

Zoning By-law Provisions: OS1, R3

Official Plan Designation: Low / Medium Density Residential; Natural Open Space System

Adjacent Zoning: OS1, R3

Adjacent Land Use: Open Space, Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking consent to convey the OS1 (Open Space) lands at the rear of 291 West River Road to 293 West River Road for the purpose of a boundary adjustment.

be **approved**, subject to the following conditions:

1. That the applicant pay the outstanding GRCA review fee.
2. That a draft reference plan showing the severed and retained lands be prepared by a qualified surveyor and submitted to the City for approval prior to being deposited at the Land Registry Office. The reference plan shall be deposited at a Land Registry Office and a copy shall be provided to the City;
3. That sections 50(3) or (5) of the Planning Act applies so that the severed lands will be merged in title with the abutting parcel and that the owner/applicant provide a draft transfer from a solicitor;
4. That the Owner/Applicant submit the consent review fee of \$350 in accordance with the Fees and Charges By-law 23-062, to the satisfaction of the Region.



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Committee of Adjustment for the Corporation of the City of Cambridge

5. That the Owner/Applicant submit a Section 59 Notice of Source Water Protection Plan Compliance in accordance with the Clean Water Act, to the satisfaction of the Region.
6. That the Owner/Applicant complete an Environmental Impact Statement, and implement any further recommendations of the EIS, to the satisfaction of the Region.
7. That the Owner/Applicant submit a draft R-Plan illustrating the proposed lot boundary in accordance with the Environmental Impact Statement, to the satisfaction of the Region.
8. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before April 10th, 2026 after which time this consent will lapse.

Moved By: Gerald Menezes

Seconded By: Geraldine Stafford

Carried

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. The application is **approved with eight (8) conditions**, as it is in the opinion of the Committee of Adjustment, that with the approved conditions, the application meets the criteria of Section 51(24) of the Planning Act to which all consent applications must adhere.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: B18/24

Meeting Date: April 10, 2024

Ward No.: 6

Property Owner: Terrance George Foss, Harryette Grace Foss

Applicant: Terrance George Foss, Harryette Grace Foss

Subject Property: CON 9 SUB DIV PT LOT 3 RP;58R14251 PART 1

Municipal Address: 291 West River Rd

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____

Geraldine Stafford, Member _____

Majed Darr, Member _____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DEFERRAL

The following matter having been heard on

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- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

Contact: Edmund Carlson, Secretary Treasurer to the Committee of Adjustment

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: B19/24, A39/24, A40/24

Ward No.: 4

Property Owner: Abdul Butt, Butt Abdul Qayyum

Applicant: Abdul Butt, Butt Abdul Qayyum

Subject Property: PLAN 488 BLK E LOT 12 PT LOT;11

Municipal Address: 39 Lowrey Ave N

General Information:

Zoning By-law Provisions: RS1

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking consent to sever the property to create one (1) new lot being:

Conveyed Lot (Lot 1)

Area: 310.10 sqm

Lot Frontage: 14.22m

Retained Lot (Lot 2)

Area: 392.32 sqm

Lot Frontage: 18.02m

The following relief from the Zoning By-law is requested:

Conveyed Lot (Lot 1)

1. A front yard setback of 5m, whereas the Zoning By-law requires a minimum of 6m [S. 3.1.2.2 (d)];
2. A rear yard setback of 5m, whereas the Zoning By-law requires a minimum of 7.5m [S.3.1.2.2 (g)]; and



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Committee of Adjustment for the Corporation of the City of Cambridge

3. A lot coverage of 44.8%, whereas the Zoning By-law permits a maximum of 40% [S.3.1.2.2 (j)].

Retained Lot (Lot 2)

1. A corner lot area of 392.32 sq m whereas the Zoning By-law requires a minimum corner lot area of 450 sq m;
2. A front yard setback of 5m, whereas the Zoning By-law requires a minimum of 6m [S. 3.1.2.2 (d)];
3. An exterior side yard setback of 5m, whereas the Zoning By-law requires a minimum of 6m [S. 3.1.2.2 (f)]; and
4. A rear yard setback of 5m, whereas the Zoning By-law requires a minimum of 7.5m [S.3.1.2.2 (g)].

In September 2023 the subject property was re-zoned from C3 (commercial) to RS1 with site specific provisions. The RS1 zone permits single and semi detached dwellings. The applications will facilitate severance of the subject property and the construction of two single detached dwellings.

be **deferred** up to 2 years.

B19/24

Moved By: Clark Perez

Seconded By: Geraldine Stafford

Carried

A39/24

Moved By: Clark Perez

Seconded By: Geraldine Stafford

Carried

A40/24

Moved By: Clark Perez

Seconded By: Geraldine Stafford

Carried



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RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: B19/24, A39/24, A40/24

Ward No.: 4

Property Owner: Abdul Butt, Butt Abdul Qayyum

Applicant: Abdul Butt, Butt Abdul Qayyum

Subject Property: PLAN 488 BLK E LOT 12 PT LOT;11

Municipal Address: 39 Lowrey Ave N

DECISION: DEFERRED UP TO 2 YEARS

Signed at the City of Cambridge this 10th day of April 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____

Geraldine Stafford, Member_____

Majed Darr, Member_____absent_____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Edmund Carlson, Secretary-Treasurer to the
Committee of Adjustment