



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 March 27th, 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 16th, 2024**

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

Telephone: (519) 740-4680, 4697

Email: 21T carlson@cambridge.ca 21T

Fax: (519) 740-9545



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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A03/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: 2850165 Ontario Inc.

Applicant: 2850165 Ontario Inc.

Subject Property: PLAN 1430 LOT 2;30.94X13.50X113.01X44.29X115

Municipal Address: 91 Southwood Dr

General Information:

Zoning By-law Provisions: R5

Official Plan Designation: Low/Medium Density Residential

Adjacent Zoning: R5, R4

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

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

1. 3 parking stalls in front of the regulatory and established building line of a *single-family detached dwelling* containing a single *attached ARU* whereas the zoning by-law would permit 1 parking stall for the ARU to be ahead of the building line.

The variances will facilitate installation of additional parking stalls beyond the requirements of the zoning by-law for the existing *single-family detached dwelling* and *additional residential unit*.

be **refused**.

Moved By: Geraldine Stafford

Seconded By: Majed Darr

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: A03/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: 2850165 Ontario Inc.

Applicant: 2850165 Ontario Inc.

Subject Property: PLAN 1430 LOT 2;30.94X13.50X113.01X44.29X115

Municipal Address: 91 Southwood Dr

DECISION: REFUSED

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent

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
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Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DEFFERAL

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A18/24

Meeting Date: March 27, 2024

Ward No.: 4

Property Owner: Keith Mathew Saunders

Tammy Joanne Saunders

Applicant: Chris Machado (Arcadia Home Design)

Subject Property: PLAN 225 PT LOTS 47,48;RP58R12429 PART 3

Municipal Address: 96 Norfolk Ave

General Information:

Zoning By-law Provisions: R5

Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL

Adjacent Zoning: R5, M3

Adjacent Land Use: Residential, Industrial

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking relief from zoning by-law 150-85 to permit:

1. An interior side yard setback of 0.72m, whereas the Zoning By-law requires a minimum setback of 1.2m from interior side yard [S.3.1.1.11.2 (i)];
2. a rear yard setback of 0.32m, whereas the Zoning By-law requires a minimum setback of 1.2 m from the rear property line [S.3.1.1.11.2 (iii)].

The variances will facilitate conversion of an existing garage to a detached *additional residential unit*.

be **deferred** to the May 8th hearing to allow the applicant to review the application further.

Moved By: Geraldine Stafford

Seconded By: GERAL MENEZES

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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Application: A18/24

Meeting Date: March 27, 2024

Ward No.: 4

Property Owner: Keith Mathew Saunders

Tammy Joanne Saunders

Applicant: Chris Machado (Arcadia Home Design)

Subject Property: PLAN 225 PT LOTS 47,48;RP58R12429 PART 3

Municipal Address: 96 Norfolk Ave

DECISION: DEFFERED TO THE MAY 8TH, HEARING

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member Absent _____

Geraldine Stafford, Member _____

Majed Darr, Member _____

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: B09/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Cachet Developments (Cam West) Inc.

Applicant: Cachet Developments (Cam West) Inc.

Subject Property: Lot 4 Plan 58M-685

Municipal Address: 16 Langridge Way

General Information:

Zoning By-law Provisions: R6 with Site Specific S.4.1.359.1

Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL

Adjacent Zoning: R6

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking consent and minor variance approvals for two minor boundary adjustments and one setback variance. The requested approvals will resolve setback deficiencies created as a result of a construction error in the location of the foundation of one single detached dwelling. The applications are summarized as:

Lot 4 (recipient of lands conveyed by B09/24)

Existing: 322.5 sq m

Proposed: 333.5 sq m

Lot 5 (recipient of lands conveyed by B10/24 and subject to B09/24)

Existing: 315 sq m

Proposed: 315 sq m

Lot 6 (subject to B10/24)

Existing: 340 sq m

Proposed: 329 sq m

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



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1. 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;
2. 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 prior to final approval;
3. That prior to final approval, 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 Regional Municipality of Waterloo.
4. That prior to final approval, 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 Regional Municipality of Waterloo.
5. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before March 27, 2026, after which time this consent will lapse.

Moved By: Geraldine Stafford

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.



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Application: B09/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Cachet Developments (Cam West) Inc.

Applicant: Cachet Developments (Cam West) Inc.

Subject Property: Lot 4 Plan 58M-685

Municipal Address: 16 Langridge Way

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

Geraldine Stafford, Member_____

Majed Darr, Member_____

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: B10/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Cachet Developments (Cam West) Inc.

Applicant: Cachet Developments (Cam West) Inc.

Subject Property: Lot 4 Plan 58M-685

Municipal Address: 16 Langridge Way

General Information:

Zoning By-law Provisions: R6 with Site Specific S.4.1.359.1

Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL

Adjacent Zoning: R6

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking consent and minor variance approvals for two minor boundary adjustments and one setback variance. The requested approvals will resolve setback deficiencies created as a result of a construction error in the location of the foundation of one single detached dwelling. The applications are summarized as:

Lot 4 (recipient of lands conveyed by B09/24)

Existing: 322.5 sq m

Proposed: 333.5 sq m

Lot 5 (recipient of lands conveyed by B10/24 and subject to B09/24)

Existing: 315 sq m

Proposed: 315 sq m

Lot 6 (subject to B10/24)

Existing: 340 sq m

Proposed: 329 sq m

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



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1. 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;
2. 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 prior to final approval;
3. That prior to final approval, 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 Regional Municipality of Waterloo.
4. That prior to final approval, 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 Regional Municipality of Waterloo.
5. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before March 27, 2026, after which time this consent will lapse.

Moved By: Majed Darr

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.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application: B10/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Cachet Developments (Cam West) Inc.

Applicant: Cachet Developments (Cam West) Inc.

Subject Property: Lot 4 Plan 58M-685

Municipal Address: 16 Langridge Way

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent

Geraldine Stafford, Member_____

Majed Darr, Member_____

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

DECISION

Application: A19/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Cachet Developments (Cam West) Inc.

Applicant: Cachet Developments (Cam West) Inc.

Subject Property: Lot 4 Plan 58M-685

Municipal Address: 16 Langridge Way

General Information:

Zoning By-law Provisions: R6 with Site Specific S.4.1.359.1

Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL

Adjacent Zoning: R6

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

As a result of the proposed severances relief will be required from zoning by-law 150-85 to permit:

Lot 6 (minor variance A19/24)

1. an interior side yard setback of 1.11 m whereas the zoning by-law requires a minimum of 1.2 m.

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

1. That provisional consents B09/24 and B10/24, which relate to this variance, be approved. Should either of these consents lapse prior to final approval and issuance of a Certificate of Official, the variance shall lapse.

Moved By: Geraldine Stafford

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



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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: A19/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Cachet Developments (Cam West) Inc.

Applicant: Cachet Developments (Cam West) Inc.

Subject Property: Lot 4 Plan 58M-685

Municipal Address: 16 Langridge Way

DECISION: APPROVED WITH ONE CONDITION

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

Geraldine Stafford, Member_____

Majed Darr, Member_____

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A20/24

Meeting Date: March 27, 2024

Ward No.: 3

Property Owner: Glads Investments Inc.

Applicant: Marc Villemarie

SRM Architects Inc

Subject Property: PLAN 1374 PT LT 42 RP67R2458 PARTS 1 & 2

Municipal Address: 1260 & 1290 Industrial Rd

General Information:

Zoning By-law Provisions: M3

Official Plan Designation: Business Industrial

Adjacent Zoning: M3 M5

Adjacent Land Use: Industrial

Existing Use: Industrial

Proposed Use: Industrial

Proposal:

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

- A *transportation depot* to be located on the subject lands, whereas the zoning by-law does not permit the proposed use in the M3 zone.

The variance will facilitate the construction of a transport trailer parking storage facility on the subject properties (1260 and 1260 Industrial Road) to support operations on the adjacent lot at 1001 Bishop Street North.

Should the committee see fit be **approved**, subject to the following conditions:

1. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering;
2. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales;
3. That a Stormwater Management Report be prepared to the satisfaction of City of Cambridge Development Engineering that addresses the proposed development of the property;



Community Development Department
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Cambridge ON N1R 5W8
Tel: (519) 623-1340 ext. 4619
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Committee of Adjustment for the Corporation of the City of Cambridge

4. That the variance shall apply only to a transportation depot primarily serving the needs of an ongoing permitted use on abutting parcel of land;
5. Truck access to the subject property shall only be provided through 1001 Bishop Street, and not through a direct access to Industrial Road;
6. That the transportation depot / trailer parking facility be constructed substantially in accordance with the drawings provided to the Committee of Adjustment;
7. That a noise study, subject to peer review, be complete to the satisfaction of the City staff.
8. The mitigation measures provided for in the noise study shall be constructed within one (1) year of approval and must be complete prior to the use of the site for a transportation depot;
9. The required mitigation measures are to be maintained once installed and removal of or failure to maintain these measures shall result in the lapsing of the variance; and
10. That the applicant shall obtain a site alteration permit for the subject lands prior to issuance of a building permit or construction of the mitigation measures.

Staff note that approval with the above conditions shall not be considered a commitment by City Staff to be satisfied by any specific noise mitigation measures.

Moved By: Gerald Menezes

Seconded By: Majed Darr

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: A20/24

Meeting Date: March 27, 2024

Ward No.: 3

Property Owner: Glads Investments Inc.

Applicant: Marc Villemarie

SRM Architects Inc

Subject Property: PLAN 1374 PT LT 42 RP67R2458 PARTS 1 & 2

Municipal Address: 1260 & 1290 Industrial Rd

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____ **Absent**

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 March 27th, 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 16th, 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: A26/24

Meeting Date: March 27, 2024

Ward No.: 7

Property Owner: Lvh Developments (Mc) Incorporated

Applicant: Victor Labreche (Arcadis)

Subject Property: CON 10 PT LOTS 2 AND 3 RP;58R8466 PART 1

Municipal Address: 1395 Main Street

General Information:

Zoning By-law Provisions: (H)R4, OS1, R6, S.4.1.403

Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL; NATURAL OPEN SPACE SYSTEM

Adjacent Zoning: (H)R4 OS1

Adjacent Land Use: Residential, Open Space, Industrial

Existing Use: Vacant

Proposed Use: Residential

Proposal:

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

1. An exterior side yard of 4.5m, whereas the zoning by-law requires a minimum of 6m (blocks 19 & 21); and
2. A minimum interior side yard of 1.2 m whereas 3 m is required (block 8, 11 & 12) when abutting an R-class zone.

The variance will facilitate the construction of three (3) single detached houses on three (3) lots on Blocks 19 & 21 and multiple linear row townhouses on blocks 8, 11 & 12 within the approved Draft Plan of Subdivision 30T-13101.

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: Majed Darr

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: A26/24

Meeting Date: March 27, 2024

Ward No.: 7

Property Owner: Lvh Developments (Mc) Incorporated

Applicant: Victor Labreche (Arcadis)

Subject Property: CON 10 PT LOTS 2 AND 3 RP;58R8466 PART 1

Municipal Address: 1395 Main Street

DECISION: APPROVED WITH CONDITION

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson _____

Gerald Menezes, Member _____

Clarck Perez, Member _____ Absent

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



Community Development Department
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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 March 27th, 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 16th, 2024**

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

Telephone: (519) 740-4680, 4697

Email: carlsone@cambridge.ca

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A28/24

Meeting Date: March 27, 2024

Ward No.: 1

Property Owner: Fairview Mennonite Homes

Applicant: Fairview Mennonite Homes

Subject Property: PLAN 1259 BLK B PLAN 1375 PT; LOT 10

Municipal Address: 515 Langs Dr

General Information:

Zoning By-law Provisions: N2RM3

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: N2RM3, RM4

Adjacent Land Use: Residential

Existing Use: Institutional

Proposed Use: Institutional

Proposal:

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

1. An exterior side yard setback of 5.71m, whereas the Zoning By-law requires a minimum setback of 6.0m from the front property line [S.3.2.1.2 (c)].

The variance will facilitate construction of a proposed *retirement home* addition to the existing *retirement home* Building.

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

1. That the proposed extension to the existing *retirement home* be constructed substantially in keeping with the plans submitted with the minor variance application;
2. That a building permit be obtained for the proposed construction. The building footprint appears to have changed from the issued permit documentation, as such, a permit revision may be necessary. Please contact building@cambridge.ca for more information.



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Committee of Adjustment for the Corporation of the City of Cambridge

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. 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: A28/24

Meeting Date: March 27, 2024

Ward No.: 1

Property Owner: Fairview Mennonite Homes

Applicant: Fairview Mennonite Homes

Subject Property: PLAN 1259 BLK B PLAN 1375 PT; LOT 10

Municipal Address: 515 Langs Dr

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

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 March 27th, 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 16th, 2024**

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

Telephone: (519) 740-4680, 4697

Email: 21T carlsone@cambridge.ca 21T

Fax: (519) 740-9545



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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A30/24

Meeting Date: March 27, 2024

Ward No.: 1

Property Owner: Madison Fountain South Limited

Applicant: Madison Fountain South Limited

Subject Property: BLK BRICKER PT RP58R3091;PART 2

Municipal Address: 4220 Fountain St N

General Information:

Zoning By-law Provisions: A1, RR1

Official Plan Designation: Prime Agricultural

Adjacent Zoning: M5, A1, RR1

Adjacent Land Use: Industrial

Existing Use: Residential

Proposed Use: Commercial

Proposal:

To obtain relief from City of Cambridge Zoning By-law 150-85 to permit:

1. the location of the parking facility associated with a temporary sales office permitted under S 4.3.13TU to be located on the portion of the subject lands which were zoned (E)A1 under By-law 23-108, and not within the same zone where the temporary sales office building is to be located.

The variance will facilitate construction of a temporary sales office with associated parking facilities approved in concept by By-law 23-108, being a temporary use amendment to Zoning By-law 150-85, while Zoning Bylaw 23-108 is in effect.

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

1. That a Site Plan Approval be submitted and obtained for the proposed temporary sales office and associated parking areas;
2. That an access permit be obtained through Transportation Engineering prior to the removal of, alteration to or construction of any new accesses to the temporary parking area;



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Committee of Adjustment for the Corporation of the City of Cambridge

3. That the associated parking areas shall be permitted only for the time period that a temporary sales office is permitted on the Site, under By-law 23-108. Upon expiration of the temporary use by-law, the variance shall lapse.

Moved By: Geraldine Stafford

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: A30/24

Meeting Date: March 27, 2024

Ward No.: 1

Property Owner: Madison Fountain South Limited

Applicant: Madison Fountain South Limited

Subject Property: BLK BRICKER PT RP58R3091;PART 2

Municipal Address: 4220 Fountain St N

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

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 DEFFERAL

The following matter having been heard on

Wednesday March 27th, 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”)

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

Telephone: (519) 740-4680, 4697

Email: 21Tcarlsone@cambridge.ca21T

Fax: (519) 740-9545



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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A108/23

Meeting Date: March 27, 2023

Ward No.: 1

Property Owner: Ahmad Zeitoun

Applicant: Ahmad Zeitoun

Subject Property: TRACT GERMAN COMPANY PT LOT;116 RP67R7243 PARTS 2 & 3

Municipal Address:4800 Fountain St N

General Information:

Zoning By-law Provisions: N1

Official Plan Designation: Natural Open Space System; Prime Agricultural

Adjacent Zoning: N1

Adjacent Land Use: Institutional

Existing Use: Residential

Proposed Use: Residential

Proposal:

To permit construction of a new *single-family detached dwelling* as a legal non-conforming use under Section 45(2) of the Planning Act due to the loss of the original legal non-conforming structure to fire. The original structure was, and surviving material remains, designated under the Heritage Act.

The application was originally heard at the December 13, 2023 meeting of the Committee of Adjustment where it was deferred to permit a range of matters including heritage and inter-municipal coordination to be addressed prior to a decision.

be **deferred** to the May 8th hearing.

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. 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: A108/23

Meeting Date: March 27, 2023

Ward No.: 1

Property Owner: Ahmad Zeitoun

Applicant: Ahmad Zeitoun

Subject Property: TRACT GERMAN COMPANY PT LOT;116 RP67R7243 PARTS 2 & 3

Municipal Address:4800 Fountain St N

DECISION: DEFERRED TO THE MAY 8TH HEARING

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent

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 March 27th, 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 17th, 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: B11/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Hip Gaslight Inc.

Applicant: Hip Gaslight Inc.

Subject Property: PART LOTS 52, 53, 54, 55, 56, PART OF BLOCK A, PLAN 456, PART LOT 27 PLAN D10, PLAN OF MALCOLM STREET PLAN 456(CLOSED BY BY-LAW NO. 5716, INSTRUMENT 357681), BEING PARTS 2,

4, 5, and 6 ON 58R2400; PART OF PIN: 03806-0469(LT); LRO #58

Municipal Address: 64 Grand Ave S

General Information:

Zoning By-law Provisions: (F)C1RM1, C1RM1

Official Plan Designation: Galt City Centre Core Area

Adjacent Zoning: (F)C1RM1, C1RM1

Adjacent Land Use: Other

Existing Use: Other

Proposed Use: Other

Proposal:

Seeking consent to establish a permanent easement over the lands known as Parts 32 and 33 on Plan 58R-21577 for the purposes of secondary and/or emergency pedestrian egress and ingress to and from the Dominant Lands, as well as vehicular access for the purpose of accessing the loading dock in the building locate upon the Dominant Lands and temporary parking of vehicles for loading and off-loading materials at the loading dock area in such building. The dominant lands are described as Parts 1-23, Plan 58R21577 and Parts 2, 4-24, 26-44 and 48 of Plan 58R-21578. The easement will also benefit all units in Waterloo Condominium Plan 755 and the common elements associated with the WCP 755.

This permanent easement will serve to replace a temporary easement which performed the same functions and was signed in January 2023.

No new development is proposed.

be **approved** without condition.

Moved By: Geraldine Stafford

Seconded By: Majed Darr



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Committee of Adjustment for the Corporation of the City of Cambridge

Carried

RATIONALE:

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



Community Development Department
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Committee of Adjustment for the Corporation of the City of Cambridge

Application: B11/24

Meeting Date: March 27, 2024

Ward No.: 5

Property Owner: Hip Gaslight Inc.

Applicant: Hip Gaslight Inc.

Subject Property: PART LOTS 52, 53, 54, 55, 56, PART OF BLOCK A, PLAN 456, PART LOT 27 PLAN D10, PLAN OF MALCOLM STREET PLAN 456(CLOSED BY BY-LAW NO. 5716, INSTRUMENT 357681), BEING PARTS 2,

4, 5, and 6 ON 58R2400; PART OF PIN: 03806-0469(LT); LRO #58

Municipal Address: 64 Grand Ave S

DECISION: APPROVED WITH NO CONDITION

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

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



Community Development Department
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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 March 27th, 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 17th, 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: B06/24

Meeting Date: March 27, 2024

Ward No.: 2

Property Owner: Andreas Schuhbauer, Lucia Pereira

Applicant: Andreas Schuhbauer, Lucia Pereira

Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2

Municipal Address: 45-47 Sunnyhill Rd

General Information:

Zoning By-law Provisions: R4

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking consent for a severance to create a new residential lot being:

Conveyed Lot:

Total Area: 410 sq m

Frontage: 15.8 m on Johnston Avenue

Retained Lot:

Total Area: 555 sq m

Frontage 18.5 m on Sunnyhill Road

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

1. Subject to the approval of minor variance applications A12/24 and A13/24;
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 prior to final approval, the owner/applicant pay cash-in-lieu of parkland at 5% of the value of the severed land. The applicant shall provide an opinion of value from a



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- qualified appraiser to the satisfaction of Realty Services, in determining the value of the severed land;
4. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot;
 5. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales;
 6. That the applicant verifies the location of any existing sanitary, storm and water services on the property to the satisfaction of the Building Division to confirm that no services will cross over any proposed property lines or are shared with any adjacent properties. Where services cross property lines easements and/or servicing agreements shall be registered on title. The proposed sanitary sewer easement shall be registered on title for both properties.
 7. 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 Regional Municipality of Waterloo.
 8. That the Owner/Applicant submit the Section 59 Notice of Source Water Protection Plan Compliance in accordance with the Clean Water Act, to the satisfaction of the Regional Municipality of Waterloo.
 9. That the Owner/Applicant complete an Archaeological Assessment for the severed and retained parcels, and once reviewed and accepted, provide a copy of the Ministry Acknowledgement letter(s) and Assessment Report(s), to the satisfaction of the Regional Municipality of Waterloo.
 10. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before March 27, 2026, after which time this consent will lapse.

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.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application: B06/24

Meeting Date: March 27, 2024

Ward No.: 2

Property Owner: Andreas Schuhbauer, Lucia Pereira

Applicant: Andreas Schuhbauer, Lucia Pereira

Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2

Municipal Address: 45-47 Sunnyhill Rd

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

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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Wednesday March 27th, 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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- 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 16th, 2024**

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A12/24

Meeting Date: March 27, 2024

Ward No.: 2

Property Owner: Andreas Schuhbauer, Lucia Pereira

Applicant: Andreas Schuhbauer, Lucia Pereira

Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2

Municipal Address: 45-47 Sunnyhill Rd

General Information:

Zoning By-law Provisions: R4

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

As a result of the severance, relief from zoning By-law 150-85 is requested as follows:

Conveyed Lot (A12/24):

1. A *total lot area* of 410 sq m whereas the Zoning By-law requires a minimum of 540 sq m for a corner lot in the R4 zone;
2. A *lot frontage* of 15.8 m whereas the zoning by-law requires a minimum of 18 m for a corner lot.

Relief is further requested to permit:

3. An *exterior side yard* of 4.1 m whereas the Zoning By-law requires a minimum of 6m;
4. A *front yard* of 4.5m whereas the Zoning By-law requires a minimum of 6m
5. A secondary *access driveway* along Shamrock Street, whereas the Zoning Bylaw only permits one driveway per property.

The variances will facilitate construction of a *single-family detached dwelling* on each proposed lot, each with a new *detached ARU*.

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

1. That the minor variance applies to the conveyed lands described in provisional consent B06/24. Should this consent lapse prior to final approval and issuance of a Certificate of Official the minor variance shall also lapse.



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Committee of Adjustment for the Corporation of the City of Cambridge

2. That the single detached dwelling and accessory structure shall be constructed substantially in keeping with the site layout drawing submitted to the Committee of Adjustment;
3. That the parking stalls located in front of the building line, as shown on the site layout drawing submitted with the application, are permitted only if required by the presence of an additional residential unit on the property;
4. That an access permit be obtained through Transportation Engineering prior to the creation of any new or expanded driveway;
5. That the lot shall have only one driveway access per street frontage; and
6. That a building permit be submitted and obtained for any construction.

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.



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Committee of Adjustment for the Corporation of the City of Cambridge

Application: A12/24

Meeting Date: March 27, 2024

Ward No.: 2

Property Owner: Andreas Schuhbauer, Lucia Pereira

Applicant: Andreas Schuhbauer, Lucia Pereira

Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2

Municipal Address: 45-47 Sunnyhill Rd

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

Gerald Menezes, Member_____

Clarck Perez, Member_____ Absent_____

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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NOTICE OF DECISION

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- 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 **April 16th, 2024**

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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application: A13/24

Meeting Date: March 27, 2024

Ward No.: 2

Property Owner: Andreas Schuhbauer, Lucia Pereira

Applicant: Andreas Schuhbauer, Lucia Pereira

Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2

Municipal Address: 45-47 Sunnyhill Rd

General Information:

Zoning By-law Provisions: R4

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

Adjacent Land Use: Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

As a result of the severance, relief from zoning By-law 150-85 is requested as follows:

Retained Lot (A13/24)

1. A rear yard of 1.9 m whereas the Zoning By-law requires a minimum of 7.5 m.
2. An exterior side yard of 4.5m, whereas the Zoning Bylaw requires a minimum of 6m;
3. A Detached ARU to be located in a front yard whereas the Zoning By-law defines a detached ARU as located in a side yard or rear yard;
4. A secondary *access driveway* along Sunnyhill Road, whereas the Zoning Bylaw only permits one driveway per property.

The variances will facilitate construction of a *single-family detached dwelling* on each proposed lot, each with a new *detached ARU*.



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

1. That the minor variance applies to the retained lands described in provisional consent B06/24. Should this consent lapse prior to final approval and issuance of a Certificate of Official the minor variance shall also lapse;
2. That the single detached dwelling and accessory structure shall be constructed substantially in keeping with the site layout drawing submitted to the Committee of Adjustment;
3. That the parking stalls located in front of the building line, as shown on the site layout drawing submitted with the application, are permitted only if required by the presence of an additional residential unit on the property;
4. That an access permit for any new or widened driveway be obtained through Transportation Engineering prior to the creation of any new or expanded driveway;
5. That the lot shall have only one driveway access per street frontage; and
6. That a building permit be submitted and obtained for any construction.

Moved By: Gerald Menezes

Seconded By: Majed Darr

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: A13/24

Meeting Date: March 27, 2024

Ward No.: 2

Property Owner: Andreas Schuhbauer, Lucia Pereira

Applicant: Andreas Schuhbauer, Lucia Pereira

Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2

Municipal Address: 45-47 Sunnyhill Rd

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 27th day of March 2024.

Frances Seward, Chairperson_____

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Geraldine Stafford, Member_____

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