



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 November 13th, 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 **December 3rd, 2024**.

Contact: Angelica Rabe, Planner – Committee of Adjustment

Telephone: (519) 740-4680, 4475

Email: rabea@cambridge.ca

Fax: (519) 740-9545



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A63/24

Meeting Date: November 13, 2024
Ward No.: 7
Property Owner: Mukesh Kumar
Applicant: Mukesh Kumar
Subject Property: PLAN 58M-681 LOT 28
Municipal Address: **233 Wesley Blvd**

General Information:

Zoning By-law Provisions: N1R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: N1R5 (H)R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Proposal:

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

1. An interior side yard setback of 0.17m, whereas the Zoning By-law requires a minimum of 1.2m and permits an encroachment of 1.1m for steps or landings for the purpose of access to an attached Additional Residential Unit (ARU).

The variance will facilitate construction of a below grade entrance for a basement ARU.

be **refused**.

Moved By: Clarck Perez
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 **not** minor in nature, does **not** maintain the general intent and purpose of the Official Plan and Zoning By-law and **does not** represent desirable and is appropriate development of the subject property.



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Application No.: A63/24

Meeting Date: November 13, 2024
Ward No.: 7
Property Owner: Mukesh Kumar
Applicant: Mukesh Kumar
Subject Property: PLAN 58M-681 LOT 28
Municipal Address: **233 Wesley Blvd**

DECISION: REFUSED

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson _____

Clark Perez, Member _____

Geraldine Stafford, Member _____

Absent

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.

Jennifer Shaw, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A81/24

Meeting Date: November 13, 2024
Ward No.: 1
Property Owner: Ratheesh Manayath Thekkayil
Applicant: Ratheesh Manayath Thekkayil
Subject Property: PLAN 58M459 LOT 28
Municipal Address: **311 Baldwin Dr**

General Information:

Zoning By-law Provisions: R5 (S.4.1.227)
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5 (S.4.1.227) and R6 (S.4.1.227)
Adjacent Land Use: Low / Medium Density Residential
Existing Use: Residential
Proposed Use: Residential

Proposal:

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

1. A rear yard setback of 4.36m, whereas the Zoning By-law, as amended requires a minimum rear yard of 7.5m [4.1.227.1].

The variance will facilitate the construction of a 24.7m² (265.927 sqft) sunroom addition at the rear of the house.

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

1. That the proposed conversion be constructed generally in keeping with the plans submitted with the minor variance application.

Moved By: Clarck Perez

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 No.: A81/24

Meeting Date: November 13, 2024
Ward No.: 1
Property Owner: Ratheesh Manayath Thekkayil
Applicant: Ratheesh Manayath Thekkayil
Subject Property: PLAN 58M459 LOT 28
Municipal Address: **311 Baldwin Dr**

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson

Clarck Perez, Member

Geraldine Stafford, Member

Absent

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.

Jennifer Shaw, Secretary-Treasurer to the
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The Last Date of Appeal for this Decision is **December 3rd, 2024**.

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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A86/24

Meeting Date: November 13, 2024
Ward No.: 7
Property Owner: Powerplay Equity Capital
Applicant: Brandon Flewelling
Subject Property: CON 9 N PT LOT 1
Municipal Address: **20 and 40 Ripplewood Road**

General Information:

Zoning By-law Provisions: RM4 with S.4.1.379 and S.4.1.443
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: (H)R4, OS1
Adjacent Land Use: Hydro Corridor, Open Space
Existing Use: Residential
Proposed Use: Residential

Proposal:

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

1. A minimum lot area of 135sq.m. whereas S.3.1.2.5(b) requires 165sq. m [3.1.2.5(b)].

The Applicant is currently seeking site plan approval on this property for the development of 177 townhouse dwellings. Although the property is one single parcel currently, the development is intended to be a common elements condominium with individual parcels of tied land fronting onto a private road network. In preparation for this condominium application, a reduction in the minimum lot size from 165sq.m. under S.3.1.2.5(b) to 135sq.m. is requested.

Be **approved**, without conditions.

Moved By: Majed Darr

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.: A86/24

Meeting Date: November 13, 2024
 Ward No.: 7
 Property Owner: Powerplay Equity Capital
 Applicant: Brandon Flewelling
 Subject Property: CON 9 N PT LOT 1
 Municipal Address: **20 and 40 Ripplewood Road**

DECISION: APPROVED

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson _____ 

Clarck Perez, Member _____ 

Geraldine Stafford, Member _____ Absent

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.

 Jennifer Shaw, Secretary-Treasurer to the
 Committee of Adjustment



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The Last Date of Appeal for this Decision is **December 3rd, 2024**.

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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: A88/24

Meeting Date: November 13, 2024
Ward No.: 7
Property Owner: Powerplay Equity Capital
Applicant: Brandon Flewelling
Subject Property: 58M-696 BLK 124
Municipal Address: **170 Attwater Drive**

General Information:

Zoning By-law Provisions: RM4 (S.4.1.379)
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: RM4 (4.1.379), R6 (4.1.378), and OS1
Adjacent Land Use: Low / Medium Density Residential, Open Space
Existing Use: Residential
Proposed Use: Residential

Proposal:

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

1. A minimum lot area of 135sq.m. whereas S.3.1.2.5(b) requires 165sq. m [3.1.2.5(b)].

The property contains 31 existing townhouse dwellings. Although the property is one single parcel currently, the development is intended to be a common elements condominium with individual parcels of tied land fronting onto a private road network. In preparation for this condominium application, a reduction in the minimum lot size from 165sq.m. under S.3.1.2.5(b) to 135sq.m. is requested.

Be **approved**, without conditions:

Moved By: Majed Darr

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.: A88/24

Meeting Date: November 13, 2024
Ward No.: 7
Property Owner: Powerplay Equity Capital
Applicant: Brandon Flewelling
Subject Property: 58M-696 BLK 124
Municipal Address: **170 Attwater Drive**

DECISION: APPROVED

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson _____ 

Clarck Perez, Member _____ 

Geraldine Stafford, Member _____ Absent 

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.


Jennifer Shaw, Secretary-Treasurer to the
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- 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 **December 4th, 2024**.

Contact: Angelica Rabe, Planner – Committee of Adjustment

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Email: rabea@cambridge.ca

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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: B31/24

Meeting Date: November 13, 2024

Ward No.: 4

Property Owner: 2690231 Ontario Inc. (Hans Maden)

Applicant: 2690231 Ontario Inc. (Hans Maden)

Subject Property: PLAN 614 PT LOT 18 PLAN D8;PT LOT 21

Municipal Address: **102 Spruce Street**

General Information:

Zoning By-law Provisions: RM4 (S.4.1.396)

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R5

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential, Semi-Detached Duplex

Proposed Use: Residential, Semi-Detached Duplex

Proposal:

Seeking to sever a residential property containing a semi-detached duplex dwelling (with four units, under construction) into two separate lots, being:

Conveyed Lot (Containing one half of a semi-detached duplex dwelling, 2 units)

Area: 367.1 m²

Frontage 11.07 m

Retained Lot (Containing one half of a semi-detached duplex dwelling, 2 units)

Area: 369.9 m²

Frontage 11.21 m

The severance would result in each lot containing 2 units.

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

1. That the proposed lots be substantially in keeping with the plans submitted with the minor variance application.
2. That the Owner/Applicant submit the regional consent review fee of \$350, to the satisfaction of the Region;
3. 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

Committee of Adjustment for the Corporation of the City of Cambridge

Land Registry Office. The reference plan shall be deposited at a Land Registry Office and a copy shall be provided to the City;

4. 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 qualified appraiser to the satisfaction of Realty Services, in determining the value of the severed land;
5. That the applicant verifies the location of any existing sanitary, storm and water services on the property to the satisfaction of the Building Division in order to confirm that no services will cross over any proposed property lines or are shared with any adjacent properties. Each property will need to be independently serviced;
6. 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;
7. 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;
8. That if any trees are to be impacted, a Private Tree Removal Permit or a Site Alteration Permit is required pursuant to Private Tree By-Law 23-105 and City Tree By-Law 71-06 (including amendment By-Law 21-068), prior to any disturbance on site;
9. That an access permit through Transportation Engineering will be required prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City's website at www.cambridge.ca. AND
10. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before November 13, 2026, after which time this consent will lapse.

Moved By: Clarck Perez
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. The application is approved with **ten (10) 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.: B31/24

Meeting Date: November 13, 2024

Ward No.: 4

Property Owner: 2690231 Ontario Inc. (Hans Maden)

Applicant: 2690231 Ontario Inc. (Hans Maden)

Subject Property: PLAN 614 PT LOT 18 PLAN D8;PT LOT 21

Municipal Address: **102 Spruce Street**

DECISION: APPROVED WITH CONDITIONS

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson _____

Clarck Perez, Member _____

Geraldine Stafford, Member _____

Absent

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.

Jennifer Shaw, Secretary-Treasurer to the
Committee of Adjustment



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Committee of Adjustment for the Corporation of the City of Cambridge

Application No.: B32/24

Meeting Date: November 13, 2024

Ward No.: 8

Property Owner: David & Wanda May

Applicant: David & Wanda May

Subject Property: PLAN 1401 LOT 51

Municipal Address: **71 Bradbury Crescent**

General Information:

Zoning By-law Provisions: R6

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R6 and R5

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

PROPOSAL:

The Applicant is seeking approval of a consent and minor variance. The proposed consent would sever approximately 354.2m² of land from 71 Bradbury Crescent.

The applicant is requesting the variances to accommodate additional front yard parking. The variances would legalize the existing driveway.

Be **deferred** for a period of 60 days.

Moved By: Clarck Perez

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 No.: B32/24

Meeting Date: November 13, 2024

Ward No.: 8

Property Owner: David & Wanda May

Applicant: David & Wanda May

Subject Property: PLAN 1401 LOT 51

Municipal Address: **71 Bradbury Crescent**

DECISION: DEFERRED

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson 

Clarck Perez, Member 

Geraldine Stafford, Member Absent

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.


Jennifer Shaw, Secretary-Treasurer to the
Committee of Adjustment



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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 November 13th, 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: Angelica Rabe, Planner – Committee of Adjustment

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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

Application No.: A90/24

Meeting Date: November 13, 2024

Ward No.: 8

Property Owner: David & Wanda May

Applicant: David & Wanda May

Subject Property: PLAN 1401 LOT 51

Municipal Address: **71 Bradbury Crescent**

General Information:

Zoning By-law Provisions: R6

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R6 and R5

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

PROPOSAL:

The Applicant is seeking relief from Zoning By-law 150-85 to permit:

1. A minimum rear yard setback of 4.86m, whereas the Zoning By-law requires a minimum rear yard setback of 7.5m [3.1.2.2(g)];

The proposed minor variance would accommodate the existing house on the retained lot with a smaller rear yard as a result of the proposed severance.

be **deferred** for a period of 60 days.

Moved By: Clarck Perez

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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DECISION: DEFERRED

Signed at the City of Cambridge this 13th day of November 2024.

Frances Seward, Chairperson _____ 

Clarck Perez, Member _____ 

Geraldine Stafford, Member _____ Absent 

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.



Jennifer Shaw, Secretary-Treasurer to the
Committee of Adjustment