Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A37/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 457 PT LOT 93 PT LOT 94
11 Albert St

Moved by: Don Drackley
Seconded by: Gerald Menezes

That the applicant’s request for the following minor variances from Zoning By-law 150-85 to permit:

1. A minimum exterior side yard setback of 0.25 m (0.82 ft) whereas the by-law requires a minimum of 3.5 m (11.48 ft) (adjacent to McAuslan St); and,
2. A minimum interior side yard setback of 0.51 m (1.67 ft) whereas the by-law requires a minimum of 1.0 m (3.28 ft).

be approved.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved, as it is the opinion of the Committee of Adjustment, that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A43/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: CON 10 PT LOT 3
1105 Main St

Moved by: Don Drackley
Seconded by: Gerald Menezes

That the applicant’s request for the following minor variances from Zoning By-law 150-85:

1. To seek relief from Section 1.1.5.3 in relation to Legal Non-Conforming Use where up to 95 percent of damages have occurred to the building, whereas the bylaw states: If any building or structure which does not conform to this by-law is damaged to the extent of seventy-five percent or more of its value exclusive of the value of its foundations, such building or structure shall not be restored, rebuilt or reconstructed except in conformity with this by-law; and,

2. To permit the extension of the legal non-conforming status of the existing home to the proposed addition, whereas no new development is permitted until such time as the holding provision is lifted from the property

be approved.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. With no timeline for servicing and the location of this development, the Committee members are of the opinion that the development will result in an improvement to what was initially there and will cause no significant impact as the use will remain the same. The application is approved, as it is the opinion of the Committee of Adjustment that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A44/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 1065 LOT 24
60 Rouse Ave

Moved by: Gerald Menezes
Seconded by: Don Drackley

That the applicant’s request for the following minor variances from Zoning By-law 150-85 to permit:

1. A front yard setback of 2.0 m (6.6 ft) whereas the by-law requires a minimum of 6.0 m (19.7 ft) for a corner lot.

be approved subject to the following conditions:

1. That the accessory garage not be used for a home occupation; and,
2. That the accessory garage not be used for human habitation without a building permit.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved with two (2) conditions, as it is the opinion of the Committee of Adjustment, that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A46/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 58M244 LOT 80 286 Newport Dr

Moved by: Don Drackley
Seconded by: Gerald Menezes

That the applicant’s request for the following minor variances from Zoning By-law 150-85 to permit:

1. Minimum exterior side yard setback of 0.7 m (2.29 ft) whereas the by-law requires 6 m (19.69 ft) for a corner lot (adjacent to Vivian Baulk St).

be approved subject to the following conditions:

1. That the accessory shed not be used for a home occupation; and,
2. That the accessory shed not be used for human habitation without a building permit.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved with two (2) conditions, as it is the opinion of the Committee of Adjustment, that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A47/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 1365 PT LOT 4 RP67R3638; PART 59 TO 69 & PARTS 73 TO;75 108 Pinebush Rd

Moved by: Gerald Menezes
Seconded by: Don Drackley

That the applicant’s request for the following minor variances from Zoning By-law 150-85 to permit:

1. A maximum density of 152 units per hectare (284 units) whereas the zoning bylaw permits 150 units per hectare (280 units); and,
2. A parking variance of 1.02 spaces per unit (289 spaces) whereas the zoning bylaw requires 1.25 spaces per unit (355 spaces).

be approved.

CARRIED

REASONS:

The Committee considered staff's recommendation and the applicant's oral comments in relation to the application. The application is approved, as it is the opinion of the Committee of Adjustment, that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A48/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 1369 LOT 65 PT LOT 64 399 Kribs St

Moved by: Gerald Menezes
Seconded by: Don Drackley

That the applicant’s request for the following minor variances from Zoning By-law 150-85 to permit:

1. A minimum rear yard setback of 7.1 m (23.3 ft) whereas the by-law requires a minimum of 7.5 m (24.6 ft).

be approved.

CARRIED

REASONS:

The Committee considered staff’s recommendation, the applicant’s oral comments, and the neighbour’s written comments in relation to the application. The application is approved, as it is the opinion of the Committee of Adjustment, that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A52/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 22, 2021 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 488 LOT 1 IN BLK D
1 Lincoln Ave

Moved by: Don Drackley
Seconded by: Gerald Menezes

That the applicant’s request for the following minor variances from Zoning By-law 150-85 to permit:

1. A maximum height of 5 m (16.4 ft) whereas the by-law permits a maximum height of 4.5 m (14.76 ft).

be approved, subject to the following conditions:

1. That the accessory garage not be used for a home occupation;
2. That the accessory garage not be used for human habitation without a building permit; and,
3. That no windows are oriented towards the neighbours’ rear yard.

CARRIED

REASONS:

The Committee considered staff’s recommendation, the applicant’s oral comments, and the neighbour’s oral comments in relation to the application. The committee added the third condition to minimize any overlook on the neighbour’s yard. The application is approved, as it is the opinion of the Committee of Adjustment, that the proposal meets the general intent of the Zoning By-law and Official Plan, is minor and will result in the appropriate development of the site.