Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A01/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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:

Part Lot 19, Plan 291; being Part 1, Plan 58R- 20441

16 Byng 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 rear yard setback of 3.3 m (10.82 ft) whereas the bylaw requires 7.5m (24.61 ft).

be approved, subject to the following conditions:

1. 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;
2. That the roofing material and colour of the addition should be both compatible and subordinate to the extant roof, to the satisfaction of the City’s Senior Planner Heritage;
3. That the removal of the original wooden posts supporting the wrap around covered porch be avoided. If this is not possible, it is recommended that the posts be retained and reused to replace missing posts along the south elevation, to the satisfaction of the City’s Senior Planner Heritage;
4. That qualified professionals with experience working on heritage masonry and carpentry should plan and undertake the work directly involving the extant dwelling and its heritage attributes, to the satisfaction of the City’s Senior Planner Heritage; and,
5. A Temporary Protection Plan be prepared to the satisfaction of the City’s Senior Planner Heritage prior to the issuance of a building permit to demonstrate how the extant dwelling and its heritage attributes will be protected through ongoing construction including a plan for site access, delivery, and staging of materials and machinery as well as a fire and security plan.

CARRIED
REASONS:

The Committee considered staff’s recommendation, the applicant’s oral comments, and the delegation on behalf of the ACO Cambridge in relation to the application. The application is approved with five (5) 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. A33/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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 1457 LOT 41
86 Chimney Hill Dr

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 driveway width of 8.15 m (26.7 ft.) whereas the by-law permits a maximum driveway width of 7 m (22.9 ft.)

be refused.

CARRIED

REASONS:

The Committee considered staff's recommendation, the applicant's oral and written comments, and written comments received by a neighbour in relation to the application. Although the issue regarding drainage was resolved by the applicant, the Committee was not satisfied that the concerns from Energy+ and Transportation Engineering were addressed by the applicant during their deferral period. The application is refused, as it is the opinion of the Committee of Adjustment, that the variance is not minor in nature and the issue is a matter of safety and needs to be resolved.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A49/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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 795 LOT 55
11 Highland Cres

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 6.4 m (20.9 ft.) whereas the by-law permits a maximum height of 4.5 m (14.8 ft.) for accessory structures.

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 as a secondary dwelling unit without a building permit;
3. That the accessory garage not have any West or South facing windows to avoid overlook into the neighbours’ yards; and,
4. That the accessory garage not have any permanent exterior or interior stairs.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved with four (4) 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. A50/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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: Part Sub. Lot 2, WGR, Concession 12, City of Cambridge
93 Newman Dr

Moved by: 
Seconded by:

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

1. A minimum lot frontage of 15 m (49.21 ft) whereas the bylaw requires a minimum lot frontage of 17 m (55.77 ft); and,

2. A minimum lot area of 495 m$^2$ (5,328.14 ft$^2$) whereas the bylaw requires a minimum lot area of 510 m$^2$ (5,489.59 ft$^2$).

Be deferred.

CARRIED

REASONS:

Due to a Committee member declaring a conflict of pecuniary interest on this application, there were not enough Committee members present to have quorum for this application. As a result, the application will need to be deferred to the next meeting.
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. A51/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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 467 LOT 43 PLAN 58R-18916 PART 1
12 Tait 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 lot frontage of 9.36m (30.70 ft.) whereas the bylaw requires 11 m (36 ft.).

be approved, subject to the following conditions:
1. That the accessory unit be substantially in keeping with the plans submitted and be limited to one bedroom;
2. That a building permit be received for the alteration prior to occupancy of the unit;
3. That any driveway widening shall not exceed a width of 7m (22.96 ft) and must maintain a minimum of 45% front yard landscaping; and,
4. 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.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved with four (4) 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. A53/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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 28 LOT 2 PT LOT 1 PT; KARCH ST PLAN 45 PT KARCH ST 132 Queen St W

Moved by: Gerald Menezes
Seconded by: Don Drackley

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

1. To seek relief from Section 2.2.2.3.(c) of the Zoning By-law to permit a parking stall for a detached single dwelling unit in a residential zone in front of the established building line or regulatory building line, whereas the by-law prohibits a parking stall to be located in front of the regulatory building line or established building line. be approved, subject to the following conditions:

   1. 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.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved with one (1) condition, 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. A45/21

THIS MATTER HAVING BEEN HEARD on Tuesday June 23, 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 3 BLK BEASLEYS LOWER PT;LOT 13 15 Poplar 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. A minimum lot frontage of 14.48 m (47.51 ft) for the severed lot, whereas the bylaw requires 25 m (82.02 ft) in the R2 zone.

be approved, subject to the following conditions:

1. Subject to the approval of consent application B09/21.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant’s oral comments in relation to the application. The application is approved with one (1) condition, 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. B09/21

THIS MATTER HAVING BEEN HEARD on Wednesday June 23, 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 3 BLK BEASLEYS LOWER PT;LOT 13
15 Poplar Dr

Moved by: Don Drackley
Seconded by: Gerald Menezes

That the applicant’s request to sever the property to create a new residential parcel with an approximate lot area of 755.19 m² (8,128.75 ft²) and 14.486 m (47.54 ft.) frontage along Poplar Dr.

be approved subject to the following conditions:

1. That prior to final approval, the owner/applicant submits a copy of the deposited reference plan indicating the boundaries of the parcels, any easements/rights-of-way and building locations, to the satisfaction of the Planning Services Division;
2. That the owner decommissions the private septic on the property and extend municipal services to the retained and severed parcels;
3. That the applicant submits a spatial separation report to the satisfaction of the Building Division to verify that the requirements of the Ontario Building Code are met for the amount of unprotected opening area (or window area for single family dwellings) permitted to face the property line for the existing building;
4. A plumbing permit will be required when connecting to municipal services on the retained lot. Decommissioning of the existing septic system will be completed under this permit and is required prior to the severance due to the existing septic bed being located on the severed lot;
5. 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;
6. That a Plan and Profile plan be prepared for the sanitary sewer extension on Poplar Drive, to the satisfaction of City of Cambridge Development Engineering;
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 prior to final approval, the applicant pay cash-in lieu of parkland at 5% of the value of the new lot. The applicant shall provide a qualified appraiser's opinion of value to the satisfaction of the Community Development Department in determining the value of the severed land;

9. That prior to final approval, the owner/applicant submit the consent review fee of $350.00 to the Region of Waterloo;

10. Confirmation of payment of outstanding taxes to the satisfaction of the Financial Services Division; and,

11. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before July 02, 2022 after which time this consent will lapse.

CARRIED

REASONS:

The Committee considered staff’s recommendation and the applicant's oral comments in relation to the application. Therefore, the application is approved with eleven (11) 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.