1. Declarations of Pecuniary Interest

2. Committee Business

3. Meeting Minutes
   • July 28, 2021

4. Applications

   **New Minor Variance Applications**

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<td>A64/21</td>
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<td>527 Equestrian Way</td>
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<td>A68/21</td>
<td>288 Bismark Dr</td>
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   **New Consent Applications**

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5. Other business

6. Decisions

7. O.L.T. Update

Adjournment
Application No.: A61/21  Meeting Date: September 01, 2021  Ward No.: 5

Property Owner:  Timothy Malone
                Joanne Malone

Applicant:       Jonathan Netta

Subject Property:  PLAN 470 PT LOT 20
                   88 Blair Rd

Proposal:
The applicant is requesting a minor variance from Zoning By-law 150-85 to permit:

1. A front yard setback of 3.05 m (10 ft), whereas the by-law requires 6 m (19.68 ft); and,
2. An interior side yard setback of 0.91 m (2.99 ft), whereas the by-law requires 1.2 m (3.94 ft).

The requested variances will help facilitate the conversion of a portion of the existing front covered porch into an enclosed foyer/powder room area.

General Information:

Zoning By-law Provisions: R3
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R3
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
City of Cambridge planning staff recommends approval of this minor variance application subject to the following conditions:

1. That the designs be substantially in keeping with the plans submitted with the minor variance application.
**Staff Comments:**

**City of Cambridge Development Planning Section:**
The subject lands are located to the north of Park Hill Rd W on the east side of Blair Rd.

**Provincial Policy Statement**
The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario. It provides for appropriate development while protecting public resources of provincial interest, public health and safety, and the quality of the natural and built environment. Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety are the main policy themes within the plan. There are no concerns with these policies and therefore the application is consistent with the Provincial Policy Statement.

**Official Plan**
The subject land is currently designated as “Low/Medium Density Residential” in the City’s Official Plan. The “Low/Medium Density Residential” land use designation applies to residential areas within the built-up area of the City and permits a range of housing types. Planning staff is of the opinion that the general intent of the City’s Official Plan is maintained.

**Zoning By-law 150-85**
The subject property is zoned R3 (Residential) according to Zoning By-law 150-85, as amended. The R3 zone permits single detached dwellings and related accessory uses. The applicant is proposing to convert a portion of the existing front covered porch into an enclosed foyer/power room area and rebuild the front stairs.

The applicant is requesting the following variances:

1. A front yard setback of 3.05 m (10 ft), whereas the by-law requires 6 m (19.68 ft); and,
2. An interior side yard setback of 0.91 m (2.99 ft), whereas the by-law requires 1.2 m (3.94 ft).

The purpose and intent of the front yard setback requirement is to ensure a consistent streetscape. The homes along the street have similar front yard setbacks with 88 Blair Rd, creating a consistent look on the street. There is an existing 2 storey covered front porch that is already built within the footprint of the requested variances.

The purpose and intent of the interior side yard setback requirements is to ensure there is sufficient space for maintenance, access to the rear yard and adequate drainage. Staff are of the
opinion that the request is minor as the proposal follows the existing interior side yard setback of
the home, not restricting access and space any further than what is currently in place. The
applicant is working within a similar footprint of the existing conditions of the home and front
porch. The requested variance is considered to meet the general intent and purpose of the
Zoning By-law and is considered to be desirable for the appropriate development of the land.

Based on the above analysis Planning staff is of the opinion that the application is minor, is
appropriate development for the site, and meets the general intent of the Zoning By-law and
Official Plan. Therefore Planning staff recommends approval of this minor variance
application.

Regional Municipality of Waterloo:
The Region of Waterloo has no comment on this application.

Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

Energy+ Inc.:
Energy+ Inc., has no objection to the request for a minor variance for reduced lot setbacks to
facilitate the enclosure of the front porch.

- If relocation or upgrade is required as a result of this application, the Applicant will be
  responsible for 100% cost.
- If easements are required as a result of this application, the Applicant will be
  responsible for 100% cost.
- Refer to Energy+ Inc. Residential Spec book at www.energyplus.ca
- Hydro poles/guy wires and anchors/padmount transformers/switching units/service
  pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100%
  owners’ expense.
- All planting near Energy+ owned overhead power lines and padmount equipment must
  be installed in accordance to http://www.esasafe.com/assets/image/Tree-Planting.pdf
- Must maintain required clearances (ESA & Energy+) from existing overhead electrical
  plant.
- Owner/Applicant may be required to provide ESA clearance calculations to existing
  overhead and underground electrical distribution equipment. Calculations must be
  signed off by a P.Eng.
- As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per
  property is permitted.

City of Cambridge Building Section:
A building permit is required for the proposed construction
City of Cambridge Transportation Engineering Section:
The City of Cambridge Transportation Division has no comments in regards to this application.

City of Cambridge Project Engineer:
Development Engineering has no comment with regards to this application.

City of Cambridge Fire Department:
Fire Department has no comment in regards to this application.

City of Cambridge Senior Planner-Heritage:
Comments not received.

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.
Site Plan

THE MALONE RESIDENCE
88 BLAIR ROAD, CAMBRIDGE, ON, N1S 2J3

Interior side yard setback of 0.91m (2.99 ft).

Front yard setback of 3.05 m (10 ft)
Proposed Main Floor Plan
Proposed Front Elevation
Proposed Left and Right Elevation
Application No.: A63/21 Meeting Date: September 01, 2021 Ward No.: 3

Property Owner/Applicant: Peter Tostik

Subject Property: PLAN 105 LOT 9 PT LOT 10 IN;BLK 6
606 Argyle St S

Proposal:
The applicant is requesting the following minor variances from the Zoning By-law 150-85 to permit:

1. A minimum rear yard setback of 2.35 m (7.71 ft), whereas the by-law requires 7.5 m (24.61 ft).

The applicant is proposing to build a one storey extension located behind the existing mudroom.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
The City of Cambridge Planning staff recommends approval of this application substantially in accordance with the submitted sketch.

Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located at the corner of Argyle St S and Sherring St and is currently developed with a single detached residential dwelling. The subject land is currently designated Low/Medium Density Residential in the City’s Official Plan and is zoned R5.
Application No.: A63/21
Date of Meeting: September 01, 2021

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(Single Detached Residential) in the City’s Zoning By-law No. 150-85, as amended. The applicant is proposing to construct a one storey rear yard addition to the home, behind the existing mudroom.

Provincial Policy Statement
The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario. It provides for appropriate development while protecting public resources of provincial interest, public health and safety, and the quality of the natural and built environment. Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety are the main policy themes within the plan. There are no concerns with these policies and therefore the application is consistent with the Provincial Policy Statement.

Official Plan
The subject land is currently designated as “Low/Medium Density Residential” in the City’s Official Plan. The “Low/Medium Density Residential” land use designation applies to residential areas within the built-up area of the City and permits a range of housing types. Planning staff is of the opinion that the general intent of the City’s Official Plan is maintained.

Zoning By-law
The applicant is requesting a minor variance to permit a minimum rear yard setback of 2.35 m (7.71 ft), whereas the by-law requires 7.5 m (24.61 ft). The applicant is proposing to construct a one storey addition to the rear of the home.

The intent of the rear yard setback is to provide amenity space, privacy and separation between dwellings. The proposed addition will have a greater setback than the existing dwellings footprint, not impacting the separation between dwelling.

Based on the above noted analysis, planning staff are of the opinion that the minor variance generally meets the intent of the Zoning By-law and Official Plan, is minor in nature and is appropriate for the development of the lands; therefore staff recommends approval of the variance application.

Regional Municipality of Waterloo:

The Region of Waterloo has no comment on this application.

Grand River Conservation Authority:

The Grand River Conservation Authority has no comment on this application.
Energy+ Inc.:
Energy+ Inc. has no objection to the Owner/Applicant’s request for a reduced rear yard setback to facilitate a one storey addition. Early consultation with Energy+ Inc’s Service Coordinator is recommended.

- If relocation or upgrade is required as a result of this application, the Applicant will be responsible for 100% cost.
- If easements are required as a result of this application, the Applicant will be responsible for 100% cost.
- Refer to Energy+ Inc. Residential Spec book at www.energyplus.ca
- Hydro poles/guy wires and anchors/padmount transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners’ expense.
- All planting near Energy+ owned overhead power lines and padmount equipment must be installed in accordance to http://www.esasafe.com/assets/image/Tree-Planting.pdf
- Must maintain required clearances (ESA & Energy+) from existing overhead electrical plant.
- Owner/Applicant may be required to provide ESA clearance calculations to existing overhead and underground electrical distribution equipment. Calculations must be signed off by a P.Eng.
- As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per property is permitted.

City of Cambridge Building Section:
A building permit is required for the proposed construction.

A building permit application is currently under review

City of Cambridge Transportation Engineering Section:
The City of Cambridge Transportation Division has no comments in regards to this application.

City of Cambridge Project Engineer:
Development Engineering has no comment with regards to this application.

City of Cambridge Fire Department:
The City of Cambridge Fire Department has no comment on this application.

City of Cambridge Senior Planner-Heritage:
Comments not received

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.
Rear yard setback of 2.35 m (7.71 ft)
Proposed Building Elevation (front of home)
Application No.: A64/21  
Meeting Date: September 01, 2021  
Ward No.: 5

Property Owner: Andrea Young

Applicant: Zitlalli Reyes-Roblado c/o Seamont Contracting

Subject Property: PLAN 1409 LOT 27  
320 St Andrews St

Proposal:
The applicant is requesting the following minor variances from the Zoning By-law 150-85 to permit:

1. A maximum height of 5.7 m (18.70 ft) for an accessory building, whereas the by-law requires 4.5 m (14.76 ft) for an accessory building.

The applicant is proposing to build a detached garage to accommodate an RV, requiring the additional height. The garage will meet all other setback and zoning by-law requirements.

General Information:
Zoning By-law Provisions: R3
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
The City of Cambridge Planning staff recommends approval of this application substantially in accordance with the submitted sketch, 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 the accessory garage not have windows above the first floor facing the
City of Cambridge Development Planning Section:
The subject property is located north of Grand Ridge Dr and south of Fourth Ave on the west side of St Andrews St. The property is currently developed with a single detached residential dwelling. The property has a frontage of approximately 230.88 m (757.48 ft.) and a lot area of approximately 3,435.81 m² (36,982.75 ft²). The applicant is proposing to construct an accessory garage with an increased height to accommodate the storage of an RV.

Provincial Policy Statement
The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario. It provides for appropriate development while protecting public resources of provincial interest, public health and safety, and the quality of the natural and built environment. Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety are the main policy themes within the plan. There are no concerns with these policies and therefore the application is consistent with the Provincial Policy Statement.

Official Plan
The subject land is currently designated as Low/Medium Density Residential in the City’s Official Plan. The Low/Medium Density Residential designation and the current R3 zone permits the existing single detached residential use and accessory structures. An accessory garage is now being proposed, which is permitted for properties designated as Low/Medium Density Residential. Planning staff is of the opinion that the general intent of the City’s Official Plan is maintained.

Zoning By-Law
The subject property is zoned R3 (Single Detached Residential) in the City’s Zoning By-law No. 150-85, as amended. The proposed accessory use is permitted; however, the proposed height of the structure exceeds what is currently permitted in the Zoning By-law.

The applicant is requesting the following variance:

1. A maximum height of 5.7 m (18.70 ft) for an accessory building, whereas the by-law requires 4.5 m (14.76 ft) for an accessory building.

The intent of the height regulation in the Zoning By-law is primarily to limit the impact of oversized accessory structures on neighbouring properties and maintain adequate amenity
space on the subject property. The subject property has the largest lot in the area at 3,435.81 m², having more than adequate amenity space on the property. The accessory garage will be located in the rear yard and meet all other setback and zoning requirements. Staff has also indicated the garage is not to be used for human habitation or a home occupation, or have any windows above the first floor that face into the neighbouring property to the east, to maintain privacy into the neighbouring yard.

Based on the above noted analysis, planning staff are of the opinion that the minor variances generally meet the intent of the Zoning By-law and Official Plan, are minor in nature and are appropriate for the development of the lands; therefore staff recommends approval of the variance application.

Regional Municipality of Waterloo:
The Region of Waterloo has no comment on this application.

Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

Energy+ Inc.:
Energy+ Inc. has no objection to the Applicants request for a minor variance to facilitate the construction of an accessory building that requires additional height for an RV.

- If upgrade or relocation is required as a result of this Application the Applicant/Owner will be responsible for 100% cost.
- If easements are required as a result of this Application, the Applicant/Owner will be responsible for 100% cost.
- Refer to Energy+ Inc. Residential Spec book at www.energyplus.ca
- Hydro poles/guy wires and anchors/padmount transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners’ expense.
- All planting near Energy+ owned overhead power lines and padmount equipment must be installed in accordance with http://www.esasafe.com/assets/image/Tree-Planting.pdf
- Must maintain required clearances (ESA & Energy+) from existing overhead electrical plant.
- Owner/Applicant may be required to provide ESA clearance calculations to existing overhead electrical distribution equipment. Calculations must be signed off by a P.Eng.
- As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per property is permitted.
City of Cambridge Building Section:
A building permit is required for the proposed construction.

City of Cambridge Transportation Engineering Section:
The City of Cambridge Transportation Division has no comments in regards to this application.

City of Cambridge Project Engineer:
Development Engineering has no comment with regards to this application.

City of Cambridge Fire Department:
Fire Department has no comment in regards to this application.

City of Cambridge Senior Planner-Heritage:
Comments not received.

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.
Application No.: A64/21
Date of Meeting: September 01, 2021

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R3 Zoning

Subject Property

Site Plan – Existing Conditions

Existing shed to be demolished
Site Plan – Proposed Garage Location

Proposed new garage

New Garage Plan
Garage Elevations

Height of 5.7 m (18.70 ft)
Application No.: A65/21  Meeting Date: September 01, 2021  Ward No.: 2

Property Owner/Applicant: Kevin Bronson & Gail Ann Cameron
Gail Cameron

Subject Property: PLAN 1357 LOT 63
125 Cindy Ave

Proposal:
The applicant is requesting the following minor variances from the Zoning By-law 150-85 to permit:

1. A rear yard setback of 0.63 m (2.07 ft) for a deck, whereas the bylaw requires 1 m (3.28 ft) for accessory structures surrounding a pool.

The variance is to recognize an existing deficiency for a deck that was constructed without permit approval.

General Information:
Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4, RM3
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
City of Cambridge Planning staff recommends approval of this application, substantially in accordance with the submitted sketch.

Staff Comments:

City of Cambridge Development Planning Section:
Background
The subject property is located to the north of Holiday Inn Drive and west of Franklin Blvd and
is comprised of an approximately 666.23 m$^2$ residential parcel with an existing dwelling on the south east end of Cindy Ave. The land is designated as “Low/Medium Density Residential” in the City of Cambridge Official Plan and within the R4 Residential zone of the City’s Zoning By-law 150-95, as amended. Surrounding land uses are residential with the property backing onto a RM3 (multi-unit residential) parcel with an existing 3 storey apartment building.

**Provincial Policy Statement**
The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario. It provides for appropriate development while protecting public resources of provincial interest, public health and safety, and the quality of the natural and built environment. Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety are the main policy themes within the plan. There are no concerns with these policies and therefore the application is consistent with the Provincial Policy Statement.

**Four Tests of a Minor Variance**

*Does the proposal maintain the general intent and purpose of the Official Plan?*
The subject land is currently designated as “Low/Medium Density Residential” in the City’s Official Plan. The “Low/Medium Density Residential” land use designation applies to residential areas within the built-up area of the City and permits a range of housing types. Planning staff is of the opinion that the general intent and purpose of the City’s Official Plan is maintained.

*Does the proposal maintain the general intent and purpose of the City’s Zoning By-law?*
The subject property is zoned R4 (Residential) according to Zoning By-law 150-85, as amended. The R4 zone permits single detached dwellings and related accessory uses. The applicant is requesting the following variances:

1. A rear yard setback of 0.63 m (2.07 ft) for a deck, whereas the bylaw requires 1 m (3.28 ft) for accessory structures surrounding a pool.

The variance is to recognize an existing deficiency for a deck that was constructed without permit approval. The intent of the Zoning By-law with respect to rear yard setbacks is to ensure there is adequate spatial separation between abutting residential properties for privacy, access, maintenance and drainage. The proposed pool is located 0.37m (1.21 ft) closer to the rear yard property line than is required in the Zoning By-law. Based on the size of the lot and the location of the pool at the rear of the property, Planning staff is of the opinion that the variance is minor in nature and maintains the general intent and purpose of the Zoning By-law.
Is the proposal minor in nature?
The proposed pool is located 0.37m (1.21 ft) closer to the rear yard property line than is required in the Zoning By-law. Planning staff is of the opinion that the variance is minor in nature.

Is the proposal desirable for the development and use of the lands?
The proposed minor variance is intended to facilitate an accessory structure around a pool for an existing residential dwelling on a lot designated and zoned for residential purposes. Staff are of the opinion that variance would facilitate desirable and appropriate use of the lands.

Regional Municipality of Waterloo:
The Region of Waterloo has no comment on this application.

Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

Energy+ Inc.:
Energy+ Inc. has no objection to the Owner/Applicant’s request for a reduced rear yard setback to facilitate fencing in an existing pool.
- If relocation or upgrade is required as a result of this application, the Applicant will be responsible for 100% cost.
- If easements are required as a result of this application, the Applicant will be responsible for 100% cost.
- Refer to Energy+ Inc. Residential Spec book at www.energyplus.ca
- Hydro poles/guy wires and anchors/padmount transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners’ expense.
- All planting near Energy+ owned overhead power lines and padmount equipment must be installed in accordance to http://www.esasafe.com/assets/image/Tree-Planting.pdf
- Must maintain required clearances (ESA & Energy+) from existing overhead electrical plant.
- Owner/Applicant may be required to provide ESA clearance calculations to existing overhead and underground electrical distribution equipment. Calculations must be signed off by a P.Eng.
- As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per property is permitted.

City of Cambridge Building Section:
A building permit is required for the proposed construction.
A building permit application is currently under review.

**City of Cambridge Transportation Engineering Section:**
The City of Cambridge Transportation Division has no comments in regards to this application.

**City of Cambridge Project Engineer:**
Development Engineering has no comment with regards to this application.

**City of Cambridge Fire Department:**
Fire Department has no comment in regards to this application.

**City of Cambridge Senior Planner-Heritage:**
Comments not received.

**City of Cambridge Economic Development:**
The City of Cambridge Economic Development has no comment on this application.

**Ministry of Transportation:**
Comments not received.
Rear yard setback of 0.63 m (2.07 ft)
Application No.: A66/21  Meeting Date: September 01, 2021  Ward No.: 1

Property Owner/Applicant: Ruthiran Rajanikanth & Loganathan Gayathri

Subject Property: PLAN 58M-604 LOT 156
527 Equestrian Way

Proposal:
The applicant is requesting a minor variance from Zoning By-law 150-85 to permit:

1. A minimum lot area of 363 m² (3,907.3 ft²) whereas the by-law requires 450 m² (4,843.76 ft²).

The applicant is proposing to create a one-bedroom secondary dwelling unit in the basement of the existing house. The entrance to the secondary dwelling unit will be at the rear of the home and parking will be in the driveway.

General Information:
Zoning By-law Provisions: R6 s 4.1.303C
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: R6 s 4.1.303C, OS1
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
City of Cambridge planning staff recommends approval of this minor variance application substantially in accordance with the submitted sketch.

Staff Comments:

City of Cambridge Development Planning Section:
Background
The subject lands are located to the south of Maple Grove Rd and to the east of Compass Trail and are comprised of an approximately 363 m² (3,907.3 ft²) residential parcel with an 11
Application No.:  A66/21
Date of Meeting:  September 01, 2021

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m (36.09 ft) frontage on the east side of Equestrian Way. The lands are designated as
"Low/Medium Density Residential" in the City of Cambridge Official Plan and within the R6 s
4.1.303C Residential zone of the City’s Zoning By-law 150-95, as amended. Surrounding
land uses are residential R6 s 4.1.303C, with the property backing onto a large Open Space
(OS1) parcel.

Provincial Policy Statement
The Provincial Policy Statement sets the policy foundation for regulating the development and
use of land in Ontario. It provides for appropriate development while protecting public
resources of provincial interest, public health and safety, and the quality of the natural and
built environment. Building Strong Healthy Communities, Wise Use and Management of
Resources and Protecting Public Health and Safety are the main policy themes within the
plan. There are no concerns with these policies and therefore the application is consistent
with the Provincial Policy Statement.

A Place to Grow—Growth Plan for the Greater Golden Horseshoe (2020)
One of the guiding principles within the Places to Grow Growth Plan supports a range of
housing options, including additional residential units to serve all sizes, incomes, and ages of
households. Many metropolitan regions within the Greater Golden Horseshoe are facing
issues of housing affordability, which are being driven primarily by sustained population
growth and factors such as a lack of housing supply with record low vacancy rates. The
Places to Grow Plan helps to address these challenges by providing direction to plan for a
range and mix of housing options, including additional residential units. The Places to Grow
Plan focuses more particularly to higher density housing options that can accommodate a
range of household sizes in locations that can provide access to transit and/or other
amenities. Staff are of the opinion that this proposal meets the intent of the Places to Grow-
Growth Plan for the Greater Golden Horseshoe.

Four Tests of a Minor Variance
Does the proposal maintain the general intent and purpose of the Official Plan?
The subject property is designated “Low/Medium Density Residential” in the City’s Official
Plan. The “Low/Medium Density Residential” land use designation permits a range of housing
types including single detached residential dwellings with accessory units. Provision of
accessory residential units is one measure to help with providing more affordable forms of
housing within the City. The need to allow this type of unit is recognized in Provincial policy
as well as the Regional and City Official Plans. The Official Plan encourages a range and mix
of housing types that are affordable and safe. Accessory units may be established where
appropriate parking arrangements can be accommodated, is subordinate to the main dwelling
unit and that the accessory unit is compatible with the existing neighbourhood. Staff are of the
opinion that this proposal meets the intent and purpose of the Official Plan.

*Does the proposal maintain the general intent and purpose of the City’s Zoning By-law?*

The applicant is requesting a minor variance for a lot area of approximately 363 m² (3,907.3 ft²) whereas the by-law requires a minimum of 450 m² (4,843.00 ft²) to allow for an accessory dwelling unit. The lands are part of the Hunt Club Estates (Neighbourhood Residential) and are zoned as R6 S.4.1.303C. The special zoning provisions allow for a reduction in corner lot frontage, lot area, front yard setback, exterior side yard setbacks and an increased maximum lot coverage. Excerpts from the R6 S.4.1.303C in comparison to the R6 provisions are below.

<table>
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<th>Zone Provisions</th>
<th>R6</th>
<th>R6 S.4.1.303C</th>
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<tr>
<td>Minimum Lot Frontage</td>
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<td>Minimum Corner Lot Frontage</td>
<td>15m</td>
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<td>Minimum Lot Area</td>
<td>270m²</td>
<td>225m²</td>
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<td>Minimum Corner Lot Area</td>
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<td>Minimum Front Yard to Garage</td>
<td>6m</td>
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<td>Minimum Front Yard to House</td>
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<td>Minimum Interior Side Yard</td>
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<td>75m²</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
<td>52%</td>
</tr>
<tr>
<td>Minimum Landscaped Open Space</td>
<td>30%</td>
<td>30%</td>
</tr>
</tbody>
</table>

**Secondary Dwelling Unit By-law 108-18**

Site Specifications for Residential Dwelling Units in all Zones

<table>
<thead>
<tr>
<th>Zoning Provisions</th>
<th>Bylaw 108-18</th>
<th>Meets requirements?</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Minimum lot frontage for the addition of a secondary dwelling unit</td>
<td>11m</td>
<td>Yes—11m</td>
</tr>
<tr>
<td>b) Minimum corner lot frontage for the addition of a secondary dwelling unit</td>
<td>15m</td>
<td>N/A</td>
</tr>
<tr>
<td>c) Minimum Lot Area</td>
<td>450m²</td>
<td>No—variance requested.</td>
</tr>
<tr>
<td>d) Floor area maximum</td>
<td>40% of the total floor area of the principal dwelling including the basement</td>
<td>Yes</td>
</tr>
</tbody>
</table>
The applicant is requesting a minor variance for the following:

1. A minimum lot area of 363 m² (3,907.3 ft²) whereas the by-law requires 450 m² (4,843.76 ft²).

The purpose of the lot area variance is to recognize the existing deficient lot size so that a one-bedroom accessory apartment unit can be constructed in the basement of the existing single detached dwelling. The intent of the minimum lot area requirement is to ensure the property has sufficient open space landscaping, provide parking and provide for amenity space. Planning staff is of the opinion that the variance maintains the general intent and purpose of the Zoning By-law.
Is the proposal minor in nature?
Planning staff is of the opinion that there is sufficient lot area to ensure the property has open space landscaping, provide for parking and provide for amenity space. The proposal meets eleven out of the twelve requirements from the Secondary Dwelling Unit Bylaw, 108-18 and adheres to all other Zoning by-law regulations. Staff are of the opinion that the variance is minor in nature.

Is the proposal desirable for the development and use of the lands?
The proposed minor variance is intended to facilitate a secondary dwelling unit within an existing residential dwelling on a lot designated and zoned for residential purposes. Staff are of the opinion that variance would facilitate desirable and appropriate use of the lands.

Based on the above noted analysis, planning staff are of the opinion that the minor variance generally meets the intent of the Zoning By-law and Official Plan, is minor in nature and is appropriate for the development of the lands; therefore staff recommends approval of the variance application.

Regional Municipality of Waterloo:
The Region of Waterloo has no comment on this application.

Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

Energy+ Inc.:
Energy+ Inc., has no objection to the request for a minor variance to facilitate a secondary dwelling unit in the basement with no physical changes to the current footprint of the home. If a second meter is required for the secondary unit the Applicant/Owner will need to contact Energy+ Inc.’s, Service Coordinator at their earliest convenience.
- If relocation or upgrade is required as a result of this application, the Applicant will be responsible for 100% cost.
- If easements are required as a result of this application, the Applicant will be responsible for 100% cost.
- Refer to Energy+ Inc. Residential Spec book at www.energyplus.ca
- Hydro poles/guy wires and anchors/padmount transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners’ expense.
- All planting near Energy+ owned overhead power lines and padmount equipment must be installed in accordance with http://www.esasafe.com/assets/image/Tree-Planting.pdf
- Must maintain required clearances (ESA & Energy+) from existing overhead electrical plant.
Application No.: A66/21
Date of Meeting: September 01, 2021
Page 6 of 8

- Owner/Applicant may be required to provide ESA clearance calculations to existing overhead and underground electrical distribution equipment. Calculations must be signed off by a P.Eng.
- As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per property is permitted.

City of Cambridge Building Section:
A building permit is required for the proposed construction

City of Cambridge Transportation Engineering Section:
The City of Cambridge Transportation Division has no comments in regards to this application.

City of Cambridge Project Engineer:
Development Engineering has no comment with regards to this application.

City of Cambridge Fire Department:
Fire Department has no comment in regards to this application.

City of Cambridge Senior Planner-Heritage:
Comments not received.

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.

Aerial
Site Plan

- Rear entrance
- Lot area of 363 m² (3,907.3 ft²)

Application No.: A66/21
Date of Meeting: September 01, 2021
Page 8 of 8
Application No.: A68/21      Meeting Date: September 01, 2021      Ward No.: 5

Property Owner: Cachet Developments (Cam West)

Applicant: Cachet Developments (Cam West)

Subject Property: CON 12 PT SUB LOTS 1 AND 2; WGR 288 Bismark Dr

Proposal:
The applicant is requesting a minor variance from Zoning By-law 150-85 to permit more than one dwelling on an individual lot whereas the Zoning by-law under section 3.1.1.1(a) and (b) permits only one single detached dwelling to be erected on an individual lot.

The variance will facilitate the construction of up to 64 model homes. As the subdivision is in the process of being registered, the minor variance would allow construction to commence prior to registration. The homes being constructed will be reviewed with the building department and comply to all other zoning provisions in the respective by-law. The model homes are not proposed to be temporary structures and will be located on separate lots following registration of the subdivision.

General Information:
Zoning By-law Provisions: OS1, OS4, R6, RM3RM4
Official Plan Designation: Low / Medium Density Residential; Natural Open Space System
Adjacent Zoning: OS1, OS4, R6, RM3RM4,
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
City of Cambridge planning staff recommends approval of this minor variance application subject to the following conditions:

1. That minor variance application sketch is consistent with the plans submitted with the
site plan application file.

2. That the applicants prepare a map/plan identifying Lots 43 to 45, 108 to 163, and Blocks 170 to 175 overlaid with the GRCA’s regulation limits to confirm the number of dwellings that will require a permit from the GRCA under Ontario Regulation 150/06.

3. That the applicant address all comments regarding services to the satisfaction of Energy+ Inc.

Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located to the west end of Bismark Dr and is part of the Cachet Subdivision. Previous subdivision and rezoning applications related to this application include B25/18, A28/20 and SP36/20.

The purpose of the variance is to permit more than one detached dwelling on the lands to be constructed prior to registration. The homes will be located within future lots within the subdivision. The entirety of the Cachet Subdivision lands are currently considered one lot until registration and therefore would only allow for one dwelling.

Provincial Policy Statement
The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario. It provides for appropriate development while protecting public resources of provincial interest, public health and safety, and the quality of the natural and built environment. Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety are the main policy themes within the plan. The application is consistent with the Provincial Policy Statement.

Official Plan
The subject lands are currently designated as Low/Medium Density Residential in the City’s Official Plan. The general intent and purpose of the Official Plan will be maintained as the lands where the homes will be located are designated for residential purposes. Planning staff is of the opinion that the application conforms to the City’s Official Plan as the development aligns with the intended land use.

Zoning
The subject lands are currently zoned as various residential designations R6, RM3 RM4 and Open Space (OS1), in the City’s Zoning By-law No. 150-85. The applicant is seeking relief from the City’s Zoning By-law in relation to Buildings on Separate Lots. The R-class zoning permits the use of the property for residential developments but regulates the numbers of buildings per lot to one unit per lot.

Section 3.1.1.1(a) states that not more than one residential building, exclusive of accessory buildings and structures, shall be erected on a lot in any R-class, RR-class or RS-class zone;
and (b) not more than one detached dwelling shall be erected on any lot in any zone; and every single detached dwelling shall be erected on a separate lot. These regulations apply to model homes as well.

The regulations limiting the number of detached dwellings on a lot do not specifically contemplate model homes in new subdivisions. Following substantial completion of the residential subdivision, the model homes will be sold. Based on the current by-law, only one dwelling would be permitted within the entirety of the lands. Following the registration of the subdivision, the model homes will be located on separate lots.

Staff are supportive of the variance to allow model homes in excess of one within the Cachet subdivision lands. The model homes will be located within future lots that will be created through the registration of the approved subdivision. The model homes will comply to all zoning regulations and will have frontage on a future public street. The variance will allow for model homes to be constructed prior to registration. Once the model homes are no longer needed they will be sold as residential units within the approved subdivision. Planning staff is of the opinion that the general intent of the City’s Zoning By-law is maintained.

Based on the above noted analysis, planning staff are of the opinion that the minor variances generally meet the intent of the Zoning By-law and Official Plan, are minor in nature and are appropriate for the development of the lands; therefore staff recommends approval of the variance application.

Regional Municipality of Waterloo:
Comments not received.

Grand River Conservation Authority:

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**RE:** Application for Minor Variance (A68/21)
Cachet Developments (Cam West) Inc.
288 Bismark Drive
City of Cambridge

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**GRCA COMMENT:**
In principle, the Grand River Conservation Authority (GRCA) would not object to the approval of this minor variance application by the City of Cambridge, subject to the applicants submitting a map/plan identifying the affected lots overlaid with the GRCA regulation limits in order to confirm the number of GRCA permits that will be required under Ontario Regulation 150/06. Additional detailed comments are provided below.

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**BACKGROUND:**
1. **Resource Issues:**
Information currently available at this office indicates that the subject lands contain portions of the Provincialy Significant Barries Lake-Bauman Creek Wetland and the Gilholm Salisbury Wetland
Complexes and areas within 120 metres of these wetlands. Consequently, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

2. Legislative/Policy Requirements and Implications:
It is our understanding that the purpose of this minor variance application is to facilitate the construction of up to 64 model homes within the approved Draft Plan of Subdivision (30T-16103). We note that this draft plan has not been registered as of yet. Further, this proposed application requests variances that specifically affect Lots 43 to 45, 108 to 163 and Blocks 170 to 175 of the draft plan.

The GRCA staff participated in the review of this draft plan of subdivision. Since the draft plan has not been registered, the GRCA’s regulation limits have not been updated. As such, pending the location of the proposed lots within the draft plan, separate GRCA permits for each new model home/dwelling may be required under Ontario Regulation 150/06. In order to confirm the number of homes that will require a GRCA permit, we would request that the applicants create a new map/plan identifying the affected lots/blocks overlaid with the GRCA’s regulation limits.

In principle, the GRCA would not object to the approval of this minor variance subject to the following condition:

1. That the applicants prepare a map/plan identifying Lots 43 to 45, 108 to 163, and Blocks 170 to 175 overlaid with the GRCA’s regulation limits to confirm the number of dwellings that will require a permit from the GRCA under Ontario Regulation 150/06.

3. Plan Review Fees:
The above-noted application is within a GRCA area of interest due to the presence of the wetland areas. This application is considered a minor ‘minor variance’ application. In accordance with the GRCA’s Plan Review Fee Schedule, the applicable plan review fee is $280 payable to the GRCA. The applicants are further advised that there will be separate fees for any GRCA permit applications. Our current fee schedule is available under the Planning & Development section on our website at www.grandriver.ca.

We trust the above is of assistance on this matter. If you require any further information, please do not hesitate to contact the undersigned at ext. 2233 or jbrum@grandriver.ca.

Yours truly,
John Brum
Resource Planner
Grand River Conservation Authority
JB/
cc: Marcus Gagliardi, Cachet Developments (Cam West) Inc., 361 Connie Crescent, Suite 200, Vaughan, ON L4K 5R2
Sylvia Rafalski-Misch & Cheryl Marcy, Region of Waterloo (email)

* These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.*
Energy+ Inc.:  
Energy+ Inc., WILL NOT agree to the Applicant/Owners request for a minor variance to allow 64 single detached model homes on one lot.  As per Energy+ Inc's, Conditions to Service, latest edition only one service per property is permitted.  The Applicant/Owner will be required to enter into a Service Agreement with Energy+ Inc. to determine the terms and conditions to service the development at 100% cost.

- The Owner/Applicant will be responsible for all costs associated with the relocation and/or upgrade of the existing electrical plant, if required as a result of this proposal.
- The Owner/Applicant will be required to grant easements to the satisfaction of Energy+ Inc., if required as a result of this proposal at 100% cost.
- Refer to Energy+ Inc. Residential Spec book at [www.energyplus.ca](http://www.energyplus.ca)
- Hydro poles/guy wires and anchors/padmount transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs.  Relocation at 100% owners’ expense.
- All planting near Energy+ owned overhead power lines and padmount equipment must
be installed in accordance with http://www.esasafe.com/assets/image/Tree-Planting.pdf

- Must maintain required clearances (ESA & Energy+) from existing overhead electrical plant.
- Owner/Applicant may be required to provide ESA clearance calculations to existing overhead electrical distribution equipment. Calculations must be signed off by a P.Eng.
- As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per property is permitted.

**City of Cambridge Building Section:**
A building permit is required for each model home

**City of Cambridge Transportation Engineering Section:**
The City of Cambridge Transportation Division has no comments in regards to this application.

**City of Cambridge Project Engineer:**
Development Engineering has no comment with regards to this application.

**City of Cambridge Fire Department:**
Fire Department has no comment in regards to this application.

**City of Cambridge Senior Planner-Heritage:**
Comments not received.

**City of Cambridge Economic Development:**
The City of Cambridge Economic Development has no comment on this application.
Application No.: A68/21

Date of Meeting:  September 01, 2021

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Aerial

Zoning

Subject Property

Subject Property
Application No.: A69/21  Meeting Date: September 01, 2021  Ward No.: 5

Property Owner: Newman Holdco Inc.

Applicant: Newman Holdco Inc.

Subject Property: Part Sub. Lot 2, WGR, Concession 12, City of Cambridge
93 Newman Dr

Proposal: The applicant is requesting a minor variance from Zoning By-law 150-85 to permit more than one dwelling on an individual lot whereas the Zoning by-law under section 3.1.1.1(a) and (b) permits only one single detached dwelling to be erected on an individual lot.

The variance will facilitate the construction of up to 45 model homes that will be used to market the approved Huron Creek subdivision. As the subdivision is in the process of being registered, the minor variance would allow construction to commence prior to registration. The homes being constructed will be reviewed with the building department and comply to all other zoning provisions in the respective by-law. The model homes are not proposed to be temporary structures and will be located on separate lots following registration of the subdivision.

The applicant was previously granted minor variances by the Committee of Adjustment on November 6, 2019 (file A51/19) to permit a reduction for the interior side yard for Lots 1-65, and on July 28, 2021 (A50/21) for lot frontage and lot area on four corner lots.

General Information:

Zoning By-law Provisions: OS1, R5, R6, RM4
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: OS1, R5, R6, RM4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
City of Cambridge planning staff recommends approval of this minor variance application subject to the following conditions:

1. That minor variance application sketch is consistent with the plans submitted with the Site Plan application;

2. That the applicants prepare a map/plan identifying the affected lots overlaid with the GRCA’s regulation limits to confirm the number of dwellings that will require a permit from the GRCA under Ontario Regulation 150/06; and,

3. That the applicant address all comments regarding services to the satisfaction of Energy+ Inc.

Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located to the west end of Bismark Dr and is part of the Huron Creek subdivision. Previous minor variance applications related to this application include A51/19, A50/21. The application is part of the approved Draft Plan of Subdivision (30T-16105).

The purpose of the variance is to permit more than one detached dwelling on the lands to be constructed prior to registration. The homes will be located within future lots within the subdivision. The entirety of the Huron Creek lands are currently considered as one lot until registration and therefore would only allow for one dwelling.

Provincial Policy Statement
The Provincial Policy Statement sets the policy foundation for regulating the development and use of land in Ontario. It provides for appropriate development while protecting public resources of provincial interest, public health and safety, and the quality of the natural and built environment. Building Strong Healthy Communities, Wise Use and Management of Resources and Protecting Public Health and Safety are the main policy themes within the plan. The application is consistent with the Provincial Policy Statement.

Official Plan
The subject lands are currently designated as Low/Medium Density Residential in the City’s Official Plan. The general intent and purpose of the Official Plan will be maintained as the lands where the homes will be located are designated for residential purposes. Planning staff is of the opinion that the application conforms to the City’s Official Plan as the development aligns with the intended land use.

Zoning
The subject lands are currently zoned as OS1 (Open Space) and various residential designations R6, R5 and RM4 in the City’s Zoning By-law No. 150-85. The applicant is seeking relief from the City’s Zoning By-law in relation to Buildings on Separate Lots. The R-class zoning permits the use of the property for residential developments but regulates the
numbers of buildings per lot to one unit per lot.

Section 3.1.1.1(a) states that not more than one residential building, exclusive of accessory buildings and structures, shall be erected on a lot in any R-class, RR-class or RS-class zone; and (b) not more than one detached dwelling shall be erected on any lot in any zone; and every single detached dwelling shall be erected on a separate lot. These regulations apply to model homes as well.

The regulations limiting the number of detached dwellings on a lot do not specifically contemplate model homes and new subdivisions. Following substantial completion of the residential subdivision, the model homes will be sold. Based on the current by-law, only one dwelling would be permitted within the entirety of the lands. Following the registration of the subdivision, the model homes will be located on separate lots.

Staff are supportive of the variance to allow model homes in excess of one within the Huron Creek subdivision lands. The model homes will be located within future lots that will be created through the registration of the approved subdivision. The model homes will comply to all zoning regulations and will have frontage on a future public street. The variance will allow for model homes to be constructed prior to registration. Once the model homes are no longer needed they will be sold as residential units within the approved subdivision. Planning staff is of the opinion that the general intent of the City’s Zoning By-law is maintained.

Based on the above noted analysis, planning staff are of the opinion that the minor variance generally meets the intent of the Zoning By-law and Official Plan, is minor in nature and is appropriate for the development of the lands; therefore staff recommends approval of the variance application.

Regional Municipality of Waterloo:
Comments not received.

Grand River Conservation Authority:
RE: Application for Minor Variance (A69/21)
Newman Holdco Inc.
93 Neman Drive
City of Cambridge

GRCA COMMENT:* In principle, the Grand River Conservation Authority (GRCA) would not object to the approval of this minor variance application by the City of Cambridge, subject to the applicants submitting a map/plan identifying the affected lots overlaid with the GRCA regulation limits in order to confirm the number of GRCA permits that will be required under Ontario Regulation 150/06. Additional detailed comments are provided below.
1. **Resource Issues:**
Information currently available at this office indicates that the subject lands are located within 120 metres of the Provincially Significant Barries Lake-Bauman Creek Wetland Complex. The northern portion of the subject lands are also traversed by Newman Creek and a small floodplain area. Consequently, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

2. **Legislative/Policy Requirements and Implications:**
It is our understanding that the purpose of this minor variance application is to facilitate the construction of up to 45 model homes within the approved Draft Plan of Subdivision (30T-16105). We note that this draft plan has not been registered as of yet. Further, this proposed application affects the entire draft plan lands but has not identified which lots that are affected by the variances.

The GRCA staff participated in the review of this draft plan of subdivision. Since the draft plan has not been registered, the GRCA’s regulation limits have not been updated. As such, pending the location of the proposed lots within the draft plan, separate GRCA permits for each new model home/dwelling may be required under Ontario Regulation 150/06. In order to confirm the number of homes that will require a GRCA permit, we would request that the applicants create a new map/plan identifying the affected lots overlaid with the GRCA’s regulation limits.

In principle, the GRCA would not object to the approval of this minor variance subject to the following condition:

1. That the applicants prepare a map/plan identifying the affected lots overlaid with the GRCA’s regulation limits to confirm the number of dwellings that will require a permit from the GRCA under Ontario Regulation 150/06.

3. **Plan Review Fees:**
The above-noted application is within a GRCA area of interest due to the presence of the wetland areas. This application is considered a minor ‘minor variance’ application. In accordance with the GRCA’s Plan Review Fee Schedule, the applicable plan review fee is $280 payable to the GRCA. The applicants are further advised that there will be separate fees for any GRCA permit applications. Our current fee schedule is available under the Planning & Development section on our website at [www.grandriver.ca](http://www.grandriver.ca).

We trust the above is of assistance on this matter. If you require any further information, please do not hesitate to contact the undersigned at ext. 2233 or jbrum@grandriver.ca.

Yours truly,
John Brum
Resource Planner
Grand River Conservation Authority

cc: Carlos DaSilva, Newman Holdco Inc., 35 Trillium Drive, Unit 1, Kitchener, ON N2E 0H2
*These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.*

**Energy+ Inc.:**

Energy+ Inc., WILL NOT agree to the Applicant/Owner's request for a minor variance to allow up to 45 single detached model homes on one lot. As per Energy+ Inc's, Conditions to Service, latest edition only one service per property is permitted. The Applicant/Owner will be required to enter into a Service Agreement with Energy+ Inc. to determine the terms and conditions to service the development at 100% cost.

- The Owner/Applicant will be responsible for all costs associated with the relocation and/or upgrade of the existing electrical plant, if required as a result of this proposal.
- The Owner/Applicant will be required to grant easements to the satisfaction of Energy+ Inc., if required as a result of this proposal at 100% cost.
- Refer to Energy+ Inc. Residential Spec book at [www.energyplus.ca](http://www.energyplus.ca)
Hydro poles/guy wires and anchors/padmount transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners’ expense.

All planting near Energy+ owned overhead power lines and padmount equipment must be installed in accordance with http://www.esasafe.com/assets/image/Tree-Planting.pdf

Must maintain required clearances (ESA & Energy+) from existing overhead electrical plant.

Owner/Applicant may be required to provide ESA clearance calculations to existing overhead electrical distribution equipment. Calculations must be signed off by a P.Eng.

As per Energy+ Inc, Current Conditions to Service, latest edition, only one service per property is permitted.

**City of Cambridge Building Section:**
A building permit is required for each model home.

**City of Cambridge Transportation Engineering Section:**
The City of Cambridge Transportation Division has no comments in regards to this application.

**City of Cambridge Project Engineer:**
Development Engineering has no comment with regards to this application.

**City of Cambridge Fire Department:**
Fire Department has no comment in regards to this application.

**City of Cambridge Senior Planner-Heritage:**
Comments not received.

**City of Cambridge Economic Development:**
The City of Cambridge Economic Development has no comment on this application.
Application No.: B15/21  Meeting Date: September 01, 2021  Ward No.: 6

Property Owner: Matthew & Myvanwy Godbout and Grace Mackness

Applicant: Brock Linklater c/o Dryden, Smith and Head Planning Consultants Inc.

Subject Property: PLAN 814 LOT 1 LOT 2
24-30 Borden St

Proposal:
The applicant is requesting consent to convey a servicing easement. The subject property was previously approved by the Committee of Adjustment on December 9, 2020 under files B27/20, B28/20 and B29/20, to sever each unit for a total of four lots (1 retained, 3 severed). One of the proposed lots requires an easement for water. Severed Lot `A’ (Part 3, unit 26) requires an easement over the ‘Retained lot’ (Part 2, unit 24) for water.

General Information:
Zoning By-law Provisions: RM4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4, RM3, RM4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
Planning staff recommend approval of this application subject to the following conditions:

1. That the easement for the existing water service be registered on title for both properties, 24 Borden St and 26 Borden St;
2. That the applicant satisfies any easement requirements with Energy+; and,
3. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before September 10, 2022, after which time this consent will lapse.
Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located north of Third Ave and to the south of Second Ave. The property is designated as Low/Medium Density Residential in the Official Plan and zoned RM4 (Multiple unit Residential). The property was previously approved for severance through applications B27/20, B28/20 and B29/20 which severed each unit for a total of four lots (1 retained, 3 severed). Through the servicing plan, it was identified that Part 3 requires a servicing easement over Part 2 for water, and as such the applicant must file an application for consent through the Committee of Adjustment for any easements required.

Planning Act s. 51(24)

The following criteria has been considered under Section 51(24) of the Planning Act:
- The effect of development of the proposed subdivision on matters of provincial interest
- Whether the plan conforms to the Official Plan and adjacent plans of subdivision
- The suitability of the land for the purposes for which it is to be subdivided
- The adequacy of the existing road network
- The dimensions and shapes of the proposed lots
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions if any, on adjoining land
- The adequacy of utilities and municipal services
- The adequacy of school sites

The proposed easement will not change the existing use of the property. It will allow for the adjacent property to utilize existing infrastructure. Staff is of the opinion that a plan of subdivision is not required for the proper and orderly development of the municipality under s. 53(1) of the Planning Act for the subject property. Therefore, staff recommend approval of this application subject to conditions.

Regional Municipality of Waterloo:
The owner/applicant is proposing a servicing easement for water services as one of the lots previously approved from the Committee of Adjustment in December 2020 (Consent applications B27/20, B28/20, and B29/20) requires an easement for water over the other lot.

Regional staff has no objection to the application.

Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

Energy+ Inc.:
The applications submitted are subject to the following comments(2) and conditions(1):
1. All EASEMENTS must be APPROVED and REGISTERED at customer’s cost. Energy+ will
require an easement as a part of this severance.
2. Any new structures must meet current ESA and Energy+ Inc. clearances. Please note, a legal plan, which does not satisfy the requirements states in condition #1 will be returned for revision and the process will be delayed.

City of Cambridge Building Section:
The easement for the existing water service shall be registered on both properties

City of Cambridge Transportation Engineering Section:
The City of Cambridge Transportation Division has no comments in regards to this application.

City of Cambridge Project Engineer:
Development Engineering has no comment with regards to this application.

City of Cambridge Fire Department:
Fire Department has no comment in regards to this application.

City of Cambridge Senior Planner-Heritage:
Comments not received.

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.

Proposed Easement
Application No.: B17/21       Meeting Date: September 01, 2021       Ward No.: 6

Property Owner/Applicant:
Kathryn Rose Hoekstra

Subject Property:        PLAN 445 PT LOT 6
                        37 Concession St

Proposal:
The applicant is requesting consent to convey an access easement over 37 Concession St in favour of 35 Concession St, for parking. 35 Concession St was previously approved by the Committee of Adjustment on October 14, 2020 under file A54/20 to permit a reduction in front yard landscaping and parking in front of the established building line in order to legalize the existing parking area.

A condition of the minor variance was that the applicant obtains an access easement over 37 Concession St to be registered on title. As such, the applicant has returned with an easement application.

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

Recommendation:
Planning staff recommends approval of this application subject to the following conditions:

1. Receipt of a copy of the registered reference plan identifying the easement in favour of 35 Concession St, over 37 Concession St;
2. That the easement be registered on title for both properties, 35 Concession St and 37 Concession St;
3. That the applicant provide a legal survey showing the existing property, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-
feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, proposed electric plant, (including dimensions) to the satisfaction of Energy+;

4. All EASEMENTS (will be determined once satisfactory legal plan has been submitted) must be APPROVED and REGISTERED at customer’s cost;

5. Energy+ will require an easement for the existing overhead service; and,

6. That the above noted condition must be fulfilled and the document for conveyance be presented with the required fee for signing on or before September 10, 2022, after which time this consent will lapse.

Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located east of Ainslie Street South on the south side of Concession Street. The property is designated as Low/Medium Density Residential in the Official Plan. The property is zoned R4 Residential which permits a single detached dwelling and accessory uses. The property contains a legal non-conforming semi-detached dwelling built in 1910.

The Committee of Adjustment approved a minor variance (A54/20) in relation to this application, for a reduction in front yard landscaping and parking to be located in front of the established building line. As a condition of approval, the applicant had to return to the Committee with an easement application for the driveway. Due to the existing layout of the property, there is no alternative space to accommodate a vehicle on the property.

Planning Act s. 51(24)
The following criteria has been considered under Section 51(24) of the Planning Act:

- The effect of development of the proposed subdivision on matters of provincial interest
- Whether the plan conforms to the Official Plan and adjacent plans of subdivision
- The suitability of the land for the purposes for which it is to be subdivided
- The adequacy of the existing road network
- The dimensions and shapes of the proposed lots
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions if any, on adjoining land
- The adequacy of utilities and municipal services
- The adequacy of school sites

The proposed easement will not change the existing use of the property. It will allow for the both properties to access a parking space.

Staff is of the opinion that a plan of subdivision is not required for the proper and orderly
development of the municipality under s. 53(1) of the Planning Act for the subject property. As such, planning staff recommends approval of this application, subject to the conditions outlined in the report.

**Regional Municipality of Waterloo:**
The owner/applicant is proposing to convey an access easement over 37 Concession Street in favour of 35 Concession Street, for parking. 35 Concession Street was previously approved by the Cambridge Committee of Adjustment on Oct. 14, 2020 under file A54/20, whereby a condition of the minor variance was that the applicant obtains an access easement over 37 Concession Street to be registered on title.

Regional staff has no objection to the application.

**Grand River Conservation Authority:**
The Grand River Conservation Authority has no comment on this application.

**Energy+ Inc.:**
The applications submitted are subject to the following comments(4) and conditions(1-3):
B17/21 Kathryn Rose Hoekstra 37 Concession St PLAN 445 PT LOT 6

1. We require a legal survey showing the existing property, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, proposed electric plant. The survey must include dimensions.
2. All EASEMENTS (will be determined once satisfactory legal plan has been submitted) must be APPROVED and REGISTERED at customer’s cost.
3. Energy+ will require an easement for the existing overhead service.
4. Any new structures must meet current ESA and Energy+ Inc. clearances.

Please note, a legal plan, which does not satisfy the requirements states in condition #1 will be returned for revision and the process will be delayed.

**City of Cambridge Building Section:**
City of Cambridge Building Division has no comment on this application.

**City of Cambridge Transportation Engineering Section:**
The City of Cambridge Transportation Division has no comments in regards to this application.

**City of Cambridge Project Engineer:**
Development Engineering has no comment with regards to this application.

**City of Cambridge Fire Department:**
Fire Department has no comment in regards to this application.
City of Cambridge Senior Planner-Heritage:
Comments not received.

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.

Canadian National Railway:
Comments not received.

Location of Easement
Application No.: B19/21  Meeting Date: September 01, 2021  Ward No.: 3

Property Owner/Applicant:
William Blaine Miller & Kara Miller

Subject Property:
PLAN 523 PT LOT 6 LOT 7
1190-1192 Queenston Rd

Proposal:
The applicant is requesting consent to convey a servicing easement. The subject property was previously approved by the Committee of Adjustment on December 9, 2020 under files B33/20 and B34/20 to sever each dwelling unit in the semi-detached building on two separately conveyable lots, as well as an additional vacant lot (Part 1). Part 2 (Unit 1190) will require an easement over Part 3 (Unit 1192) for sanitary services.

General Information:
Zoning By-law Provisions: RS1
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
Planning staff recommends approval of the consent application subject to the following conditions:

1. Receipt of a copy of the registered reference plan identifying the easement in favour of Part 2, over Part 3;
2. That the servicing easement be registered on title for both properties containing the existing dwelling units as a result of the sanitary service that crosses the property line; and,
3. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before September 10, 2022, after which time this consent will lapse.
Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located northwest of Union Street South on the south side of Queenston Road. The property is designated as Low/Medium Density Residential in the Official Plan which permits single detached dwellings, townhouses and/or walk up apartments. The property is zoned RS1 which permits single and semi-detached dwellings.

The property was previously severed through applications B33/20 and B34/20 which severed each unit of the semi-detached dwelling into its own properties and an additional buildable lot, for a total of 3 lots (1 retained, 2 severed).

Through the servicing plan, it was identified that Part 3 requires a servicing easement over Part 2 for water.

Planning Act s. 51(24)

The following criteria has been considered under Section 51(24) of the Planning Act:
- The effect of development of the proposed subdivision on matters of provincial interest
- Whether the plan conforms to the Official Plan and adjacent plans of subdivision
- The suitability of the land for the purposes for which it is to be subdivided
- The adequacy of the existing road network
- The dimensions and shapes of the proposed lots
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions if any, on adjoining land
- The adequacy of utilities and municipal services
- The adequacy of school sites

The proposed easement will not change the existing use of the property. It will allow for the adjacent property to utilize existing infrastructure.

Staff is of the opinion that a plan of subdivision is not required for the proper and orderly development of the municipality under s. 53(1) of the Planning Act for the subject property. Therefore, staff recommend approval of this consent application.

Regional Municipality of Waterloo:
The owner/applicant is proposing to convey a servicing easement over an adjacent lot for sanitary services. Previous consent applications B33/20 and B34/20 proposed to sever the area into three separate lots and these applications were approved by the Cambridge Committee of Adjustment on Dec. 9, 2020.

Regional staff has no objection to the application.

Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

**Energy+ Inc.:**
Energy+ has no concerns.

**City of Cambridge Building Section:**
A servicing easement will need to be registered on both properties containing the existing dwelling units as a result of the sanitary service that crosses the property line.

**City of Cambridge Transportation Engineering Section:**
The City of Cambridge Transportation Division has no comments in regards to this application.

**City of Cambridge Project Engineer:**
Development Engineering has no comment with regards to this application.

**City of Cambridge Fire Department:**
The Fire Department has no comment with regards to this application.

**City of Cambridge Senior Planner-Heritage:**
Comments not received.

**City of Cambridge Economic Development:**
The City of Cambridge Economic Development has no comment on this application.

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**Location of Easement for Sanitary Services**
Municipal servicing (sanitary sewer) crossing property line

Easement in favour of Part 2, over Part 3
Application No.: B14/21  Meeting Date: September 01, 2021      Ward No.: 4

Property Owner:  BWXT Canada Limited

Applicant:  BWXT Canada Limited

Subject Property:  NORTH DUMFRIES CON 12 EGR PT; SUBDIVISION LOTS 1 AND 2 RP; 58R12678 PART 2 PT PART 1

581 Coronation Blvd

Proposal:
The applicant is requesting to sever an industrial property for the creation of a new lot. The severance will result in a 1.4 hectare parcel with 224 m (734.91 ft) of frontage along Coronation Blvd. The retained parcel will be 8.8 hectares with 493 m (1,617.45 ft) of frontage along Coronation Blvd. The majority of the proposed severed parcel is currently leased to the Cambridge Memorial Hospital as a staff only parking area.

The intent of the severance is to sell the new lot to the Cambridge Memorial Hospital. The 8.8 hectares of the retained lot will remain and continue to exist as part of the main operations facility for BWXT Canada Ltd. No new developments are being proposed on both the retained and severed lots.

General Information:
Zoning By-law Provisions: M4
Official Plan Designation: INDUSTRIAL
Adjacent Zoning: (H)RM4, R5, RS1
Adjacent Land Use: Residential
Existing Use: Industrial
Proposed Use: Industrial

Recommendation:
City of Cambridge Planning staff recommends approval of this consent application, 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 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. Where services cross property lines easements and/or servicing agreements shall be registered on title. GIS appears to indicate a storm sewer will cross the proposed property line;

3. That the Owner / Applicant convey to The Regional Municipality of Waterloo a 17 foot road widening along Regional Road 08 (Coronation Boulevard) for both the severed and retained lands at no cost to the Region and free of any encumbrance;

4. That the Owner / Applicant convey to The Regional Municipality of Waterloo a 50 foot daylight triangle (measured after the 17 foot road widening) at the intersection of Regional Road 08 (Coronation Boulevard) and Regional Road 24 (Hespeler Road) as a road widening at no cost to the Region and free of any encumbrance;

5. That the Owner/Applicant engage an Ontario Land Surveyor (OLS) to determine the exact road widening required, and to prepare a draft reference plan. Prior to registering the reference plan, the OLS should submit a draft copy of the plan to the Regional staff for review and approval;

6. That the Owner / Applicant enter into an encroachment agreement with The Regional Municipality of Waterloo, to the satisfaction of the Region, to provide for the temporary accommodation of private parking and infrastructure (including gas service, sign and retaining wall) on the road widening lands; and,

7. That the Owner / Applicant provide The Regional Municipality of Waterloo with consent to enter the severed and retained lands adjacent to the road widening and daylight triangle satisfactory to the Region.

8. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before September 10, 2022, after which time this consent will lapse.

**Staff Comments:**

**City of Cambridge Development Planning Section:**
The subject property is located at the north west intersection of Coronation Blvd and Hespeler Rd. The property is designated as Industrial in the City’s Official Plan and zoned M4 in the Zoning by-law. This zone permits industrial uses.

The applicant is requesting to sever an industrial property for the creation of a new lot. The severance will result in a 1.4 hectare parcel with 224 m (734.91 ft) of frontage along Coronation Blvd. The majority of the proposed severed parcel is currently leased to the Cambridge Memorial Hospital as a staff only parking area.

The retained parcel will be 8.8 hectares with 493 m (1,617.45 ft) of frontage along Coronation Blvd.
Blvd. The 8.8 hectares of the retained lot will remain and continue to exist as part of the main operations facility for BWXT Canada Ltd.

The intent of the severance is to sell the new lot to the Cambridge Memorial Hospital. No new developments are being proposed on both the retained and severed lots.

**Planning Act s. 51(24)**
The following criteria has been considered under Section 51(24) of the Planning Act:

- The effect of development of the proposed subdivision on matters of provincial interest
- Whether the plan conforms to the Official Plan and adjacent plans of subdivision
- The suitability of the land for the purposes for which it is to be subdivided
- The adequacy of the existing road network
- The dimensions and shapes of the proposed lots
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions if any, on adjoining land
- The adequacy of utilities and municipal services

While the proposed severance will create an irregular shaped lot, staff are of the opinion that severing off surplus lands from a parking lot is appropriate in the context of the area and for the use of the land. No new development is proposed on the subject lands and the function of the property will not change as a result of the application. The lands are currently being leased to the Cambridge Memorial Hospital as staff parking, and the applicant intends to sell these lands to the hospital and continue he use. As such, staff does not anticipate any negative impacts as a result of the proposed severance. Staff is of the opinion that a plan of subdivision is not required for the proper and orderly development of the municipality under s. 53(1) of the Planning Act for the subject property.

Based on the above noted analysis, planning staff is of the opinion that with the recommended conditions, the proposed severance meets the criteria set out in s. 51(24) of the Planning Act and therefore recommends approval of application B14/21.

**Regional Municipality of Waterloo Urbanization:**
The owner/applicant is requesting to sever an industrial property for the creation of a new lot. The majority of the proposed severed parcel is currently leased to the Cambridge Memorial Hospital (CMH) as a staff only parking area and the intent of the severance is to sell the new lot to the CMH. The retained lot will remain and continue to exist as part of the main operations facility for BWXT Canada Ltd. No new developments are being proposed on both the retained and severed lots.

**Water Services (For Information):**
No connection to the Regional watermain on Coronation Boulevard will be permitted.
Road Widening/Corridor Planning:
The Region’s Official Plan identifies Regional Road 08 (Coronation Boulevard) with a designated road width of 125 feet. Regional staff estimate a 25 foot road widening would be required in order to meet the designated road width. In accordance with Regional Policy, 17 feet is required to be conveyed through this application. Additional land may be required in the future through other processes. Additionally, a 50 foot daylight triangle (measured after the road widening) at the intersection of Regional Road 08 (Coronation Boulevard) and Regional Road 24 (Hespeler Road) must be conveyed as a road widening. Regional conditions on this matter are required.

Regional Fee:
The Region acknowledges that the owner/applicant has submitted the consent review fee of $350.00 per new lot created.

Regional staff has no objections to the application, subject to the following conditions:
1. That the Owner / Applicant convey to The Regional Municipality of Waterloo a 17 foot road widening along Regional Road 08 (Coronation Boulevard) for both the severed and retained lands at no cost to the Region and free of any encumbrance.
2. That the Owner / Applicant convey to The Regional Municipality of Waterloo a 50 foot daylight triangle (measured after the 17 foot road widening) at the intersection of Regional Road 08 (Coronation Boulevard) and Regional Road 24 (Hespeler Road) as a road widening at no cost to the Region and free of any encumbrance.
3. That the Owner/Applicant engage an Ontario Land Surveyor (OLS) to determine the exact road widening required, and to prepare a draft reference plan. Prior to registering the reference plan, the OLS should submit a draft copy of the plan to the Regional staff for review and approval.
4. That the Owner / Applicant enter into an encroachment agreement with The Regional Municipality of Waterloo, to the satisfaction of the Region, to provide for the temporary accommodation of private parking and infrastructure (including gas service, sign and retaining wall) on the road widening lands.
5. That the Owner / Applicant provide The Regional Municipality of Waterloo with consent to enter the severed and retained lands adjacent to the road widening and daylight triangle satisfactory to the Region.

General Comments
Any future development on the lands subject to the above-noted consent application(s) will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Please accept this letter as our request for a copy of the staff reports, decisions and minutes pertaining to each of the consent applications noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Yours truly,
Peter Ellis, MES
Grand River Conservation Authority:
The Grand River Conservation Authority has no comment on this application.

Energy+ Inc.:
Energy+ has no comments.

City of Cambridge Building Section:
Conditions:
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. Where services cross property lines easements and/or servicing agreements shall be registered on title. GIS appears to indicate a storm sewer will cross the proposed property line

City of Cambridge Transportation Engineering Section:
The City of Cambridge Transportation Division has no comments in regards to this application.

City of Cambridge Project Engineer:
Development Engineering has no comment with regards to this application.

City of Cambridge Fire Department:
Fire Department has no comment in regards to this application.

City of Cambridge Senior Planner-Heritage:
Comments not received.

City of Cambridge Economic Development:
The City of Cambridge Economic Development has no comment on this application.

Canadian National Railway:
Comments not received.
Application No.: B16/21  Meeting Date: September 01, 2021  Ward No.: 4

Property Owner: Wfg Estates Incorporated
Applicant: Wfg Estates Incorporated
Subject Property: PLAN 615 LOT C W/S AINSLIE
20 Ainslie St N

Proposal:
This application was previously approved under file B10/21 by the Committee of Adjustment at its July 22, 2020 meeting. The consent lapsed on August 1, 2021 and therefore the applicant is reapplying. The applicant is now proposing to demolish a portion of the garage to help clear conditions from the Building department.

The applicant is requesting to sever a portion of land from 20 Ainslie St N for the purpose of a lot addition. The portion of the lands to be severed contains a vacant garage and a driveway, with approximate frontage of 3.96 m (12.99 ft.) on Ainslie St N. The purpose of the severance is to add lands to the parking lot at 27 Dickson Street in order to provide access to Ainslie Street N from the existing parking lot. There is an existing access easement in the laneway in favour of 60 Main Street.

General Information:
Zoning By-law Provisions: (F)C1RM1
Official Plan Designation: Galt City Centre Core Area
Adjacent Zoning: (F)C1RM1
Adjacent Land Use: Commercial/Residential
Existing Use: Commercial
Proposed Use: Commercial

Recommendation:
City of Cambridge Planning Staff recommends approval of this consent application 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 existing access easement in favour of 60 Main Street is registered on title for 27 Dickson St;
3. That a Limiting distance agreement is still required to be finalized as a result of the spatial separation report that was submitted under the previous COA application;
4. 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. Where services cross property lines easements and/or servicing agreements shall be registered on title;
5. The existing exterior stair in the laneway appears to be located on the retained and severed properties. An Easement or Encroachment Agreement would be required in this case;
6. That All EASEMENTS (will be determined once satisfactory legal plan has been submitted) must be APPROVED and REGISTERED at customer’s cost, to the satisfaction of Energy+;
7. That sections 50(3) or (5) of the Planning Act apply so that the severed lands will be merged in title with the abutting parcel and that the applicant/owner provides a draft transfer from a solicitor to merge the severed piece with the property known municipally as 27 Dickson Street, to the satisfaction of the Planning Services Division; and,
8. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before September 10, 2022, after which time this consent will lapse.

Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located to the south of Dickson Street on the west side of Ainslie Street North. The property is designated as Galt City Centre Core in the Official Plan and zoned (F) C1RM1 in the zoning by-law. This zone permits a variety of commercial and residential uses in the core area.

The applicant is requesting to sever a portion of the subject lands including the laneway and back portion of the building for the purpose of a lot addition to 27 Dickson Street. The severed portion of the land has an approximate area of 679.64 m² (7315.58 ft²) and an approximate frontage of 3.96 m (12.99 ft.) along Ainslie Street N.

The retained parcel will have an approximate lot area of 384 m² (4,133 ft²) and approximately 14.6 m (48 ft.) of frontage along Ainslie Street N. The retained lands contain an existing
commercial building. The severance for the purpose of a lot addition will not result in any zoning deficiencies on the severed or retained parcels as the C1 Commercial zoning allows zero lot line development in the core.

The portion of the land to be severed contains a paved driveway and vacant portion of a building which will be added to 27 Dickson Street. The purpose of the lot addition is to provide access to the parking lot from Ainslie St N. 27 Dickson Street is currently used as a parking lot which is leased to the City of Cambridge. It should be noted that the proposed addition of lands to 27 Dickson Street will not become part of the existing lease and therefore the owner will be responsible for all aspects of the additional lands.

There is currently an easement on title to permit 60 Main Street to use the driveway to access their loading door. Staff recommends a condition to ensure the easement in favour of 60 Main Street remains registered on the title of the new parcel.

Planning Act s. 51(24)

- The following criteria has been considered under Section 51(24) of the Planning Act:
  - The effect of development of the proposed subdivision on matters of provincial interest
  - Whether the plan conforms to the Official Plan and adjacent plans of subdivision
  - The suitability of the land for the purposes for which it is to be subdivided
  - The adequacy of the existing road network
  - The dimensions and shapes of the proposed lots
  - The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions if any, on adjoining land
  - The adequacy of utilities and municipal services

While the proposed lot addition will create an irregular shaped lot, staff are of the opinion that adding the driveway to the existing parking lot is appropriate in the context of the area and for the use of the land. No new development is proposed on the subject lands and the function of the property will not change as a result of the application. As such, staff does not anticipate any negative impacts as a result of the proposed lot addition. Staff is of the opinion that a plan of subdivision is not required for the proper and orderly development of the municipality under s. 53(1) of the Planning Act for the subject property.

Based on the above noted analysis, planning staff is of the opinion that with the recommended conditions, the proposed lot addition meets the criteria set out in s. 51(24) of the Planning Act and therefore recommends approval of application B16/21.

Regional Municipality of Waterloo:
The owner/applicant is proposing to sever a portion of land from 20 Ainslie Street North for the purpose of a lot addition. The portion of lands to be severed contains a vacant garage and a driveway. These lands are proposed to be added to the parking lot at 27 Dickson Street
in order to provide access to Ainslie Street North from the existing parking lot. There is an existing access easement in the laneway in favour of 60 Main Street. This application was previously approved under file B10/20 by the Cambridge Committee of Adjustment in July 2020, but the consent lapsed.

Regional staff has no objection to the application.

**Grand River Conservation Authority:**
The Grand River Conservation Authority (GRCA) would have no objection to the approval of this consent application by the City of Cambridge. The applicants are further advised that any proposed future development on these lands may be subject to a permit approval from the GRCA under Ontario Regulation 150/06. Additional detailed comments are provided below.

**BACKGROUND:**

1. **Resource Issues:**
   Information currently available at this office indicates that the subject lands are located entirely within the Regional Storm floodplain of the Grand River (refer to the enclosed map). Consequently, the subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

   Please be further advised that this portion of the floodplain is part of the Galt City Centre Floodplain Special Policy Area (SPA) as designated in the City of Cambridge’s Official Plan.

2. **Legislative/Policy Requirements and Implications:**
   It is our understanding that the purpose of this consent application is to sever a portion of land from 20 Ainslie Street North for the purpose of a lot addition to 27 Dickson Street in order to provide access from the parking lot to Ainslie Street North. It is our further understanding that no new development is proposed because of this lot addition. In addition, the applicants are proposing to demolish a portion of an existing garage on the property.

   The GRCA has reviewed the submitted application and have no concerns with the intent of this proposal. Therefore, the GRCA would have no objection to the approval of this consent application by the City of Cambridge.

3. **Plan Review Fees:**
The above-noted application is within a GRCA area of interest due to the presence of the floodplain on the subject property. This application is considered a minor consent application. In accordance with the GRCA’s Plan Review Fee Schedule, the applicable plan review fee is $430.00 payable to the GRCA. Our current fee schedule is available under the Planning & Development section on our website at [www.grandriver.ca](http://www.grandriver.ca).

   We trust the above is of assistance on this matter. If you require any further information, please do not hesitate to contact the undersigned at ext. 2233 or [jbrum@grandriver.ca](mailto:jbrum@grandriver.ca).

Yours truly,
John Brum  
Resource Planner  
Grand River Conservation Authority  
cc: Robert Grant/Christine Grant, WFG Estates Ltd., 14 James Street, Cambridge ON N1S 1C4  
Melissa Mohr, Region of Waterloo (via email)

*These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.*

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**Energy+ Inc.:**  
The applications submitted are subject to the following conditions (1):  
B16/21 Wfg Estates Incorporated 20 Ainslie St N  
PLAN 615 LOT C W/S AINSLIE  

1. All EASEMENTS (will be determined once satisfactory legal plan has been submitted) must be APPROVED and REGISTERED at customer’s cost.  
Please note, a legal plan, which does not satisfy the requirements states in condition #1 will be returned for revision and the process will be delayed.

**City of Cambridge Building Section:**  
Comments
A demolition permit is required to demolish the existing garage.

Building Department discussions with the applicant indicated that existing openings on the west side elevation would be closed in.

Discussions within the previous application indicated a limiting distance agreement was being pursued but has not been finalized as a result of the spatial separation report that was submitted.

**Conditions**

Limiting distance agreement is still required to be finalized as a result of the spatial separation report that was submitted under the previous COA application.

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. Where services cross property lines easements and/or servicing agreements shall be registered on title.

The existing exterior stair in the laneway appears to be located on the retained and severed properties. An Easement or Encroachment Agreement would be required in this case.

The existing access easement in favour of 60 Main Street will need to be registered on title for 27 Dickson Street.

**City of Cambridge Transportation Engineering Section:**
The City leases the existing property of 27 Dickson Street, it should be noted that the proposed addition of lands to 27 Dickson Street will not become part of the existing lease and therefore the owner will be responsible for all aspects of the additional lands

**City of Cambridge Project Engineer:**
Development Engineering has no comment with regards to this application.

**City of Cambridge Fire Department:**
Fire Department has no comment in regards to this application.

**City of Cambridge Senior Planner-Heritage:**
Comments not received.

**City of Cambridge Economic Development:**
The City of Cambridge Economic Development has no comment on this application.