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2. Committee Business

3. Meeting Minutes
   - September 1, 2021

4. Applications

   New Minor Variance Applications

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<td>A72/21</td>
<td>488 Equestrian Way</td>
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<tr>
<td>A73/21</td>
<td>47 Crombie St</td>
</tr>
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   New Consent Applications

<table>
<thead>
<tr>
<th>File Number</th>
<th>Property Address</th>
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<tbody>
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<td>B22/21</td>
<td>47 Crombie St</td>
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<td>300 Sheldon Dr</td>
</tr>
<tr>
<td>B21/21</td>
<td>43 Wayne Ave</td>
</tr>
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</table>

5. Other business
6. Decisions
7. O.L.T. Update

Adjournment
Application No.: A70/21  Meeting Date: October 06, 2021  Ward No.: 8

Property Owner:  Badin Mohamed Hasim

Applicant:  Badin Mohamed Hasim

Subject Property:  RCP 1383 PT LOT 25 PLAN; 58M192 LOT 25 AND RP; 58R14323 PART 1

99 Green Bank Dr

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

1. A minimum exterior side yard setback of 4.73 m (15.5 ft) for a below grade staircase, whereas the bylaw requires a 6 m (19.69 ft) setback for corner lots.

The minor variance will help facilitate the construction of a secondary dwelling unit entrance on the exterior side yard of the home. The zoning by-law requires a 6.5 m (21.33 ft) setback for exterior side yards, but allows for a 0.5 m (1.64 ft) projection for below grade stairs.

General Information:
Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R6 s.4.1.168, R5, R4
Exterior side yard setback of 4.73 m (15.5 ft)
Application No.: A70/21  Meeting Date: October 06, 2021  Ward No.: 8

Property Owner: Badin Mohamed Hasim

Applicant: Mohammed Valiuddin c/o Mechways Inc.

Subject Property: RCP 1383 PT LOT 25 PLAN;58M192 LOT 25 AND RP;58R14323 PART 1
99 Green Bank Dr

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

1. A minimum exterior side yard setback of 4.73 m (15.5 ft) for a below grade staircase, whereas the bylaw requires a 6 m (19.69 ft) setback for corner lots.

The minor variance will help facilitate the construction of a secondary dwelling unit entrance on the exterior side yard of the home adjacent to Jenner Ct. The Zoning By-law requires a 6.5 m (21.33 ft) setback for exterior side yards, but allows for a 0.5 m (1.64 ft) projection for below grade stairs. The applicant meets all other requirements for a secondary dwelling unit.

General Information:

Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R6 s.4.1.168, R5, R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Recommendation:
The 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:
The subject property is located to the east of Can-Amera Pkwy to the north of Burnett Ave and on the corner of Green Bank Dr and Jenner Ct. The property is currently developed with a single detached residential dwelling with an attached garage and is on a corner lot. The subject property is designated Low / Medium Density Residential in the Official Plan and zoned R4 (Residential) in the City's Zoning By-law No. 150-85. The property has a frontage of approximately 18 m (59.06 ft.) and a lot area of approximately 666.76m² (0.067 ha). The applicant is proposing to construct a below grade entrance into the existing home. The entrance will be along the exterior side yard of the property, adjacent to Jenner Ct.

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 R4 zone permits the existing single detached residential use and the establishment of secondary residential units within or attached to the existing residential buildings in residential zones. An exterior entrance into a secondary dwelling unit is now being contemplated, which is permitted. 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 R4 in the City’s Zoning By-law No. 150- 85. A minor variance is needed for a reduced exterior side yard setback of 4.73 m (15.5 ft) for a below grade staircase, whereas the bylaw requires a 6 m (19.69 ft) setback for corner lots. The intent of the minimum exterior side yard setback is to maintain a consistent streetscape and ensure adequate sightlines are maintained. The staircase will not be located within the sight triangle and will not obstruct any sightlines. Planning staff are of the opinion that the staircase will not have a negative impact on the streetscape and that the staircase is appropriate given the location, use and size of the property.
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 for a reduced minimum side yard setback for a below grade staircase required to access a proposed 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.
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:
Comments
A building permit is required for the proposed accessory dwelling unit construction.
A Professional Engineer’s design for the below grade entrance may be required where the backfill on the foundation exceeds the permitted backfill for a foundation that is laterally unsupported at the top.

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.: A70/21
Date of Meeting: October 06, 2021
Page 5 of 7

Aerial

Subject property

R4 Zoning

R4 Zoning
Site Plan

Exterior side yard setback of 4.73 m (15.5 ft)
### Site Visit Photos – September 22, 2021

<table>
<thead>
<tr>
<th>Front Yard</th>
<th>Exterior Side Yard – 1</th>
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<tbody>
<tr>
<td><img src="image1" alt="Front Yard" /></td>
<td><img src="image2" alt="Exterior Side Yard – 1" /></td>
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</table>

<table>
<thead>
<tr>
<th>Exterior Side Yard – 2</th>
<th>Exterior Side Yard - 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image3" alt="Exterior Side Yard – 2" /></td>
<td><img src="image4" alt="Exterior Side Yard - 3" /></td>
</tr>
</tbody>
</table>
Application No.: A71/21  Meeting Date: October 06, 2021  Ward No.: 5

Property Owner:  Manjinder and Parveen Dhillon

Applicant:  Manjinder Dhillon

Subject Property:  PLAN 1342 LOT 11
333 Grand Ridge Dr

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

1. A minimum lot area of 370.94 m² (0.037 hec) for a secondary dwelling unit, whereas the bylaw requires 450m² (0.045 hec).

The applicant is seeking a minor variance to recognize an existing deficiency on a basement apartment unit that was built by the previous owners.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5
Lot area 370.94 m² (0.037 hec)
Application No.: A71/21  Meeting Date: October 06, 2021  Ward No.: 5

Property Owner: Manjinder Dhillon
Applicant: Manjinder Dhillon

Subject Property: PLAN 1342 LOT 11
333 Grand Ridge Dr

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

1. A minimum lot area of 370.94 m$^2$ (0.037 hec) for a secondary dwelling unit, whereas the bylaw requires 450m$^2$ (0.045 hec).

The applicant is seeking a minor variance to recognize an existing deficiency on a one-bedroom basement apartment unit that was built by the previous owners.

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 minor variance application substantially in accordance with the submitted sketch.

Staff Comments:
City of Cambridge Development Planning Section:
The subject lands are located to the west of St. Andrews St. on the south side of Grand Ridge Dr. and are comprised of an approximately 370.94 m$^2$ (0.037 hec) residential parcel with a 12.12 m (40 ft) frontage. The lands are designated as “Low/Medium Density Residential” in the City of Cambridge Official Plan and within the R5 Residential zone of the City’s Zoning
By-law 150-85, as amended. Surrounding land uses are residential R5.

**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. The applicant can meet the parking requirements in the driveway, with the entrance in the rear. The applicant has also indicated that and the secondary dwelling unit will have no visual impact from the street. 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 the following:

1. A minimum lot area of 370.94 m² (0.037 ha) for a secondary dwelling unit, whereas the bylaw requires 450 m² (0.045 ha).

The Secondary Dwelling Unit By-law 108-18 provisions are listed below:

<table>
<thead>
<tr>
<th>Site Specifications for Residential Dwelling Units in all Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning Provisions</strong></td>
</tr>
<tr>
<td>a) Minimum lot frontage for the addition of a secondary dwelling unit</td>
</tr>
<tr>
<td>b) Minimum corner lot frontage for the addition of a secondary dwelling unit</td>
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<tr>
<td>c) Minimum Lot Area</td>
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<tr>
<td>d) Floor area maximum</td>
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<tr>
<td>e) Entrance</td>
</tr>
<tr>
<td>f) Access</td>
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<tr>
<td>g) Connection to City Services</td>
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<tr>
<td>h) Maximum number of bedrooms in secondary dwelling unit</td>
</tr>
<tr>
<td>i) Minimum distance from interior side lot line to secondary dwelling unit entrance or staircase</td>
</tr>
<tr>
<td>j) Minimum distance from exterior side lot line to secondary dwelling unit</td>
</tr>
</tbody>
</table>
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 legalized 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. There will be no changes to the exterior of the home from the street, causing minimal impact to the neighbourhood and adjacent properties. Staff are of the opinion that the 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 for a reduced minimum lot area 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. 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 accessory dwelling unit that was created without a permit.
The drawings submitted with the COA application would not be acceptable for a building permit submission and the drawings will need to be revised as necessary. Single line drawings are not permitted.

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

Lot area 370.94 m² (0.037 ha)

Side entrance into unit

Minor Variance Request – Lot Area
Required – 450 m² | Proposed 370.94 m²
Lot area 370.94 m² (0.037 hec)
Site Visit – September 23, 2021

Front Yard
Application No.: A72/21  Meeting Date: October 06, 2021  Ward No.: 1

Property Owner:  Jahan Nusrat

Applicant:  Jahan Nusrat

Subject Property:  PLAN 58M-604 LOT 108
488 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 (0.036 hec) for a secondary dwelling unit, whereas the bylaw requires 450 m² (0.045 hec).

The minor variance will help facilitate the construction of a 2-bedroom secondary dwelling unit in the basement of the home. The entrance will be from the rear yard and the two required parking spaces will be provided for 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

Aerial and Zoning
Secondary dwelling entrance

Lot area 363 m² (0.036 hec)

2 required parking spaces
Application No.: A72/21  Meeting Date: October 06, 2021  Ward No.: 1

Property Owner:  Jahan Nusrat

Applicant:  Jahan Nusrat

Subject Property:  PLAN 58M-604 LOT 108
488 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 (0.036 ha) for a secondary dwelling unit, whereas the bylaw requires 450m² (0.045 ha).

The minor variance will help facilitate the construction of a 2-bedroom secondary dwelling unit in the basement of the home. The entrance will be from the rear yard and the two required parking spaces will be provided for 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
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 (0.036 ha) residential parcel with a 11 m (36.09 ft) frontage on the west 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 150-85, as amended. Surrounding land uses are residential R6 s 4.1.303C and R5 s 4.1.303C.

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. The applicant can meet the parking requirements in the driveway and garage and the secondary dwelling unit will have no visual impact from the street. 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 (0.036 ha) for a secondary dwelling unit, whereas the bylaw requires 450 m² (0.045 ha) 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>
<thead>
<tr>
<th>Zoning Provisions</th>
<th>R6</th>
<th>R6 S.4.1.303C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Frontage</td>
<td>9m</td>
<td>9m</td>
</tr>
<tr>
<td>Minimum Corner Lot Frontage</td>
<td>15m</td>
<td>10.2m</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>270m²</td>
<td>225m²</td>
</tr>
<tr>
<td>Minimum Corner Lot Area</td>
<td>450m²</td>
<td>225m²</td>
</tr>
<tr>
<td>Minimum Front Yard to Garage</td>
<td>6m</td>
<td>5.8m</td>
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<tr>
<td>Minimum Front Yard to House</td>
<td>6m</td>
<td>3m</td>
</tr>
<tr>
<td>Minimum Interior Side Yard</td>
<td>1.2m</td>
<td>1.2m</td>
</tr>
<tr>
<td>Minimum Exterior Side Yard</td>
<td>6.0m</td>
<td>2.4m</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>7.5m</td>
<td>7.5m</td>
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<tr>
<td>Minimum Gross Floor Area per Unit</td>
<td>75m²</td>
<td>75m²</td>
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<tr>
<td>Minimum 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>

Excerpts from the Secondary Dwelling Unit By-law 108-18, are below:

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The applicant is requesting a minor variance for the following:

1. A minimum lot area of 363 m² (0.036 ha) for a secondary dwelling unit, whereas the bylaw requires 450 m² (0.045 ha).

The purpose of the lot area variance is to recognize the existing deficient lot size so that a two-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. There will be no changes to the exterior of the home from the street, causing minimal impact to the neighbourhood. Staff are of the opinion that the 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 for a reduced minimum lot area 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.
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 accessory dwelling unit 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.
Lot area: 363 m² (0.036 ha)

Secondary dwelling entrance

2 required parking spaces
Site Visit – September 23, 2021

Front Yard

Interior Side Yard (Path to rear yard)
Application No.: B22/21  Meeting Date: October 06, 2021  Ward No.: 6

Property Owner: Ontario Inc. 2748058

Applicant: Hans Madan

Subject Property: PLAN 462 LOT 79 PT LOT 80
47 Crombie St

Proposal:

B22/21

The applicant is seeking consent to sever the subject property for the creation of a new lot. The severed parcel will have an approximate lot area of 404 m$^2$ (0.0404 ha) with a 11.25 m (36.91 ft) frontage along Crombie St. The retained lot will have an area of 685 m$^2$ (0.0685 ha) with a 22.80 m (74.80 ft) frontage along Crombie St. The existing home is proposed to stay on the retained lot while the garage and shed will be demolished.

A73/21 (Severed)

As a result of the severance application, the applicant is requesting a minor variance from Zoning By-law 150-85 to permit:

1. A minimum lot frontage of 11.25 m (36.91 ft), whereas the by-law requires 15 m (49.21 ft); and,
2. A minimum lot area of 404 m$^2$ (0.0404 ha), whereas the bylaw requires 450 m$^2$ (0.045 ha).

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:
B22/21

City of Cambridge Planning staff recommends refusal of this consent application.

A73/21 (Severed)

City of Cambridge Planning staff recommends refusal of this minor variance application.

Staff Comments:

City of Cambridge Development Planning Section:

The subject property is located south of Crombie Street between John St and Middleton St. The property is designated as Low/Medium Density Residential in the Official Plan and zoned R4 Residential in the zoning By-law.

The applicant is requesting to sever a residential property to create a new parcel with an approximate lot area of 404 m² (0.0404 ha) with a 11.25 m (36.91 ft) frontage along Crombie St. The retained lot will have an area of 685 m² (0.0685 ha) with a 22.80 m (74.80 ft) frontage along Crombie St. The existing home is proposed to stay on the retained lot while the garage and shed will be demolished.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Lot Area</th>
<th>Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retained</td>
<td>685 m² (0.0685 ha)</td>
<td>22.80 m (74.80 ft)</td>
</tr>
<tr>
<td>Severed</td>
<td>404 m² (0.0404 ha)</td>
<td>11.25 m (36.91 ft)</td>
</tr>
<tr>
<td>Total</td>
<td>1,089 m² (0.109 ha)</td>
<td>34.05 m (111.71 ft)</td>
</tr>
</tbody>
</table>

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The intent of the PPS is to help balance development interests with protection of public interests such as public health and safety, natural resources and the quality of the natural and built environment.

Section 1.1.1 of the PPS directs that healthy, liveable and safe communities are sustained (in part) by promoting efficient land use patterns and cost-effective development patterns to minimize land consumption and servicing cost. The proposed development is located within an existing residential neighbourhood where municipal servicing is available. As such, this would be considered efficient development that can take advantage of available services.

Policy 1.1.3.1 states that: “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.” The subject property is located in the settlement area where development is encouraged.

Policy 1.1.3.2 indicates that land use patterns within the settlement area shall be based on densities that make efficient use of land, are appropriate given the infrastructure available, minimize negative impacts to air quality and climate change, support active transportation
and provide a range of opportunities for intensification and redevelopment. The subject property is located in proximity to the Galt core area as well as Dundas Street providing access to amenities and transit options.

The proposal for one new lot to accommodate a single detached dwelling will contribute to the growth, and development of the settlement area as it makes efficient use of land and available municipal services. Planning staff are of the opinion that the proposal conforms to the PPS.

Region of Waterloo Official Plan (2015)
The subject property is designated as “Urban Area: Built-Up Area” in the Regional Official Plan. Chapter 2 of the Official Plan (Shaping Waterloo Region’s Urban Communities) states that the overall goal is to promote balanced growth by directing a greater share of urban development towards the existing Built-Up Area.

Chapter 3 of the Official Plan (Liveability in Waterloo Region) states that the overall goal is to create vibrant urban and rural places. In respect to creating vibrant urban places, Section 3.A encourages municipalities to provide a range and mix of housing and individual lot intensification where appropriate.

Staff is of the opinion that the creation of a new residential lot for a single detached dwelling conforms to the policies of the Regional Official plan as it would provide an opportunity for modest intensification within the Built-Up area.

City of Cambridge Official Plan (2012)
The subject property is designated Low/Medium Density Residential in the city’s Official Plan and zoned R4 Residential in the Zoning By-law. The current designation and zoning permit a single detached dwelling and accessory uses.

The objectives of Section 2.2 of the Official Plan provide a foundation for growth management within the City. These objectives include directing and encouraging new development within the built-up area of the City, and supporting a balanced approach to growth in which the focus for new development is intensification within the built up area. The subject property is located within the designated built-up area. As such, planning staff is of the opinion that the proposal represents efficient development that can take advantage of existing municipal services.

Section 2.6.1.8 states that infill, intensification and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character. When evaluating proposed infill development, consideration should be given to subsection 8.4.2.2. entitled “Residential Compatibility” which includes:

- Comparable building height
- Massing and scale
- Similar lot coverage and setbacks to neighbouring houses
- Built form that respects the facades of neighbouring housing
Transportation implications and appropriate parking arrangements

The subject property is located in a residential neighbourhood made up of primarily single detached dwellings ranging from one to two storeys. Other zoning in the neighbourhood includes RS1RM4 which allows for semi-detached and multiple unit residential.

The lot patterns and massing in the area vary but staff are of the opinion that the proposed severed parcel is not compatible with the lot frontages and lot areas within the neighbourhood. The residential lot areas for this block of Crombie St (from John St to Middleton St) range from approximately 1333.79 m² (0.133 ha) to approximately 352 m² (0.0352 ha). The subject property has the largest lot within the R4 zone on this block. The property adjacent to the proposed severed parcel, 51 Crombie St, has a lot area of 352.46 m² (0.0352 ha) and a frontage of 13 m (43.12 ft).

The table below shows the lot area and lot frontages of the homes within the neighbourhood:

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Area</th>
<th>Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Crombie</td>
<td>675.87 m²</td>
<td>64.90 ft</td>
</tr>
<tr>
<td>50 Crombie</td>
<td>659.31 m²</td>
<td>60.06 ft</td>
</tr>
<tr>
<td>48 Crombie</td>
<td>661.97 m²</td>
<td>60.06 ft</td>
</tr>
<tr>
<td>44 Crombie</td>
<td>664.48 m²</td>
<td>60.06 ft</td>
</tr>
<tr>
<td>2 Crombie</td>
<td>602.35 m²</td>
<td>69.00 ft</td>
</tr>
<tr>
<td>41 Crombie</td>
<td>799.34 m²</td>
<td>74.37 ft</td>
</tr>
<tr>
<td>51 Crombie</td>
<td>352.46 m²</td>
<td>43.12 ft</td>
</tr>
<tr>
<td>57 Crombie St</td>
<td>591.87 m²</td>
<td>68.00 ft</td>
</tr>
<tr>
<td>19 John St</td>
<td>540.88 m²</td>
<td>51.98 ft</td>
</tr>
<tr>
<td>23 John St</td>
<td>511.95 m²</td>
<td>49.50 ft</td>
</tr>
<tr>
<td>25 John St</td>
<td>362.12 m²</td>
<td>30.03 ft</td>
</tr>
<tr>
<td>27 John St</td>
<td>262.31 m²</td>
<td>30.03 ft</td>
</tr>
<tr>
<td>47 Crombie (subject property)</td>
<td>1140.61 m²</td>
<td>98.51 ft</td>
</tr>
<tr>
<td>Proposed Retained Parcel</td>
<td>685 m² (0.0685 ha)</td>
<td>74.80 ft</td>
</tr>
<tr>
<td>Proposed Severed Parcel</td>
<td>404 m² (0.0404 ha)</td>
<td>36.91 ft</td>
</tr>
</tbody>
</table>
Although there are a few lots and frontages in the area that are smaller than what is being proposed for the severed parcel, the block directly surrounding 47 Crombie St mostly has lot areas over 600 m² (0.06 ha) and have lot frontages greater than 18.28 m (60 ft), with the exception of 51 Crombie St, the property directly adjacent to the proposed severed parcel. In addition, Section 8.4.2.2 c) states that similar lot coverage and side yard setbacks to neighbouring housing should be maintained. It appears that the property directly beside the proposed severed parcel is built close to the property line. This interior yard setback would likely have a negative impact on the separation and privacy of the adjacent property and would not be consistent with the character of the area as most properties have a 3 m - 6 m (9.84 ft-19.69 ft) distance between dwellings.

**City of Cambridge Zoning By-law 150-85**
As a result of the proposed severance, the applicant will require minor variances for the proposed severed lot.

**A73/21**
The applicant is requesting a minor variance from Zoning By-law 150-85 to permit:
1. A minimum lot frontage of 11.25 m (36.91 ft), whereas the by-law requires 15 m (49.21 ft); and,
2. A minimum lot area of 404 m² (0.0404 ha), whereas the bylaw requires 450 m² (0.045 ha).

**Desirable and appropriate development**
It is staff’s opinion that the proposed reductions are not desirable or appropriate development. It is staff’s opinion that the proposal is likely to have a negative impact on the separation and privacy of adjacent properties for the reduction in lot frontage and a negative impact on the neighbourhood with respect to a reduction in lot area. Although a new detached dwelling may be able to be accommodated on the proposed severed lot without a reduction in the minimum required yard setbacks, it would not be consistent with the character of the area as existing
lots in the area have increased setbacks and separation from adjacent properties.

**Is minor in nature**

In staff’s opinion the proposal to reduce the lot area and lot frontage is not minor in nature as the severance with the proposed reductions will create a lot that is inconsistent with the fabric of the existing neighbourhood.

**Meets the general intent and purpose of the Official Plan**

As discussed above, staff is of the opinion that the proposed minor variance application fails to meet all the requirements under subsection 8.4.2.2 of the City’s Official Plan.

**Meets the general intent and purpose of the Zoning By-law**

The intent of the Zoning By-law with respect to lot area is to maintain a consistent lot pattern in a neighbourhood. The subject property is located in an existing established neighbourhood and the proposed minor variances for lot area would create a parcel inconsistent with the majority of the neighbourhood. Staff acknowledge that there are some smaller lots in the area but those lots are on another street and aren’t directly reflective of the adjacent properties surrounding 47 Crombie St.

The intent of the Zoning By-law with respect to lot area and lot frontage is to maintain a consistent lot pattern in a neighbourhood, ensure there is adequate space to maintain setbacks, spatial separation, provide parking, amenity space and open landscaping. It is staff’s opinion that the reduced lot area and frontage will not provide adequate separation with the adjacent properties, and develop an inconsistent lot pattern and lot frontage in the neighbourhood.

Based on the above-noted analysis, planning staff is of the opinion that the proposed severance to create one new lot is does not create a compatible and appropriate new residential lot. The proposal does not meet all criteria required in the Planning Act and Official Plan. In addition, it is staff’s opinion that the proposed minor variances to accommodate the proposed severance do not meet the four tests under the Planning Act and therefore does not represent good planning. Staff recommend refusal of the proposed severance and minor variance applications.

**Regional Municipality of Waterloo:**

The owner/applicant is proposing to sever the subject property for the creation of a new lot. The existing home is proposed to stay on the retained lot while the garage and shed will be demolished.

**Regional Fee:**

The owner/applicant is required to submit the consent review fee of $350.00 per new lot created prior to final approval of the subject application.

**Regional staff has no objection to the application, subject to the following condition:**
1) That prior to final approval, the owner/applicant submit the consent review fee of $350.00.

Grand River Conservation Authority:

GRCA COMMENT:*
The Grand River Conservation Authority (GRCA) would have no objections to the approval of this consent and minor variance application by the City of Cambridge. Additional detailed comments are provided below.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a small portion of the southeast corner of the subject lands are located within the Regional Storm floodplain of the Grand River and its regulated allowance (refer to the enclosed map). Consequently, a portion of 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 the consent application is to sever the subject lands to create a new residential lot for the future construction of a single-detached dwelling. The retained parcel will maintain the existing single-detached dwelling and no new construction is proposed on this parcel.

The purpose of the minor variance is to gain relief from the required minimum lot frontage and lot area on the proposed severed parcel.

The GRCA has reviewed the submitted applications and have no concerns with the intent of this proposal. We further note that the proposed new severed lot would not be located within the GRCA’s regulation limits and any future development on this parcel would not require a permit from the GRCA under Ontario Regulation 150/06.

Based on the foregoing and in principle, the GRCA would have no objections to the approval of this consent and minor variance application by the City of Cambridge.

3. Plan Review Fees:
The above-noted applications are within a GRCA area of interest due to the presence of the floodplain on the subject property. These applications are considered minor and will be combined under a single
Application No.: B22/21
Date of Meeting: October 06, 2021

Page 8 of 17

plan review fee. In accordance with the GRCA’s Plan Review Fee Schedule, the applicable plan review fee is $430 payable to the GRCA. 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/
Encl.
cc: Manoj Garg, 2748058 Ontario Inc. 56 Compass Trail, Cambridge, ON N3E 0B7
    Melissa Mohr, Region of Waterloo (via email)
    Hans Madan (via 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.:

The applications submitted are subject to the following comments and conditions:

B22/21

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. **The Applicant is cautioned that a minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors is 1.5 metres.**
2. The Applicant will be responsible for 100% cost to service the new lot. The Applicant will be responsible for all costs to re-locate or upgrade if required as a result of this Application. Energy+ Inc. WILL NOT approve a severance on a lot with no service. As per Current Conditions of Service, latest edition, only one service per property is permitted. Allow MINIMUM 6 months for Energy+ Inc. to process an estimate.

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

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:**

**Comments**

A building permit is required for the proposed construction on the severed lands.

A demolition permit is required for the demolition of structures exceeding 10 sq.m. in building area.

**Conditions**

1. That the applicant submits a spatial separation report to the satisfaction of the Building Division to verify that the requirements of the Ontario Building Code for spatial separation are met for the glass area of the existing dwelling unit facing the proposed property line.

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.

**City of Cambridge Transportation Engineering Section:**

**Transportation Engineering Conditions**

- A minimum driveway length of 6 m beyond property line is required.

- An access permit through Transportation Engineering will be required prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City’s website at [www.cambridge.ca](http://www.cambridge.ca).

**City of Cambridge Project Engineer:**
Comments

• In Crombie Street, the following services are available to the subject properties:
  o 200mm diameter sanitary sewer and 200mm diameter watermain.

• Separate municipal services (water and sanitary) will be required for each proposed lot (completed by City forces at 100% Owner/Builder’s cost).

• Verification of the location of municipal services is required. If reusing services, a servicing easement will be required if any severed property’s servicing crosses the other severed/retained property. City records indicate that there is two existing 100mm diameter sanitary service and one existing 25mm diameter water service.

• Redundant water services will need to be capped at the main (completed by City forces at 100% Owner/Builders cost).

• Consideration for drainage will be required to ensure no impacts on adjacent properties. A drainage easement may be required if the revised properties drain across each other.

• All applicable work within the road allowance for the retained and severed lot, including but not limited to site services, curb cuts, driveway ramps and sidewalks, will be completed by the City’s Public Works Department at 100% Owner’s expense.

• Cost estimates for work within road allowance are prepared by City Staff upon receipt of the estimate fee of $215.00 (HST included).

Conditions

• That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.

• That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.

City of Cambridge Fire Department:
Fire Department has no comment in regards to this application.
City of Cambridge Senior Planner-Heritage:
Comments

The subject property is adjacent to 41 Crombie Street, which is a non-designated property of cultural heritage value or interest. 41 Crombie Street is located to the east of the subject property. The existing house at 47 Crombie Street is proposed to be retained. The proposed severance and development is to the west of the existing house at 47 Crombie Street and so is not anticipated to have direct or indirect impacts upon the heritage resource at 41 Crombie Street in the form of land disturbances, shadowing, and/or change in setbacks. Further heritage review is not required.

City of Cambridge Economic Development:

The City of Cambridge Economic Development has no comment on this application.
Severance Sketch (B22/21)

Severed parcel
Lot area: 404 m²
Frontage: 11.25 m

Retained parcel
Lot area: 685 m²
Frontage: 22.80 m

Existing home to remain

Shed and garage to be demolished
Lot area of 404 m² (0.0404 ha)

Lot frontage of 11.25 m (36.91 ft)

Existing home to remain
Site Visit – September 23, 2021
My name is Hans Madan. I represent the owners of the property located at 47 Crombie St.

1. The map was taken from the Region’s GIS website and shows the lot fabric in the general area. The properties highlighted in yellow on the map are all either the same size or even smaller than the proposed lot. Further, there are a number of properties in close proximity, marked with a blue check mark, that are very similar size to the proposed lot. Looking at the map, in my opinion, the area has a mix of lot frontages and areas. Except for a few lots, the majority of the lots are of modest size and are of similar or smaller than the proposed lot.

2. The subject property has a total frontage over 30m and total lot area of over 1100 sm. It is sufficient to create two lots that will meet all zoning requirements.

3. The lot is one of the largest lots on the street and area. It's too large for just one house under current economic conditions.

4. The existing house is a century home and in good condition and it would be a shame to have to demolish it.

5. The owner wishes to keep the house and sever a lot and develop it with a compatible house.

6. Even though the severed lot does not meet the lot frontage and lot area requirements of the zoning by-law, in my opinion, the variances requested are minor and meet the four tests of a minor variance. It has reasonable lot frontage and area to allow construction of a new home that not only will be compatible but will enhance the area.

7. The PPS and the Growth Plan not only encourage but require intensification in the built up areas such as this.

8. The property is located in an urban area designated as “Built Up Area” under ROP. It complies with the ROP policies as confirmed by Regional comments. In the opinion of Regional planners it is a modest intensification in a built up area.

9. It is designated “low/medium density residential” under Cambridge OP. The OP allows a density of 40 UPH and lot is of sufficient size to allow four units.

10. All the infrastructure is available to allow intensification which is encouraged under all planning documents.

11. The compatibility should not only be determined based only on lot frontage or lot area but whether the overall project would be compatible.

12. In my opinion the type of house proposed with the proper side yards that meet the zoning requirements, would be compatible with the surrounding properties and neighbourhood.

13. It complies with all the planning policies of the Province and the Region. In my opinion it also complies with the Cambridge Official Plan policies.

In conclusion I would like to submit that the project is a desirable and appropriate development that the meets the general intent and purpose of both the OP and zoning by law and should be approved.

Thank you.

I would be happy to answer any questions.
Edmund Carlson,

I am writing in regards to the severance plan for 47 Crombie Street. I apologize for the late email, but timing was tight from the delivery of notice to the residents. I share my neighbour’s thoughts and opinions on the plan to build and sever the lot. I feel that this street among many in our neighbourhood of Galt West holds a character that sets us apart from most single family dwelling areas. Most if not all the homes are character and century homes with a style and appearance that should be preserved keeping the heritage and history of the area. Also, many trees would have to be removed in order to accommodate this project and the green space is also something that should be protected. The lot in my opinion is not large enough to build on without effecting the above mentioned and most of all looking to compact in over all appearance. There’s also concern on what a single family dwelling will involve as it’s unclear on what the guidelines are. We appreciate any consideration that can be given to the neighbours moving forward.

Regards,

Jeff Vetere
October 4, 2021

To: Committee of Adjustment for the Corporation of the City of Cambridge

RE: Application No. B22/21 & A73/21

This letter will express my views about the above applications and I request that my comments be presented to the Committee at the meeting on October 6, 2021.

I would like to point out that I received the Notice of Hearing on September 29. This allowed only 4 business days to respond before the deadline.

The following are my concerns about the proposal:

1) The frontage of the proposed new lot at 36.91 ft. is 25% smaller than the required by-law frontage. A lot this small is not in keeping with the existing properties in the neighbourhood.

2) The proposed 2000 sq. ft. 2 storey dwelling sitting only 4 ft. from the east and west lot lines will overwhelm the existing 1 1/2 story and the bungalow at 51 Crombie St. In particular, the west wall of the proposed building will sit very close to 51 Crombie St. and block light to that home.

3) The Minor Variance Sketch shows an existing porch on the 1 1/2 story home. This is an error, as the porch had deteriorated years ago to the point where it was removed. The doorway remaining in the wall leads to the dining room. This was never an entrance to the house. The main entrance that was used by residents is at the back through the sun porch into the kitchen and is accessed from the existing driveway. The proposed driveway on the opposite side of the building would not be convenient.

4) The proposed new driveway for the existing home would require the removal of the forest hillside that runs the depth of the property. This ridge is a geological feature that was there before the Crombie section of Galt was developed. Replacing the ridge with a retaining wall to accommodate a paved driveway would be, in my opinion, a mistake. A retaining wall would impact the view and enjoyment of the residents of the cottage below the hill at 41 Crombie St. Because the area sits on limestone, many of the homes in the neighbourhood have ongoing basement flooding problems. Removing the trees might create flooding problems for 41 Crombie St.

5) I'm concerned about the removal of mature trees on the property. The City of Cambridge Forestry web page explains the importance of trees in energy conservation, storm water management and air pollution removal. The Urban Canopy Assessment Report shows an overall Cambridge canopy of 27 per cent with a 25 per cent increase possible through tree planting. It doesn't make sense to remove existing mature trees. The property has been neglected and the existing trees are in need of renovation.

One of the trees on the property could be an American Elm. I've contacted the University of Guelph Elm Recovery Project for information on identifying the tree. Has the developer submitted a Tree Management Proposal in advance of the October 6 meeting?

Thank you for considering my concerns. Please forward a copy of the Notice of Decision.

Linda Shortt
57 Crombie St., Cambridge, ON N1S 1Y5
Edmund Carlson

From: Brooks, Patti (External)  
Sent: Tuesday, October 5, 2021 12:00 PM  
To: Edmund Carlson  
Cc: Brooks, Patti (External)  
Subject: [External] 47 Crombie st  
Attachments: #1 -historical home.jpg; no parking.jpg; sample frontage space.jpg; trees in proposed new driveway.jpg; Petition.PDF

To the: Committee of Adjustment for the Corporation of the City of Cambridge

I am a resident and home owner of 50 Crombie street, Cambridge. I am submitting my views and the attached Petition electronically in anticipation of technical difficulties throughout the virtual meeting.

I also wish to book a call-in time to voice my concerns to the committee.

Firstly I wish to submit complaint that not all neighbors including myself received the written package in a timely manner. Most of us received our package, if at all, within the last 1-2 weeks, clearly limiting our time allowance on response. With that being said, I personally spent just 1 afternoon speaking with fellow residents within a 2 block range and in that short time I was able to gather 69 signatures petitioning against the proposed “minor variance”. I feel that gathering that many signatures within 4 hours is a clear indication of the overall dissatisfaction of the neighborhood in relationship to the proposed variance to the existing bylaws.

Please allow me to express that to us that live close by this is by no means minor as it will alter the existing neighborhood substantially. Crombie St is one of Cambridge’s oldest neighborhoods with old historical homes, large lots, ample trees and appropriate parking per lot. see image #1 of sample home on this section of Crombie

Residents and home owners have put in great effort to improve the street; we keep a well-kept, safe and clean neighborhood. We wish for the historical esthetics to remain consistent, therefore we feel that altering the current bylaw and allowing a smaller lot size with a 2 story, 2000 sq ft dwelling is unbecoming and not consistent to the neighboring homes and frontage. as per the attached petition, here is an overview of our concerns:

   a) An undersized lot with 2000 sq ft, 2 story dwelling creates overcrowding of houses.
b) Proposed Lot size and frontage is not consistent with the current esthetics of this historical neighborhood.

c) Lot frontage of 11.25m, does not allow ample parking. see attached images of similar Lot plans with minimal parking at the front of the property.

d) Altering Greenspace: see image indicating row of trees currently standing on proposed new driveway of the retained home. Removing the tree line will reduce valuable greenspace and neighboring privacy.

Supporting comments:
We are concerned about the removal of trees on both lots. This is a riverside neighborhood, most of us live here because of the vegetation, wildlife, location and historical esthetics.

We are concerned about the removal of trees on the existing lot to accommodate relocating the current driveway. That portion of land is heavily treed and on a fairly steep grade. Construction of a retaining wall may be unavoidable. The “existing porch” mentioned on the sketch, does not exist. see image attached.

We are concerned that the proposed lot size is just too narrow for the proposed 2 story- 2000 sq ft dwelling.

Lastly we wish to be advised as to the type of dwelling the applicant intends to build: ie single family, multi family, income property, duplex?

I look forward to speaking to the committee about this matter and I trust that you will uphold the exiting by-laws which were developed for this very reason.

sincerely

Patti Brooks
50 CronbieSt

[Signature]

2
Petition to Uphold current Zoning By-law 150-85 at 47 Crombie Street, Cambridge, ON.

To the: Committee of Adjustment for the Corporation of the City of Cambridge

We the undersigned residents of ward 6, are opposed to the current application of severing the property at 47 Crombie Street. Plan 462 Lot 79 PT Lot 80.

We support the current Zoning By-law upholding a minimum lot frontage of 15m and minimum lot area of 450 sq m.

The proposed 11.25 m lot frontage and 404 sq m lot area does not meet the City of Cambridge minimal requirements and will negatively result in the following:

a) Over-crowding of houses. See image of current space and neighboring house.
b) Lot size and frontage not consistent with current esthetics of a historical neighborhood
c) Does not allow ample parking. see image of similar lot size in ward 6.
d) Alters Greenspace: see image indicating trees currently standing on proposed new driveway

Solution: we suggest the applicant alter their proposed plans to remain consistent and in accordance to our trusted By-laws.

Respectfully, we ask the applicant to kindly confirm if the intended dwelling will be a single-family dwelling or semi/duplex.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Signature</th>
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<tbody>
<tr>
<td>Pati Brooks</td>
<td>50 Crombie St</td>
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<td>Kim Derarde</td>
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<td>Jud St Clair</td>
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<td>A. St Clair</td>
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<td>Ashley Donabarger</td>
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<td>Raw Baboolal</td>
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<td>Rick Rhodes</td>
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<td>Mark Foresnaw</td>
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<td>JePP Vetere</td>
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<td>Ben Thomas</td>
<td>180 Beaud Ave.</td>
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<td>Magnus Ray</td>
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<td>Danette Webster</td>
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<td>Amy Mummen</td>
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<td>Doug Short</td>
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<td>Maureen Shortt</td>
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<td>Stephanie Shortt</td>
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<td>Rory Shortt</td>
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<td>Clare Dawson</td>
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<td>Gayle Coldham</td>
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<td>Laura Nash</td>
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<td>Marc Gallette</td>
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<td>Shelley M.</td>
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<td>Steve Shingler</td>
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<td>Jane Gage</td>
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Application No.: B20/21  Meeting Date: October 06, 2021  Ward No.: 8

Property Owner:  Bishop Street Property Corp.

Applicant:  Victor Labreche c/o IBI Group

Subject Property:  PLAN 1383 LOT 9 RP 67R454;PART 4 AND 5

300 Sheldon Dr

Proposal:
The applicant is seeking consent to sever the subject property for the creation of a new lot. The proposed severance will result in a 4,043 m² (0.404 hec) parcel with an estimated frontage of 49.30 m along Sheldon Dr. The retained parcel will have an approximate area of 5,973 m² (0.597 hec) with an estimated frontage of 65.11 m along Sheldon Dr. The applicant is also seeking easements for shared vehicular access purposes. The retained lands will remain as a manufacturing/fabrication shop. No buildings are proposed to be demolished.

General Information:
Zoning By-law Provisions: M3
Official Plan Designation: Business Industrial
Adjacent Zoning: M3
Severance and Easement Sketch

Severed parcel

Proposed access easement

Retained parcel

REGISTRAR’S COMPILED PLAN 1384

LOT 11
PIN 0379–3805(LT)
PART 1,
PLAN 67R–3891

LOT 13
PIN 0379–0037(LT)

LOT 9
PIN 0379–0051(LT)
PART 6,
PLAN 67R–454

LOT 10
PIN 0379–0052(LT)

TO BE SEVERED
(PART 1)
AREA: 4404 sq.m.

PART 5,
PLAN 67R–454

TO BE RETAINED
(PART 5)
AREA: 5972 sq.m.

EXISTING 1-STORY ALUMINUM SIDED BUILDING
FOOTPRINT AREA = 2290 sq.ft.

PROPOSED ACCESS EASEMENT IN FAVOUR OF RETAINED PARCEL

(PART 2)

CHAIN LINK FENCE

EXISTING ASPHALT PARKING LOT

EXISTING ASPHALT PARKING LOT

SHELDON DRIVE
PIN 03796–0007(LT)
(23.16m WIDE)
(PART 21, PLAN 67R–454)

BALMORAL ROAD
PIN 03796–0008(LT)
(23.16m WIDE)
(PART 22, PLAN 67R–454)
Application No.: B20/21  Meeting Date: October 06, 2021  Ward No.: 8

Property Owner: Bishop Street Property Corp.
Applicant: Victor Labreche c/o IBI Group

Subject Property: PLAN 1383 LOT 9 RP 67R454;PART 4 AND 5 300 Sheldon Dr

Proposal:
The applicant is seeking consent to sever the subject property for the creation of a new lot. The proposed severance will result in a 4,043 m² (0.404 ha) parcel with an estimated frontage of 49.30 m (161.75 ft) along Sheldon Dr. The retained parcel will have an approximate area of 5,973 m² (0.597 ha) with an estimated frontage of 65.11 m (213.62 ft) along Sheldon Dr. The applicant is also seeking easements for shared vehicular access purposes. The retained lands will remain as a manufacturing/fabrication shop. No buildings are proposed to be demolished.

General Information:
Zoning By-law Provisions: M3
Official Plan Designation: Business Industrial
Adjacent Zoning: M3
Adjacent Land Use: Industrial
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 submits a spatial separation report to the satisfaction of the Building Division to verify that the requirements of the Ontario Building Code are met for the amount of unprotected opening areas of the existing building facing the proposed
property line;
3. 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;

4. That the proposed shared access easement be registered on title for both properties;

5. That an access permit through Transportation Engineering be obtained prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City’s website at www.cambridge.ca;

6. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot;

7. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales;

8. That prior to final approval, the owner/applicant pay cash-in-lieu of parkland at 2% of the value of the severed land. The applicant shall provide an opinion of value from a qualified appraiser, to the satisfaction of Realty Services, in determining the value of the severed land; and,

9. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before October 15, 2022, after which time this consent will lapse.

Staff Comments:

City of Cambridge Development Planning Section:
The subject property is located at the east of Franklin Blvd on the north west corner of Balmoral Rd and Sheldon Dr. The property is designated as Industrial in the City’s Official Plan and zoned M3 in the Zoning by-law. This zone permits industrial uses. The subject property has an approximate total area of 10,016 m² (1.016 ha) with 114.41 m (375.36 ft) of frontage along Sheldon Dr. The subject property is currently occupied by Accucam Machining, as the existing use related to manufacturing. The lands currently contain one (1) building towards the eastern limit of the property, as well as surface parking and outdoor storage. In terms of the surrounding uses, the subject property is surrounded by industrial related uses as the lands are designated and zoned for industrial/manufacturing uses.
The proposed severance will result in a 4,043 m² (0.404 ha) parcel with an estimated frontage of 49.30 m (161.75 ft) along Sheldon Dr. The retained parcel will have an approximate area of 5,973 m² (0.597 ha) with an estimated frontage of 65.11 m (213.62 ft) along Sheldon Dr. The applicant is also seeking easements for shared vehicular access purposes. The existing buildings and accessory structures on the retained lot will remain and continue to exist as part of the current manufacturing use for Accucam Machining. As for the proposed severed lot, the existing outdoor storage material and fencing will be removed. Although detailed building plans regarding the development of the severed lot have yet to be fully established, it is anticipated that one building will be developed on the severed lands in accordance with applicable planning policies sometime in the future.

The existing access/entrance on Sheldon Dr is proposed to extend in order to align with the entrance of the property to the immediate south (being 305 Sheldon Dr). This extension of the existing entrance will allow for shared access and ease of mobility for future shared access to both the severed and retained parcels.

The following table provides an overview of the proposed lot area and frontage for both the proposed retained and severed lots.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Lot area</th>
<th>Lot Frontage (Sheldon Dr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severed (new lot)</td>
<td>4,043 m² (0.404 ha)</td>
<td>49.30 m (161.75 ft)</td>
</tr>
<tr>
<td>Retained</td>
<td>5,973 m² (0.597 ha)</td>
<td>65.11 m (213.62 ft)</td>
</tr>
<tr>
<td>Total</td>
<td>10,016 m² (1.001 ha)</td>
<td>114.41 m (375.36 ft)</td>
</tr>
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</table>

**City of Cambridge Official Plan**

The City of Cambridge Official Plan designates the subject property as 'Business Industrial'. This designation supports a broad range of industrial related uses in order to provide employment lands and opportunities in the City. The proposed creation of a new lot conform or are anticipated to conform to the uses permitted within the ‘Business Industrial’ designation. Staff is of the opinion that the creation of a new lot will not impact the surrounding land uses, given that the adjacent lots are currently used for industrial and manufacturing purposes, and are of similar size and scale.

**City of Cambridge Zoning By-Law**

The subject property is zoned M3 (Industrial). The proposed severed and retained portions of the subject property meet the minimum lot area requirement of 450 m² (0.045 ha) and the minimum lot frontage requirements of 15 m (49.21 ft) within this zoning. Further, the existing building on the proposed retained lands will meet the minimum setback requirements, as well
as the minimum 20% lot area dedicated to off-street parking.

**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

Staff are of the opinion that severing off surplus lands from a parking lot for the creation of a new lot is appropriate in the context of the area and for the use of the land. No new development is proposed at this time, but is anticipated on the severed lands. The function and use of the retained lands will not change as a result of the application. 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 with conditions of application B20/21.

**Regional Municipality of Waterloo Greenfield:**
The owner/applicant is proposing to sever the subject property for the creation of a new lot together with reciprocal access easements over the proposed severed and retained parcels.

**Regional Fee:**
Staff note that the consent review fee of $350.00 per new lot created has been received and deposited.

The Grand River Conservation Authority has no comment on this application.
Energy+ Inc.:
Cambridge and North Dumfries Hydro Inc. has no comment on this application.

City of Cambridge Building Section:
Conditions

- That the applicant submits a spatial separation report to the satisfaction of the Building Division to verify that the requirements of the Ontario Building Code are met for the amount of unprotected opening areas of the existing building facing the proposed property line.
- 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 proposed shared access easement shall be registered on title for both properties.

City of Cambridge Transportation Engineering Section:

Transportation Engineering Conditions

☐ An access permit through Transportation Engineering will be required prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City’s website at www.cambridge.ca.

City of Cambridge Project Engineer:
Comments

- Services available to the severed property are as follows:
  - Sheldon Drive:
    - 300 mm diameter watermain
    - 450mm sanitary sewer
- Separate municipal services (water and sanitary) will be required for each proposed lot (completed by City forces at 100% Owner/Builder’s cost).
- GIS records indicate that there may already be second set of water (150mm diameter) and sanitary service (150mm diameter) stubbed to the property line in
the vicinity of the severed parcel.

- The condition and location of the existing services would need to be further investigated by the Applicant if they are to be used to service the severed parcel.

- Verification of the location of municipal services for the retained lot is required. A servicing easement will be required if any of the retained property’s servicing crosses the severed property.

- Any redundant water services will need to be capped at the main (completed by City forces at 100% Owner/Builders cost).

- Consideration for drainage will be required to ensure no impacts on adjacent properties. A drainage easement may be required if the revised properties drain across each other.

**Conditions**

- That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.

- That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.

**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.
Aerial

Subject property

Zoning

M3 Zoning
Site Visit – September 23, 2021
Application No.: B20/21
Date of Meeting: October 06, 2021
Page 10 of 10
Application No.: B21/21  Meeting Date: October 06, 2021  Ward No.: 2

Property Owner: Farooq Rana
Applicant: Farooq Rana

Subject Property: PLAN 1365 PT LOTS 4 AND 11;RP 58R11573 PART 5 RP;67R1998 PT PART 3 43 Wayne Ave

Proposal:
The applicant is requesting consent to sever a residential lot for the creation of a new lot. The proposed severance will result in one new residential lot with a lot frontage of 16.14 m (53 ft) along Wayne Ave, lot depth of 28 m (92 ft) and lot area of 554 m² (5,963.2 ft²). The retained parcel will have a frontage of 18.62 m (61 ft) along Wayne Ave, lot depth of 45.53 m (150 ft) and lot area of 1,062 m² (11,431.3 ft²). The proposed use of the severed land is for one new single detached dwelling. The application was deferred sine die by the Committee of Adjustment at its February 11, 2015 meeting in order for the submission of a Transportation Noise Study to the satisfaction of the City of Cambridge and Region of Waterloo. At the time of the original application a noise wall did not exist at the rear of the property.

General Information:
Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4

Aerial and Zoning
Severance Sketch

Severed parcel

Retained parcel
Application No.: B21/21  Meeting Date: October 06, 2021  Ward No.: 2

Property Owner: Farooq Rana
Applicant: Farooq Rana
Subject Property: PLAN 1365 PT LOTS 4 AND 11;RP 58R11573 PART 5
RP;67R1998 PT PART 3
43 Wayne Ave

Proposal:
The applicant is requesting consent to sever a residential lot for the creation of a new lot. The proposed severance will result in one new residential lot with a lot frontage of 16.14 m (53 ft) along Wayne Ave, lot depth of 28 m (92 ft) and lot area of 554 m² (5,963.2 ft²). The retained parcel will have a frontage of 18.62 m (61 ft) along Wayne Ave, lot depth of 45.53 m (150 ft) and lot area of 1,062 m² (11,431.3 ft²). The proposed use of the severed land is for one new single detached dwelling.

The application was deferred sine die by the Committee of Adjustment at its February 11, 2015 meeting in order for the submission of a Transportation Noise Study to the satisfaction of the City of Cambridge and Region of Waterloo. At the time of the original application a noise wall did not exist at the rear of the property.

General Information:
Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4
Adjacent Land Use: Residential, Hwy 401
Existing Use: Residential
Proposed Use: Residential

Recommendation:
The 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 owner/applicant submit 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. **The Applicant is cautioned that a minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors is 1.5 metres;**

3. The Applicant will be responsible for 100% cost to service the new lot. The Applicant will be responsible for all costs to re-locate or upgrade if required as a result of this Application. Energy+ Inc. **WILL NOT** approve a severance on a lot with no service. As per Current Conditions of Service, latest edition, only one service per property is permitted. Allow **MINIMUM** 6 months for Energy+ Inc. to process an estimate;

4. 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 +;

5. That prior to final approval, the owner/applicant submit the consent review fee of $350.00 per new lot created;

6. That prior to final approval, the owner/applicant complete an Environmental Noise Study and enter into an agreement with the City of Cambridge to provide for implementation of the accepted noise assessment attenuation measures, to the satisfaction of the Region of Waterloo;

7. That the owner/applicant obtain an access permit through Transportation Engineering prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City’s website at [www.cambridge.ca](http://www.cambridge.ca);

8. 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;
9. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot;

10. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales;

11. That prior to final approval, the applicant pay cash-in lieu of parkland at 5% of the value of the new lot. The applicant shall provide a qualified appraiser’s opinion of value to the satisfaction of the Community Development Department in determining the value of the severed land; and,

12. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before October 15, 2022 after which time this consent will lapse.

**Staff Comments:**

**City of Cambridge Development Planning Section:**
The subject property is located north of Pinebush Rd, to the west of Franklin Blvd and to the south of Hwy 401. The property is designated as Low/Medium Density Residential in the City’s Official Plan which permits single detached dwellings and their accessory uses. The property is zoned R4 (Single Detached Residential) in the City’s Zoning By-law No. 150-85, as amended. The property currently contains a one-storey single detached dwelling which is proposed to be retained, and open space with no structures on the proposed severed lot.

The proposed severance will result in one new residential lot with a lot frontage of 16.14 m (53 ft) along Wayne Ave, lot depth of 28 m (92 ft) and lot area of 554 m² (5,963.2 ft²). The retained parcel will have a frontage of 18.62 m (61 ft) along Wayne Ave, lot depth of 45.53 m (150 ft) and lot area of 1,062 m² (11,431.3 ft²). The proposed use of the severed land is for one new single detached dwelling.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Lot Area</th>
<th>Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retained</td>
<td>1,062 m² (0.106 ha)</td>
<td>18.62 m (61 ft)</td>
</tr>
<tr>
<td>Severed</td>
<td>554 m² (0.055 ha)</td>
<td>16.14 m (53 ft)</td>
</tr>
<tr>
<td>Total</td>
<td>1,616 m² (0.162 ha)</td>
<td>34.76 m (114 ft)</td>
</tr>
</tbody>
</table>

The application was deferred sine die by the Committee of Adjustment at its February 11, 2015 meeting in order for the submission of a Transportation Noise Study to the satisfaction
of the City of Cambridge and Region of Waterloo. At the time of the original application a noise wall did not exist at the rear of the property between the property and the Hwy 401. The applicant has requested that the application be circulated again since a noise wall has been built, but the applicant has not provided a Transportation Noise Study as of yet.

**Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The intent of the PPS is to help balance development interests with protection of public interests such as public health and safety, natural resources and the quality of the natural and built environment.

Section 1.1.1 of the PPS directs that healthy, liveable and safe communities are sustained (in part) by promoting efficient land use patterns and cost-effective development patterns to minimize land consumption and servicing cost. The proposed severance will propose a new lot to accommodate a single detached dwelling within an existing residential neighbourhood where municipal servicing exists.

Policy 1.1.3.1 states that: “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.” The subject property is located in the settlement area where development is encouraged.

Policy 1.1.3.2 indicates that land use patterns within the settlement area shall be based on densities that make efficient use of land, are appropriate given the infrastructure available, minimize negative impacts to air quality and climate change, support active transportation and provide a range of opportunities for intensification and redevelopment. The subject property is located in close proximity to a network of bike lanes, trails, transit options and road networks. The proposal for the creation of a new lot to accommodate a single detached dwelling will contribute to the growth, development and vitality of the settlement area as it makes efficient use of land. Planning staff are of the opinion that the proposal is consistent with the PPS.

**A Place to Grow (2020)**

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020, provides long-term land use planning direction for the Greater Golden Horseshoe area of Ontario. The document provides policy guidance in regards to growth management, transportation, intensification, Greenfield development, protection of employment lands, etc.

Section 2.2 of the Growth Plan sets out that growth will be directed to settlement areas,
where municipal infrastructure is available and complete communities can be supported. The subject property is located within the "Built-Up Area" on Schedule 4 of the Growth Plan. The Growth Plan states that all municipalities will encourage intensification to achieve a desired urban structure, identify an appropriate type and scale of development, and ensure that lands are zoned and development is designed to support complete communities in the built-up area. Staff is of the opinion that the proposal conforms to the Growth Plan as it will provide an opportunity for modest intensification in the built-up area where municipal infrastructure exists and will result in an additional single detached building lot which is appropriate development in this area.

Region of Waterloo Official Plan (2015)
The subject property is designated as "Urban Area: Built-Up Area" in the Regional Official Plan. Chapter 2 of the Official Plan (Shaping Waterloo Region’s Urban Communities) states that the overall goal is to promote balanced growth by directing a greater share of urban development towards the existing Built-Up Area.

Section 2.C.2 provides direction to ensure 45% of new residential development in the Region occurs within the Built-Up Area as it has the greatest capacity to accommodate for growth and development pertaining to the availability of infrastructure, servicing, and transit options.

Chapter 3 of the Official Plan (Liveability in Waterloo Region) states that the overall goal is to create vibrant urban and rural places. In respect to creating vibrant urban places, Section 3.A encourages municipalities to provide a range and mix of housing and individual lot intensification where appropriate. Staff is of the opinion that the creation of a new residential lots generally conforms to the policies of Region’s Official Plan.

City of Cambridge Official Plan (2012)
One of the main objectives of the City’s Official Plan is to direct a larger portion of new development to existing urban areas as a more cost effective and sustainable form of new development. The subject property is designated as ‘Low/Medium Density Residential’ in the City of Cambridge Official Plan. The ‘Low/Medium Density Residential’ designation permits a range of housing including singles, semis, and towns.

The objectives of Section 2.2 of the Official Plan provide a foundation for growth management within the City. These objectives include directing and encouraging new development within the built-up area of the City. The subject property is located within the designated built-up area. As such, planning staff is of the opinion that the proposal represents efficient development that can take advantage of existing municipal services.
Section 2.6.1.8 states that infill, intensification and redevelopment within existing neighbourhoods will be minor in nature and will be designed to respect existing character. When evaluating proposed infill development, consideration should be given to subsection 8.4.2.2. entitled “Residential Compatibility” which includes:

- Comparable building height
- Massing and scale
- Similar lot coverage and setbacks to neighbouring houses
- Built form that respects the facades of neighbouring housing
- Transportation implications and appropriate parking arrangements

The subject property is located at the end of a cul-de-sac that has residential homes ranging from 1-2 storeys in height. The homes to the north of the cul-de-sac (the subject property) and to the east are large lots that back on to the off-ramp from Highway 401. The homes on the west side of the cul-de-sac are large properties that back on to industrial lands. The existing home on the subject property is one storey while the neighbouring home (beside the proposed severed lands) is 1.5 storeys in height.

The subject property backs onto Highway 401 which is a significant generator of transportation noise. Section 3.B.6.2.3.2 of the Official Plan states that the City may require a noise study for the siting of sensitive land uses (including residential) in proximity of potential sources of noise such as existing or planned transportation corridors. Section 3.B.6.2.3.4 of the Official Plan also states that sensitive land uses will be prohibited where the projected attenuated noise level in the associated outdoor living area exceeds 70 dBA. Planning staff is of the opinion that with the recommended conditions in place, such as the submission of a Transportation Noise Study, the proposal generally conforms to the policies of the Official Plan.

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

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 to create one new developable residential lot meets the criteria set out in s. 51(24) of the Planning Act and therefore recommends approval of the consent application subject to all conditions.

Regional Municipality of Waterloo:
The owner/applicant is proposing to sever the subject property for the creation of a new lot. It should be noted that the original application was deferred sine die by the Committee of Adjustment at its February 11, 2015 meeting in order for the submission of a Transportation Noise Study to the satisfaction of the City of Cambridge and Region of Waterloo. A Transportation Noise Study has not been submitted since the 2015 meeting nor has a Noise Study been submitted with this application, but it is noted that a noise wall has since been built at the rear of the property.

Regional Fee:
The owner/applicant is required to submit the consent review fee of $350.00 per new lot created prior to final approval of the subject application.

Environmental Noise Study:
The residential dwellings on the severed and the retained lots are located in close proximity of Provincial Highway 401. Despite having a noise attenuation wall along the highway at the rear of the subject lands, the proposed dwelling unit would likely have environmental noise impacts from the traffic. It is the responsibility of the owner/applicant to ensure the development is not adversely affected by anticipated transportation and/or stationary noise impacts. Therefore, the owner/applicant is required to undertake a detailed environmental noise study to assess the environmental noise impacts on the proposed residential dwelling on the severed lot. The recommendations of the accepted noise study will be implemented through a registered agreement with the City of Cambridge, as necessary.

The noise level criteria and guidelines for the preparation of the transportation noise study are included in the Region of Waterloo Implementation Guideline For Noise Policies. Any requirement for the analysis of transportation and stationary noise impacts must comply with MECP NPC-300 Guidelines.

A qualified noise consultant preparing the Environmental Noise Study must be pre-approved by the Region of Waterloo and is responsible for obtaining current information, applying professional expertise in performing calculations, making detailed and justified recommendations, submitting the Consultant Noise Study Declaration and Owner/Authorized
Agent Statement along with a copy of the Environmental Noise Study to the Region of Waterloo for review. There is a $500 fee for the preparation of traffic forecasts and the review of Environmental Noise Studies by Region of Waterloo staff. Also, there will be $250 fee for a resubmission, if required.

The application for data can be found at: https://rmow.permitcentral.ca/Permit/GroupApply?groupId=3

Regional staff has no objection to the application, subject to the following condition:

1) That prior to final approval, the owner/applicant submit the consent review fee of $350.00 per new lot created; and
2) That prior to final approval, the owner/applicant complete an Environmental Noise Study and enter into an agreement with the City of Cambridge to provide for implementation of the accepted noise assessment attenuation measures, to the satisfaction of the Region of Waterloo.

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

Energy+ Inc.:

1. That a legal survey be provided 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. The Applicant is cautioned that a minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors is 1.5 metres.

2. The Applicant will be responsible for 100% cost to service the new lot. The Applicant will be responsible for all costs to re-locate or upgrade if required as a result of this Application. Energy+ Inc. WILL NOT approve a severance on a lot with no service. As per Current Conditions of Service, latest edition, only one service per property is permitted. Allow MINIMUM 6 months for Energy+ Inc. to process an estimate.

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

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:
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.

**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.

**City of Cambridge Transportation Section:**
- An access permit through Transportation Engineering will be required prior to the removal of, alteration to or construction of any new accesses. The application for an access permit can be found on the City’s website at [www.cambridge.ca](http://www.cambridge.ca).

**City of Cambridge Project Engineer:**
- Services available to the severed property are as follows:
  - Wayne Avenue
    - 150 mm diameter watermain
    - 200mm sanitary sewer
- Separate municipal services (water and sanitary) will be required for each proposed lot (completed by City forces at 100% Owner/Builder’s cost).
- Verification of the location of municipal services for the retained lot is required. A servicing easement will be required if any of the retained property’s servicing crosses the severed property.
- City records indicate that the sanitary service for the retained parcel is located on the north end of the existing frontage where the severed parcel will be located. There is no information on the water service location.
- Redundant water services will need to be capped at the main (completed by City forces at 100% Owner/Builders cost).
- Consideration for drainage will be required to ensure no impacts on adjacent properties. A drainage easement may be required if the revised properties drain across each other.
Also Part 5 on reference plan 58R-1573 may have been intended for as the drainage outlet for Wayne Avenue. The City will confirm if there is an easement for drainage on the severed lot.

**Conditions**

- That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.

- That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.

**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.
Severance Sketch

Severed parcel

Retained parcel