Declarations of Pecuniary Interest

1. Committee Business

2. Applications

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3. O.L.T. Update

4. Other business

   A78/23, 442 River Road Change in Conditions

*Explanatory Note for item #2*

On October 18, 2023, the Committee of Adjustment considered a Consent Application for 16 Parkwood Drive which was conditionally approved. A Notice of Decision was subsequently issued by the City with an appeal period that expired on November 8, 2023.

After the expiry of the appeal period, it was determined by City staff that there was an error in the mail notice that was circulated in advance of the October 18 hearing and that notice was not given to owners of property within the 60-metre radius of the site.
Due to this oversight, the application for 16 Parkwood Drive is being brought back to Committee of Adjustment for a re-hearing at the meeting scheduled for January 10, 2024. Notice is being re-circulated by Planning staff to ensure it reaches those within the 60-metre radius who were initially missed.

In Re-Hearing the Application, the Committee of Adjustment will be considering the Application in its original state as it was initially presented on October 18, 2023. Anyone wishing to make oral or written submissions on the application will have the opportunity to do so and these will be considered by the Committee in making its decision on the application.
Notice of Hearing is Hereby Given That the following application will be heard by the Committee of Adjustment for the Corporation of the City of Cambridge, under Sections 45, 50, and 53 of the Planning Act, R.S.O. 1990, c.P.13 as amended, on:

**Wednesday January 10th, 2024 at 6:00 pm**

**Meetings are held at Cambridge City Hall**

50 Dickson Street, Cambridge Ontario

Bowman Room

Note that as of October 2023 the Committee has returned to in person hearings. Virtual attendance at the Committee of Adjustment is no longer available.

The Applicants, or their Agents, are expected to be present at the Hearing to explain the nature of their request. Any person may attend this public hearing to express your views about these applications. Please note that there is a 5 minute time allotment permitted per speaker on an agenda item.

If you wish to make written comments on any application, they should be forwarded to the Secretary Treasurer of the Committee. These comments will be entered into the public record, and forwarded to the Committee. If you do not attend or are not represented at this Hearing, the Committee may proceed in your absence.

Please submit written comments by **12pm Thursday January 4th, 2024** to ensure sufficient time for review.

**Decisions of the Committee of Adjustment:**

A copy of the decision of the Committee will be sent to the applicants, agents, and to each person who appeared in person and recorded their name(s) and address(es) with the Recording Secretary at the formal Hearing. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary Treasurer of the Committee. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the application does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**Contact:** Edmund Carlson, Secretary Treasurer to the Committee of Adjustment

**Telephone:** (519) 740-4680, 4697

**Email:** carlsone@cambridge.ca
Application No.: B42/23 & A11/24
Meeting Date: December 13, 2023
Ward No. 5
Property Owner: Xiang Yang Huang
Applicant: Xiang Yang Huang
Subject Property: CON 12 PT LOT 2 WEST OF; GRAND RIVER
Municipal Address: 431 Blair Rd

General Information:
Zoning By-law Provisions: R3
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R3 R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Proposal:
Seeking consent to sever a residential property to create a new lot, being:

Lot 1 (conveyed by B42/23)
Area: 539.2 sq m
Frontage: 24.384 m

Lot 2 (retained)
Area: 951.6 sq m
Frontage: 24.4 m

As a result of the proposed severance relief from the zoning by-law will be required to permit on Lot 1:

1. a total lot area of 539 sq m whereas the Zoning By-law requires a minimum of 600 sq m.

The consent application was initially heard by the Committee of Adjustment in September 2023. It was deferred to permit revision in accordance with a required road dedication.
Aerial & Zoning

Subject Property: R3 Zone

Site Sketch

Lot 1
conveyed lot
Lot 2
retained lot

Blair Road
Princess Street

Road widening dedication
COMMITTEE OF ADJUSTMENT RE-HEARING EXPLANATORY NOTE

16 Parkwood Drive, Consent Application

On October 18, 2023, the Committee of Adjustment considered a Consent Application for 16 Parkwood Drive which was conditionally approved. A Notice of Decision was subsequently issued by the City with an appeal period that expired on November 8, 2023.

After the expiry of the appeal period, it was determined by City staff that there was an error in the mail notice that was circulated in advance of the October 18 hearing and that notice was not given to owners of property within the 60-metre radius of the site.

Due to this oversight, the application for 16 Parkwood Drive is being brought back to Committee of Adjustment for a re-hearing at the meeting scheduled for January 10, 2024. Notice is being re-circulated by Planning staff to ensure it reaches those within the 60-metre radius who were initially missed.

In Re-Hearing the Application, the Committee of Adjustment will be considering the Application in its original state as it was initially presented on October 18, 2023. Anyone wishing to make oral or written submissions on the application will have the opportunity to do so and these will be considered by the Committee in making its decision on the application.
Application No.: B45/23  
Meeting Date: October 18, 2023  
Ward No.: 5  
Property Owner: Daniel Alan Roberts  
Lara Catherine Anne Roberts  
Applicant: Daniel Alan Roberts  
Lara Catherine Anne Roberts  
Subject Property: PLAN 795 LOT 122 LOT 123  
Municipal Address: 16 Parkwood Dr  

**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  

**Proposal:**  
Seeking consent to convey part of a residential lot for the purpose of a boundary adjustment, the resulting lots being:  

**Lot 1**  
Area: 540 sq m  
Frontage: 18 m  

**Lot 2**  
Area: 450 sq m  
Frontage: 15 m
Aerial & Zoning
Figure 1 Excerpt from Plan 795, 1953
Site Sketch
Application No.: A01/24  
Meeting Date: January 10, 2024  
Ward No.: 1  
Property Owner: 1205584 Ontario Limited  
Applicant: 1205584 Ontario Limited  
Subject Property: PLAN58M-604 LOT 177  
Municipal Address: 28 Starr Cres  

General Information:  
Zoning By-law Provisions: R1  
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL  
Adjacent Zoning: R1, OS1  
Adjacent Land Use: Residential  
Existing Use: Residential  
Proposed Use: Residential  

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

1. an access driveway width of 17.6 m whereas S.2.2.45 permits a maximum access driveway width of 10.5 m where a three car garage is provided.  

The variance will facilitate construction of a single-family detached dwelling.
Aerial & Zoning

Subject Property: R1 Zoning with S.4.1.303F reference
Subject Property:
R1 Zoning with .4.1.303F reference
**Application No.: A04/24**
Meeting Date: January 10, 2024
Ward No.: 2
Property Owner: 2303623 Ontario Inc.
Applicant: 2303623 Ontario Inc.
Subject Property: PLAN 832 LOT 44
Municipal Address: 212 Queen St W

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

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

1. an underground parking structure to be constructed 0.4 m from the front lot line and 0.8 m from an exterior side lot line whereas S 2.2.3.8 (a) (i) requires such a structure to be at set back at least 3 m.
2. an underground parking structure to be constructed 0.4 m from the rear lot line and 0.5 m from an interior lot line whereas S 2.2.3.8 (a) (ii) requires such a structure to be set back at least 1.2 m.
3. to permit visitor parking at a rate of 0.21 parking stalls per unit whereas S.2.2.1 (b) requires 1 space per 4 dwelling units (0.25 ratio).

The variances will facilitate construction of a 37 unit three-storey apartment house.
Aerial & Zoning

Subject Property: (H)RM2 S4.1.431 zoning
Site Sketch

Queen Street W

Exterior Side Yard

Weaver Street

Rear Yard

Winston Blvd

Front Yard

Daylight Triangle
Dedication
Application No.: A05/24
Meeting Date: January 10, 2024
Ward No.: 1
Property Owner: Sacka Ivica
Applicant: Sacka Ivica
Subject Property: CON 1 BLK BEASLEY'S LOWER PT;LOT 9
Municipal Address: 10 Speed Island Trail

General Information:
Zoning By-law Provisions: OS1
Official Plan Designation: Natural Open Space System
Adjacent Zoning: OS1
Adjacent Land Use: Other
Existing Use: Residential
Proposed Use: Residential

Proposal:
Seeking authorization to alter a legal non-conforming single-family detached dwelling by the:

1. reconstruction of the garage roof, including additional ceiling height;
2. reconstruction of the existing sun-room;
3. reconstruction of the existing foyer, including addition of a new entrance door; and
4. construction of a new portico.

The request will facilitate renovation of an existing single-family detached dwelling located in an Open Space (OS1) zone.
Aerial & Zoning

Site Sketch
Application No.: A06/24  
Meeting Date: January 10, 2024  
Ward No.: 8  
Property Owner: Tpp Industrial Franklin  
Applicant: Tpp Industrial Franklin  
Subject Property:  
PLAN 1379 PT LOT 29 RP 58R20764 PARTS 1 TO 5 IRREG 14.11AC FR D  
Municipal Address: 1200 Franklin Blvd

General Information:  
Zoning By-law Provisions: M3  
Official Plan Designation: Business Industrial  
Adjacent Zoning: M3  
Adjacent Land Use: Industrial  
Existing Use: Other  
Proposed Use: Industrial

Proposal:  
Seeking relief from Zoning By-Law 150-85 to permit:

1. minimum front and exterior side yards of 6 m whereas S 3.4.1.6.7 (d) of the Zoning By-Law requires a minimum of 12 m; and
2. a parking area equivalent to 13% of the total lot area whereas S 2.2.1.4 (g) requires a minimum of 20% of the total lot area to be provided as parking facilities.

The variances will facilitate construction of a warehouse building.
Application No.: A08/24
Meeting Date: January 10, 2024
Ward No.: 4
Property Owner: Kujszczyk Investment Inc.
Applicant: Kujszczyk Investment Inc.
Subject Property: PLAN 615 PT LOT 5 E/S SHADE; S/S MCNAUGHTON RP 58R15632; PARTS 1 AND 2
Municipal Address: 39 Shade St

General Information:
Zoning By-law Provisions: C1RM1
Official Plan Designation: GALT CITY CENTRE CORE AREA; LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: CIRM1, R4, R5(CO)
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Proposal:
Seeking relief from the Zoning By-law to permit:

1. to provide 1 commercial parking stall for 108 sq m of commercial space for any use permitted in the C1 zone whereas S2.2.1 of the zoning by-law requires a ratio of stalls to floor area derived from the type of commercial operation;
2. two (2) residential units to be located on the ground floor whereas S 3.3.1.3 (c) prohibits residential units in a commercial building from being on the ground floor;

The variances will facilitate the legalization of a mixed-use commercial building which lost it’s legal non-conforming status as a result of a change in use without approval and work without permit. The structure will be partially demolished to accommodate three (3) parking stalls in the front yard.
Aerial & Zoning

Site Sketch
Application No.: A69/23  
Meeting Date: September 20, 2023  
Ward No.: 3  
Property Owner: William Hickey, June Rose Noble  
Applicant: William Hickey  
June Rose Noble  
Subject Property: PLAN 521 PT LOT 131  
Municipal Address: 519 Hamilton St

General Information:  
Zoning By-law Provisions: R4  
Official Plan Designation: Low / Medium Density Residential  
Adjacent Zoning: R4, R5  
Adjacent Land Use: Residential  
Existing Use: Residential  
Proposed Use: Residential

Proposal:  
Seeking relief from zoning by-law 150-85 to permit:

1. a side yard carport addition with an interior side yard setback of 0.55m, whereas the zoning by-law requires a minimum of 1.2 m [S.2.1.11.1 (b) (iii)].

The variance will facilitate construction of a carport.
Aerial & Zoning
Site Sketch

Interior side yard = 0.55 m
Application No.: B02/24, A02/24 & A14/24
Meeting Date: January 10, 2024
Ward No.: 2
Property Owner: Gedja Thomas
Applicant: Dave Aston, MHBC Planning
Subject Property: PLAN 191 PT LOT 28
Municipal Address: 107 Black St

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

Proposal:
Seeking consent for a severance of a residential lot for the creation of an additional lot, being:

Retained Land (Lot 1)
Total Lot Area: 407 sq m
Lot Frontage: 18.3 m on Black Street

Conveyed Land (Lot 2)
Total Lot Area: 380 sq m
Frontage: 22.1 m on Ontario Street

As a result of the proposed severance relief from Zoning By-law 150-85 will be required to permit:

Conveyed Parcel (Minor Variance A02/24)
1. A total lot area of 380 sq m whereas the zoning by-law requires a minimum of 450 sq m;
2. A rear yard setback of 3.7m whereas the zoning by-law requires a minimum of 7.5m.
Retained Parcel (Minor Variance A65/23)

1. A total lot area of 407 sq m whereas the zoning by-law requires a minimum of 540 sq m for a corner lot;
2. A rear yard setback of 2.1 m whereas the zoning by-law requires a minimum of 7.5 m;
3. A front yard setback of 5 m whereas the zoning by-law requires a minimum of 6 m; this is an existing condition.

Aerial & Zoning
Site Sketch
Application No.: B06/24, A12/24 & A13/24
Meeting Date: January 10th, 2024
Ward No.: 2
Property Owner: Andreas Schuhbauer, Lucia Pereira
Applicant: Andreas Schuhbauer, Lucia Pereira
Subject Property: PLAN 21 PT LOT 30 LOT 31 PLAN 540 PT LOT 2
Municipal Address: 45-47 Sunnyhill Rd

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

Proposal:
Seeking consent for a severance to create a new residential lot being:

Conveyed Lot:
Total Area: 410 sq m
Frontage: 15.8 m on Johnston Avenue

Retained Lot:
Total Area: 555 sq m
Frontage 18.5 m on Sunnhill Road

As a result of the severance relief from zoning By-law 150-85 will be required to permit:

Conveyed Lot (A12/24):
1. A total lot area of 410 sq m whereas the Zoning By-law requires a minimum of 540 sq m for a corner lot in the R4 zone;
2. A lot frontage of 15.8 m whereas the zoning by-law requires a minimum of 18 m for a corner lot;

Relief is further requested to permit:
3. An exterior side yard of 4.1 m whereas the Zoning By-law requires a minimum of 6m;
4. A front yard of 4.5m whereas the Zoning By-law requires a minimum of 6m

Retained Lot (A13/24)
Finally, relief is requested to permit:

1. A front yard of 4.5 m whereas the Zoning By-law requires a minimum of 6m;
2. A rear yard of 3.5 m whereas the Zoning By-law requires a minimum of 7.5 m.
3. A Detached ARU to be located in a front yard whereas the Zoning By-law defines a detached ARU as located in a side yard or rear yard.

The variances will facilitate construction of a single-family detached dwelling on each proposed lot, each accommodating a detached ARU.

Aerial & Zoning
Site Sketch