MEETING AGENDA
Hearing of the Committee of Adjustment
Cambridge City Hall
50 Dickson St, Cambridge, ON, N1R 8S1
Bowman Room
Wednesday, April 10, 2024
6:00pm

1. Committee Business
   - Chair Introduction
   - Land Acknowledgement
   - Adoption of Agenda
   - Declarations of Pecuniary Interest
   - Ontario Land Tribunal Update

2. Applications
   April 10

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Other business
Application No.: A31/24
Meeting Date: April 10, 2024
Ward No.: 1
Property Owner: Carlos Albert Costa
Applicant: Carlos Albert Costa
Subject Property: PLAN 1364 LOT 30
Municipal Address: 1928 Eagle St N

General Information:
Zoning By-law Provisions: M5
Official Plan Designation: Employment Corridor
Adjacent Zoning: C4
Adjacent Land Use: Commercial
Existing Use: Commercial
Proposed Use: Commercial

Proposal:
Seeking relief from Zoning By-law 150-82 to permit:
   1. An interior side yard setback of 0.28m, whereas the Zoning By-law
      requires a minimum of 3.5m [S.3.4.3.2 (d)].

The variance will facilitate construction of a canopy for snow protection.
Aerial & Zoning

Subject Property: M5 Zoning
Site Sketch

Eagle St N
Site Photos
Application No.: A32/24
Meeting Date: April 10, 2024
Ward No.: 1
Property Owner: Phounsavath Xaysy & Wendy Bui
Applicant: Phounsavath Xaysy & Wendy Bui
Subject Property: PT LT 18 CON BEASLEY'S FRONT, BEING PARTS 2, 3 & 4
ON 58R20981, S/T B46148; CAMBRIDGE
Municipal Address: 390 Allendale Rd

General Information:
Zoning By-law Provisions: RR2
Official Plan Designation: Rural Residential
Adjacent Zoning: RR2
Adjacent Land Use: Residential, Industrial, Agricultural
Existing Use: Residential
Proposed Use: Residential

Proposal:
Seeking relief from Zoning By-law 150-82 to permit:
1. An interior side yard setback of 2.5m, whereas the Zoning By-law requires a minimum of 3m [S.3.1.2.2 (e)].

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

Subject Property:
RR2 Zoning
**Application No.: A33/24**  
Meeting Date: April 10, 2024  
Ward No.: 1  
Property Owner: Niazi Nadeem  
Applicant: Niazi Nadeem  
Subject Property: PLAN 58M459 LOT 130  
Municipal Address: 11 Weir St

**General Information:**  
Zoning By-law Provisions: R4 with Site Specifications S.4.1.227  
Official Plan Designation: Low / Medium Density Residential  
Adjacent Zoning: R4  
Adjacent Land Use: Residential  
Existing Use: Residential  
Proposed Use: Residential

**Proposal:**  
Seeking relief from Zoning By-law 150-82 to permit:

1. Stairs and landing set back 0 m from the east side lot line, whereas the Zoning By-law requires a minimum side yard of 1.2 metres with a permitted encroachment of 1.1 metres [S.3.1.1.11.1.3].

2. An interior side yard to not have access to the rear yard, whereas the Zoning By-law requires that secondary entrances for the purpose of an attached ARU must maintain access to the rear yard. [S.3.1.1.11.1.3 (a)].

The variance will facilitate construction of a below grade side entrance for an additional residential unit in the basement.
Aerial & Zoning

Subject Property:
R4 Zoning with Site Specific S.4.1.227
Application No.: A34/24
Meeting Date: April 10, 2024
Ward No.: 1
Property Owner: Lorie Patricia Henry
Applicant: Lorie Patricia Henry
Subject Property: PLAN 356 PT LOT 8 PT LOT 9
Municipal Address: 1020 Eagle St N

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

Proposal:
Seeking relief from Zoning By-law 150-82 to permit:
  1. An interior side yard setback of 3.6m, whereas the Zoning By-law requires a minimum of 6m [S.3.12.2 (f)].

The variance will legalize the existing addition and facilitate replacement of the sunroom above the garage.
Aerial & Zoning

Subject Property: R5 Zoning
Site Sketch
Site Photos
Application No.: A35/24
Meeting Date: April 10, 2024
Ward No.: 7
Property Owner: Stampede Meat North Inc.
Applicant: Stampede Meat North Inc.
Subject Property: PLAN 1135 PT LOT 52 RP;67R471 PART 1
Municipal Address: 435 Dobbie Dr

General Information:
Zoning By-law Provisions: M4 with Site Specifications S.4.1.312
Official Plan Designation: Industrial
Adjacent Zoning: M4
Adjacent Land Use: Industrial
Existing Use: Industrial
Proposed Use: Industrial

Proposal:
Seeking relief from Zoning By-law 150-82 to permit:

1. Garbage or refuse storage to be located in the front yard, whereas the Zoning By-law requires garbage or refuse be stored within the principal building or in an accessory building, structure or container in the side or rear yard. [S.2.1.16].
Aerial & Zoning

Subject Property: M4 Zoning with Site Specific S.4.1.312
Site Sketch
Application No.: A36/24  
Meeting Date: April 10, 2024  
Ward No.: 2  
Property Owner: Perri Jason John  
Applicant: Perri Jason John  
Subject Property: PLAN 832 LT 53 RP67R1880; PART 1 RP67R2304 PART 3  
Municipal Address: 310 Queen St W  

General Information:  
Zoning By-law Provisions: R4(CO) with Site Specifications S.4.1.392  
Official Plan Designation: Low / Medium Density Residential  
Adjacent Zoning: R4  
Adjacent Land Use: Residential, Industrial  
Existing Use: Commercial  
Proposed Use: Commercial  

Proposal:  
Seeking relief from Zoning By-law 150-82 to permit:  
1. Five (5) total parking spaces, whereas the Zoning By-law requires a parking rate of 2.5 spaces per 100 sqm. of gross leasable commercial floor area, for which 6 total parking spaces will be required on site [S.3.12.2 (f)].

The variance will allow for one (1) type A barrier free parking space and five (5) regular parking stalls to be provided on site for the commercial office use.
Aerial & Zoning

Subject Property: R4(CO) Zoning with S.4.1.392 Specification
Site Sketch
Application No.: A37/24
Meeting Date: April 10, 2024
Ward No.: 8
Property Owner: Saginaw GP Inc.
Applicant: Saginaw GP Inc.
Subject Property: PLAN 832 LT 53 RP67R1880; PART 1 RP67R2304 PART 3
Municipal Address: 65 Lumb Dr & 65 Garland Ave

General Information:
Zoning By-law Provisions: RM4 with Site Specifications S.4.1.387B
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL
Adjacent Zoning: R6
Adjacent Land Use: Residential
Existing Use: Vacant
Proposed Use: Residential

Proposal:
Seeking relief from Zoning By-law 150-82 to permit:

1. A front yard setback of 3.23m along Garland Avenue, whereas the Zoning By-law requires a minimum of 6m [S.3.1.2.5 (c)].

2. A front yard setback of 4.6m along Lumb Drive, whereas the Zoning By-law requires a minimum of 6m [S.3.1.2.5 (c)].

3. Twelve (12) total visitor parking spaces, whereas the Zoning By-law requires a visitor parking rate of 1 space for each 4 dwelling units, for which thirteen (13) total visitor parking spaces will be required on site [S.2.2.1.1 (d)].

The variance will facilitate construction of residential townhouse development.
Aerial & Zoning

Subject Properties: RM4 Zone with S.4.1.387B Specification
Application No.: A38/24  
Meeting Date: April 11, 2024  
Ward No.: 4  
Property Owner: 1000160668 Ontario Corp.  
Applicant: 1000160668 Ontario Corp  
Subject Property: PLAN 444 PT LOT B  
Municipal Address: 44-46 Park Hill Road East

General Information:  
Zoning By-law Provisions: C1RM1  
Official Plan Designation: Galt City Centre Core Area  
Adjacent Zoning: C1RM1, (F)R5(CO)  
Adjacent Land Use: Commercial  
Existing Use: Commercial  
Proposed Use: Commercial, Residential

Proposal:  
Seeking relief from Zoning By-law 150-85 to permit:  
1. One (1) commercial parking stall for a 266.1 square meter of commercial space for any use permitted in the C1 zone, whereas the Zoning By-law requires that where multiple uses are provided on a lot, the required parking prescribed in section 2.2.1 be provided in respect of each use [S.2.2.2.1].  
2. Three (3) total parking spaces of ten (10) residential units, whereas the Zoning By-law requires one (1) space per additional residential unit [S.2.2.1(d)].

The variance will facilitate construction of a mixed-use building containing residential and commercial units, subject to Site Plan Application SP37/23.
Aerial & Zoning

Subject Property: C1RM1 Zone
Site Sketch

1. to provide 1 commercial parking stall for 266.1 sq m of commercial space for any use permitted in the C1 zone whereas Z3.1 of the zoning by-law requires a ratio of stalls to floor area derived from the type of commercial operation;

2. to provide 3 parking spaces for up to 10 residential units whereas 1 space per unit is required resulting in a total requirement of 16 parking spaces.
Application No.: B16/24, B17/24
Meeting Date: April 10, 2024
Ward No.: 2
Property Owner: Nicholas Wilson Dream Summit Industrial
Applicant: Savvas Kotsopoulos Osler, Hoskin & Harcourt LLP
Subject Property: PLAN 58M467 PT BLK 1
Municipal Address: 500 Pinebush Rd & 20 Tyler St

General Information:
Zoning By-law Provisions: M1
Official Plan Designation: Employment Corridor
Adjacent Zoning: M1
Adjacent Land Use: Industrial
Existing Use: Industrial
Proposed Use: Industrial

Proposal:
20 Tyler Street (B16/24)
Seeking consent for easements in favor of 500 Pinebush Road for the following purposes:

a) pedestrian and vehicular access, ingress and egress (excluding the right to park) over parts 1 and 2 on the draft R-Plan provided to the Committee of Adjustment dated December 1, 2023)

500 Pinebush Road (B17/24)
Seeking consent for easements over and in favor of 20 Tyler Street for the following purposes:

a) pedestrian and vehicular access, ingress and egress (excluding the right to park) in favour of 20 Tyler Street over the portion of 500 Pinebush Road described as Parts 3, 4, 5, 6, 11, 12 and 13

b) discharging, conveying, draining or disposing of above-ground stormwater run-off over and through the (above-ground) portion of the 500 Pinebush Lands described as Parts 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in favor of the 20 Tyler Lands and the Additional Tyler Lands

c) discharging, conveying, draining or disposing of underground stormwater run-off under and through the (underground) portion of the 500 Pinebush
Lands described as Parts 5, 9, 12, 15, 18 and 19 in favor of the 20 Tyler Lands and the Additional Tyler Lands

The subject properties had previously received consent approval (B46/23) for a technical severance to correct an inadvertent merger of 20 Tyler Street with 500 Pinebush, previously severed though consent B19/14.
Aerial & Zoning

Subject Properties:
M1 Zoning

20 Tyler St
500 Pinebush Road
Site Sketch
Application No.: A37/24
Meeting Date: April 10, 2024
Ward No.: 6
Property Owner: Terrance George Foss, Harryette Grace Foss
Applicant: Terrance George Foss, Harryette Grace Foss
Subject Property: CON 9 SUB DIV PT LOT 3 RP;58R14251 PART 1
Municipal Address: 291 West River Rd

General Information:
Zoning By-law Provisions: OS1, R3
Official Plan Designation: Low / Medium Density Residential; Natural Open Space System
Adjacent Zoning: OS1, R3
Adjacent Land Use: Open Space, Residential
Existing Use: Residential
Proposed Use: Residential

Proposal:
Seeking consent to convey the OS1 (Open Space) lands at the rear of 291 West River Road to 293 West River Road for the purpose of a boundary adjustment.
Application No.: B19/24
Meeting Date: April 10, 2024
Ward No.: 4
Property Owner: Abdul Butt, Butt Abdul Qayyum
Applicant: Abdul Butt, Butt Abdul Qayyum
Subject Property: PLAN 488 BLK E LOT 12 PT LOT;11
Municipal Address: 39 Lowrey Ave N

General Information:
Zoning By-law Provisions: RS1
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential

Proposal:
Seeking consent to sever the property to create one (1) new lot being:

Conveyed Lot (Lot 1)
Area: 310.10 sqm
Lot Frontage: 14.22m

Retained Lot (Lot 2)
Area: 392.32 sqm
Lot Frontage: 18.02m

The following relief from the Zoning Bylaw is requested:

Conveyed Lot (Lot 1)

1. A front yard setback of 5m, whereas the Zoning Bylaw requires a minimum of 6m [S. 3.1.2.2 (d)].
2. A rear yard setback of 5m, whereas the Zoning Bylaw requires a minimum of 7.5m [S.3.1.2.2 (g)].
3. A lot coverage of 44.8%, whereas the Zoning Bylaw permits a maximum of 40% [S.3.1.2.2 (j)].
Retained Lot (Lot 2)

1. A front yard setback of 5m, whereas the Zoning Bylaw requires a minimum of 6m [S. 3.1.2.2 (d)].
2. An exterior side yard setback of 5m, whereas the Zoning Bylaw requires a minimum of 6m [S. 3.1.2.2 (f)].
3. A rear yard setback of 5m, whereas the Zoning Bylaw requires a minimum of 7.5m [S.3.1.2.2 (g)].

In September 2023 the subject property was re-zoned from C3 (commercial) to RS1 with site specific provisions. The RS1 zone permits single and semi detached dwellings. The applications will facilitate severance of the subject property and the construction of two single detached dwellings.
Aerial & Zoning
Site Sketch