



## **Planning and Growth**

Development Planning

50 Dickson Street, 3<sup>rd</sup> Floor, P.O. Box 669

Cambridge ON N1R 5W8

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### **Application No.: B27/25 and A71/25**

Meeting Date: March 11, 2026

Ward No.: 4

Property Owner: Rob Sajkunovic

Applicant: Rob Sajkunovic

Subject Property: PLAN 614 PT LOT 16

Municipal Address: **42 McNaughton Street**

### **General Information:**

Zoning By-law 150-85 Provisions: R4

Zoning By-law 2026-007 Provisions: R1

Official Plan Designation: Low / Medium Density Residential

Adjacent By-law 150-85 Zoning: R4

Adjacent By-law 2026-007 Zoning: R1

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

### **Proposal:**

Seeking a consent to sever lands from 42 McNaughton St, creating 1 new residential lots:

### **Retained Lands (Parcel A)**

Lot Area: 730m<sup>2</sup>

Lot Frontage: 26m

### **Severed Lands (Parcel B – B27/25)**

Lot Area: 417m<sup>2</sup>

Lot Frontage: 14m

The Applicant is also seeking relief from Zoning By-law 150-85 to permit:

### **Severed Lands (Parcel B – A71/25)**

1. A minimum lot frontage of 14m, whereas the Zoning By-law requires a minimum lot frontage of 15m as measured 6m setback from the street line [3.1.2.2(a)].

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2. A minimum lot area of 417m<sup>2</sup>, whereas the Zoning By-law requires a minimum lot area of 450m<sup>2</sup> [3.1.2.2(b)].

Note: On February 3, 2026, Cambridge City Council approved the new Zoning By-law **2026-007**. The by-law is currently within its appeal period and is therefore **not yet in full force and effect**.

The applicant is advised the severed lands (Parcel B) will have the same frontage deficiency under the new Zoning By-law, once it comes into effect.

However, approval of this variance (A71/25) would resolve this deficiency under the current 150-85 and new 2026-007 zoning by-laws.

The development must be compliant with any approved variances and the Zoning By-law in effect at the time of permit issuance.

The related zoning regulations in Zoning By-law 2026-007 are as follows:

#### **Severed Lands (Parcel B – A71/25)**

1. A minimum lot frontage of 14m, whereas Zoning By-law 2026-007 requires a minimum lot frontage of 15m as measured 6m setback from the street line [7.3A(1)].

The purpose of the applications is to facilitate the severance of a portion of 42 McNaughton St, creating 1 new residential property.

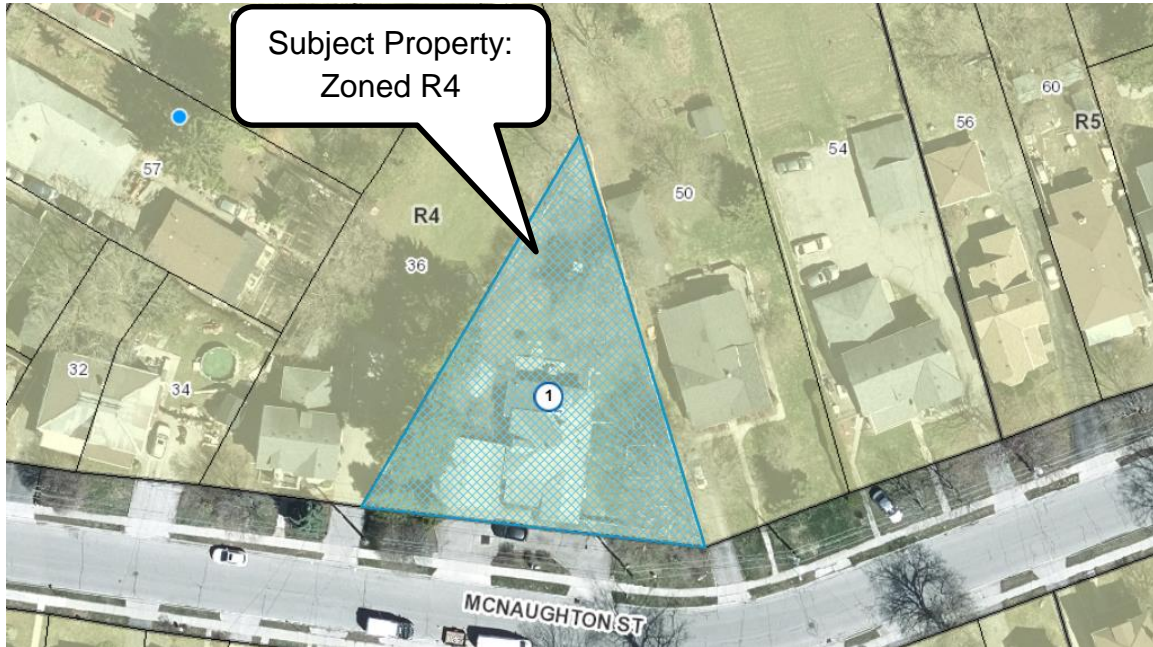
The Committee deferred the application in September 2025. The application returned to the Committee in October 2025 and was deferred again for up to 90 days to allow the applicant to have further consultation with staff. The application subsequently went to the February 11, 2026 meeting and was administratively deferred due to lack of quorum.

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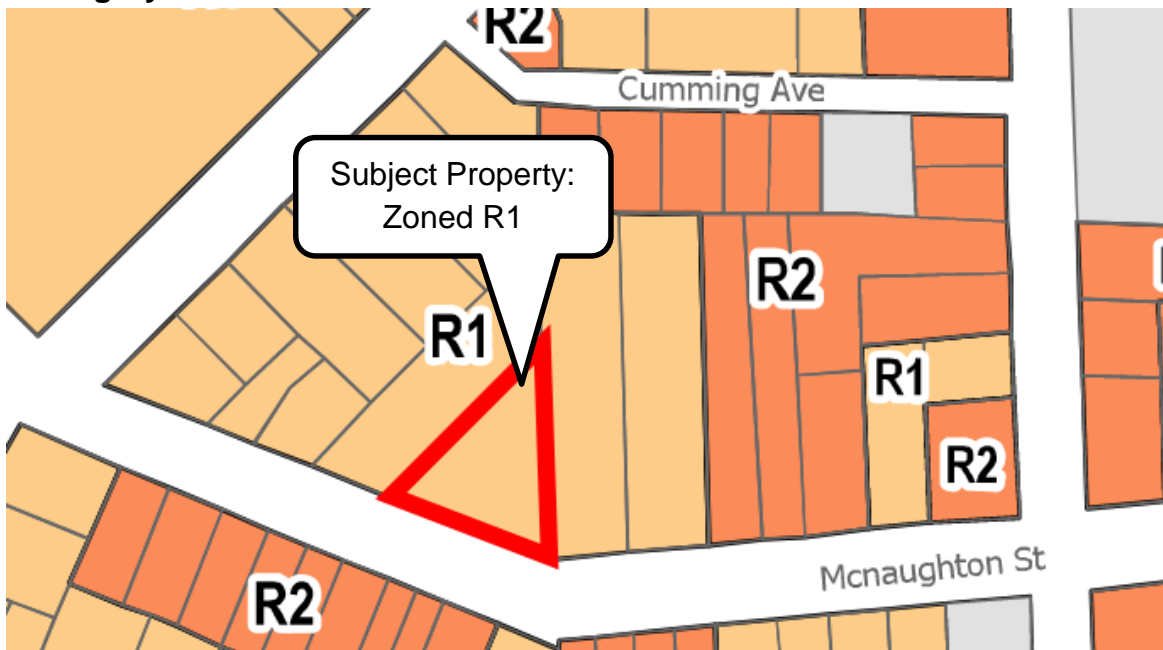
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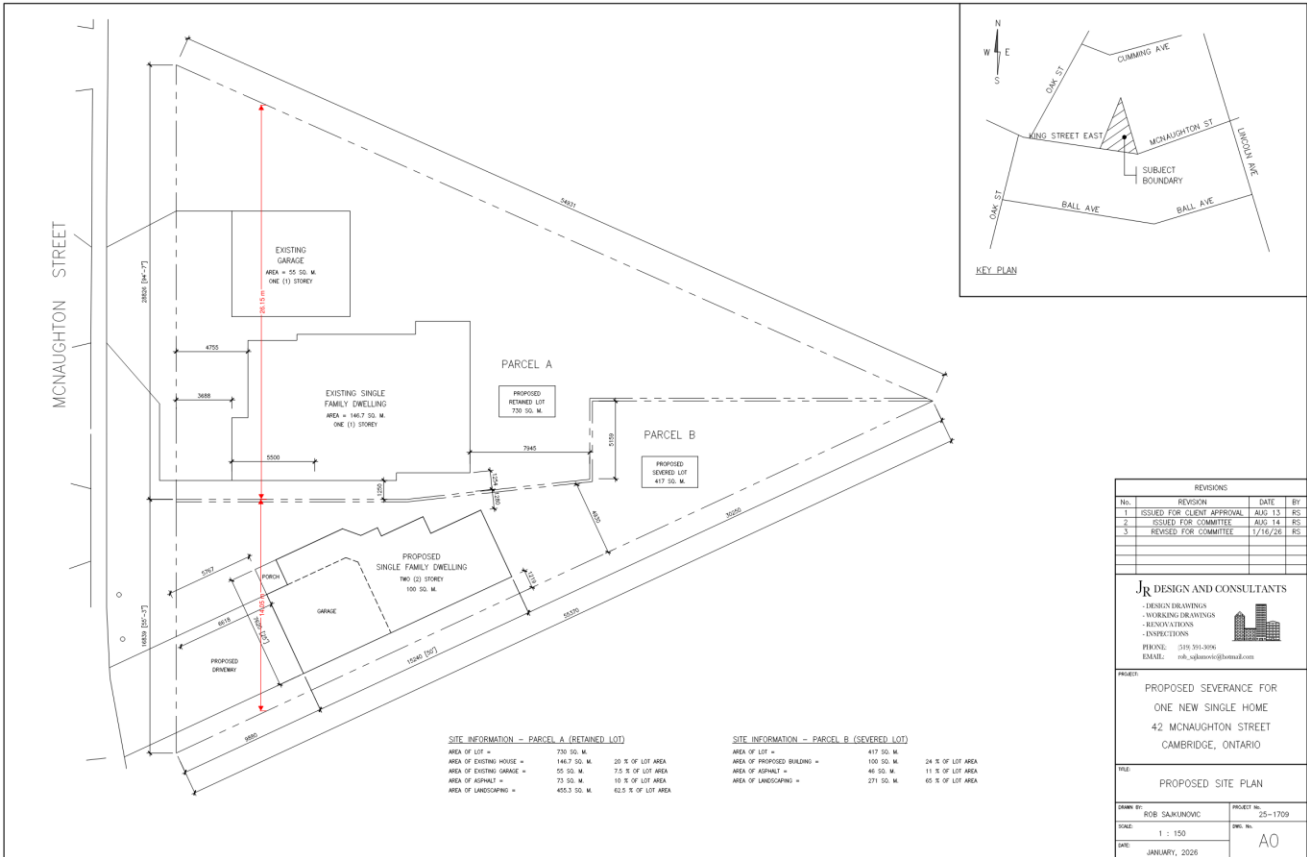
**Aerial & Zoning By-law 150-85**



**Zoning By-law 2026-007**



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**Draft Severance Plan**



**SITE INFORMATION – PARCEL A (RETAINED LOT)**

AREA OF LOT =	730 SQ. M.	
AREA OF EXISTING HOUSE =	1467 SQ. M.	20 % OF LOT AREA
AREA OF EXISTING GARAGE =	50 SQ. M.	7 % OF LOT AREA
AREA OF ASPHALT =	73 SQ. M.	10 % OF LOT AREA
AREA OF LANDSCAPING =	452.7 SQ. M.	62.5 % OF LOT AREA

**SITE INFORMATION – PARCEL B (SEVERED LOT)**

AREA OF LOT =	417 SQ. M.	
AREA OF PROPOSED BUILDING =	100 SQ. M.	24 % OF LOT AREA
AREA OF ASPHALT =	46 SQ. M.	11 % OF LOT AREA
AREA OF LANDSCAPING =	271 SQ. M.	65 % OF LOT AREA

**REVISIONS**

No.	REVISION	DATE	BY
1.	ISSUED FOR CLIENT APPROVAL	AUG 13	RS
2.	ISSUED FOR COMMITTEE	AUG 14	RS
3.	REVISED FOR COMMITTEE	1/16/26	RS

**JR DESIGN AND CONSULTANTS**

- DESIGN DRAWINGS
- WORKING DRAWINGS
- RENDERINGS
- INSPECTIONS

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 EMAIL: jr\_design@shaw.ca

**PROJECT:**  
 PROPOSED SEVERANCE FOR  
 ONE NEW SINGLE HOME  
 42 MCNAUGHTON STREET  
 CAMBRIDGE, ONTARIO

**TITLE:**  
 PROPOSED SITE PLAN

<b>DRAWN BY:</b> BOB SARUNOVIC	<b>PROJECT No.:</b> 25-1709
<b>SCALE:</b> 1 : 150	<b>DWG. No.:</b> AO
<b>DATE:</b> JANUARY, 2026	