



MINUTES

Corporation of the City of Cambridge

Planning - Statutory Public Meeting

Date: February 10, 2026, 6:30 p.m.

Location: Council Chambers

Council Members In Attendance: Councillor Shwery - Ward 1, Councillor Devine - Ward 2, Councillor Kimpson - Ward 3, Councillor Earnshaw - Ward 4, Councillor Roberts - Ward 5, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8

Regrets: Councillor Cooper - Ward 6, Mayor Liggett

Staff Members in Attendance: Hardy Bromberg, General Manager - Planning and Growth, Sylvia Rafalski-Misch - Manager of Development Planning, Jennifer Shaw - City Clerk, Tena Michiels - Council Committee Services Coordinator

Others in Attendance: Vincent Wen, Senior Planner

1. Meeting Called to Order

2. Disclosures of Pecuniary Interest

Councillor Hamilton declared a conflict on this item. (Councillor Hamilton declared an indirect pecuniary interest in item 5.1 Public Meeting - Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road as his full-time employer's property directly abuts the subject property. He has consulted with the Integrity Commissioner and was advised to recuse himself from the decision-making process on this matter.)

3. Public Meeting Notice

4. Presentations

- 4.1 Pierre Chauvin, MHBC Planning, on behalf of Blair Road Development Inc. re Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 4.2 Vincent Wen, Senior Planner re: Public Meeting for Proposed ZBA and Draft Plan of Condominium - 115 Blair Road
 - 4.2.1 Presentation - Planning Act Timelines - 115 Blair Road

5. Public Meetings

- 5.1 Public Meeting - Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road

6. Delegations

- 6.1 Joan Fisk re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.2 Patrick Guest re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.3 Samuel Puchala re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.4 Brenda Phelan re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.5 Deryck Evelyn re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.6 Martin Weins re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.7 Valerie Cameron re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 6.8 Kevin Falan re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road

7. Correspondence

- 7.1 Brenda and Kevin Phelan re: 115 Blair Road
- 7.2 Deryck Evelyn re: Zoning By-law Amendment and Vacant Land Plan of Condominium - 115 Blair Road
- 7.3 Samuel Puchala re: 115 Blair Road

7.4 Valerie Cameron re: 115 Blair Road

7.5 Brandon Knight re: 115 Blair Road

7.6 Patti Desjardins re: 115 Blair Road

8. Motion to Receive Correspondence and Presentations

Motion: 26-024

Moved by Councillor Devine

Seconded by Councillor Earnshaw

THAT all presentations and correspondence from the February 10, 2026, Planning – Statutory Public Meeting be received.

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Councillor Ermeta

Carried (7 to 0)

9. Adjournment

Motion: 26-025

Moved by Councillor Kimpson

Seconded by Councillor Roberts

THAT the Planning – Statutory Public Meeting Committee does now adjourn at 8:13 p.m.

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Councillor Ermeta

Carried (7 to 0)

Mayor

Clerk