



**Community Development Department**  
50 Dickson Street, 3<sup>rd</sup> Floor, P.O. Box 669  
Cambridge ON N1R 5W8  
Tel: (519) 621-0740 ext. 4697  
Fax: (519) 622-6184

**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 Provisions: R4

Zoning By-law 2026-007 Provisions: R1

Official Plan Designation: Low / Medium Density Residential

Adjacent Zoning: R4

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 2 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)].

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

Date of Meeting: March 11, 2026

Page 2 of 20

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)].

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

The application has been deferred by the Committee at 3 separate prior meetings – September 2025, October 2025 and February 2026.

New plans have been submitted with adjustments to the lot configuration. The revised severance reduces the number of new lots proposed, resulting in changes to the lot frontage variances proposed.

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.

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

Date of Meeting: March 11, 2026

Page 3 of 20

**RECOMMENDATION:**

Staff recommend **approval** of the Consent and Minor Variance applications, subject to the following conditions:

**Consent applications B27/25:**

1. That a draft reference plan showing the severed and retained lands be prepared by a qualified surveyor and submitted to the City for approval prior to being deposited at the Land Registry Office. The reference plan shall be deposited at a Land Registry Office and a copy shall be provided to the City;
2. That a legal survey be submitted showing the existing property boundaries, 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.** Please note, a legal plan, which does not satisfy these requirements will be returned for revision and the process will be delayed.
3. 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;
4. 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;
5. That the applicant obtain an access permit to remove the southerly driveway access, and demonstrate the removal works, any curb and boulevard restoration has been completed to the satisfaction of Transportation Engineering.
6. 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 area (or window area for single family dwellings) permitted to face the new property lines.

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

Date of Meeting: March 11, 2026

Page 4 of 20

7. 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.
8. That the applicant provide the City with a clearance letter from Grand Bridge Energy confirming that any servicing connections and infrastructure relocations required for the retained and severed lots have been completed, or that other satisfactory arrangements have been made between Grand Bridge Energy and the applicant.
9. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before March 11, 2028, after which time this consent will lapse.

**Minor Variance A71/25 (severed Land)**

1. That the minor variance applies to the severed lands described in provisional consent B27/25. Should this consent lapse prior to final approval and issuance of a Certificate of Official, the minor variance shall also lapse.

**STAFF COMMENTS**

**City of Cambridge Development Planning Section:**

The subject land is located north of McNaughton Street, east of Oak Street. The site currently contains a single detached dwelling and a detached garage to the west. The applicant is proposing to retain the existing single detached dwelling and demolish the detached garage to facilitate the construction of a new single detached dwelling on one of the two proposed severed parcels.

The Committee deferred the application in September 2025, and again in October 2025, for up to 90 days to allow the applicant additional time to consult with staff. The applicant subsequently submitted revised plans with minor changes to the lot configuration, resulting in three non-compliant lots requiring updated lot-frontage variances.

The application was scheduled to return to the Committee on January 14, 2026; however, the applicant did not post the required Notice Sign within the timeframe mandated by the *Planning Act*. As a result, the application was administratively deferred for a third time on January 14, 2026.

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

Date of Meeting: March 11, 2026

Page 5 of 20

During this period, the applicant finally discussed with staff and has since revised the proposal again, now showing two lots instead of three, which staff find more feasible for the development of the site. The applicant intends to retain the existing dwelling and create one new lot beside it.

### **Provincial Policy Statement (2024)**

The Provincial Policy Statement (PPS) provides policy directions on matters of provincial interest related to land use planning and development. The new PPS 2024 recently came into effect on October 20, 2024, which consolidates and combines the PPS 2020 and the Growth Plan, and inherently revoked the Growth Plan.

Section 2.2.1 (b) encourages the provision of an appropriate range and mix of housing options and densities to meet projected needs of current and future residents.

Policy 2.3.1.1 states that “Settlement areas shall be the focus of growth and development.” The subject property is in the settlement area where development is encouraged.

Policy 2.3.1.2 further states that “land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.

Planning Staff are of the opinion that the proposed development meets the intent of the PPS as it supports an effective or efficient development of the site within settlement areas.

### **Planning Act**

Section 51(24) of the Planning Act sets out the criteria for which all severances must adhere including:

- the effect of development of the proposed subdivision on matters of provincial interest as referred to in [section 2](#);
- whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- **the suitability of the land for the purposes for which it is to be subdivided;**
- The adequacy of the existing road network

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

Date of Meeting: March 11, 2026

Page 6 of 20

- **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;

With regard to matters of Provincial interest, Section 2 of the Planning Act outlines such Provincial Interests including:

- h) The orderly development of safe and healthy communities;
- p) the appropriate location of growth and development;
- r) **the promotion of built form that**
  - i) is well-designed,**
  - ii) encourages a sense of place.**

The subject property is a triangular-shaped lot with the existing dwelling centrally located. While the proposed severance would create two irregularly shaped lots, both would remain sufficiently sized and would generally maintain a frontage pattern consistent with the surrounding neighbourhood.

Staff also note the presence of smaller lots within the area that share the same R4 zoning. As such, the proposed lot configuration is considered a compatible and appropriate form of development for the subject lands. In staff's opinion, the proposed severance aligns with the general intent and purpose of Section 51(24) of the *Planning Act*.

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

Date of Meeting: March 11, 2026

Page 7 of 20

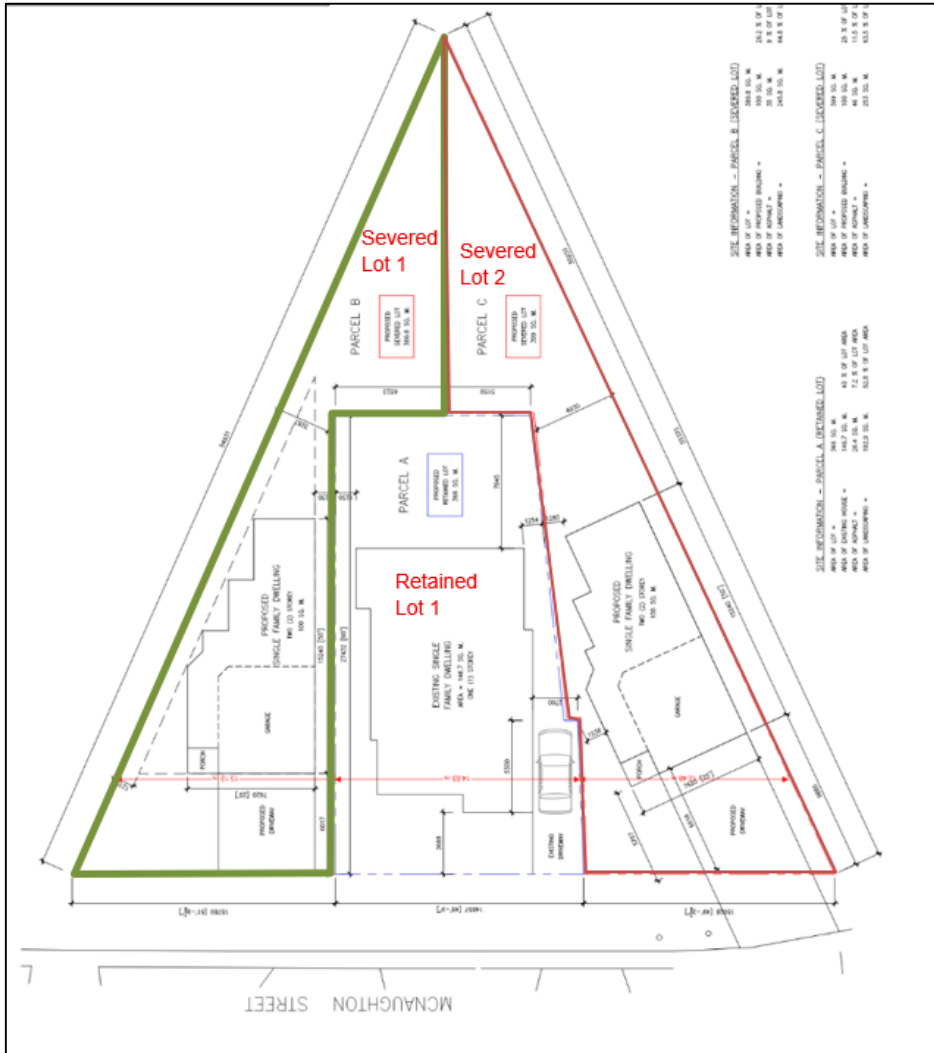


Figure 1: Original Proposal (from October 2025)

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

Date of Meeting: March 11, 2026

Page 8 of 20

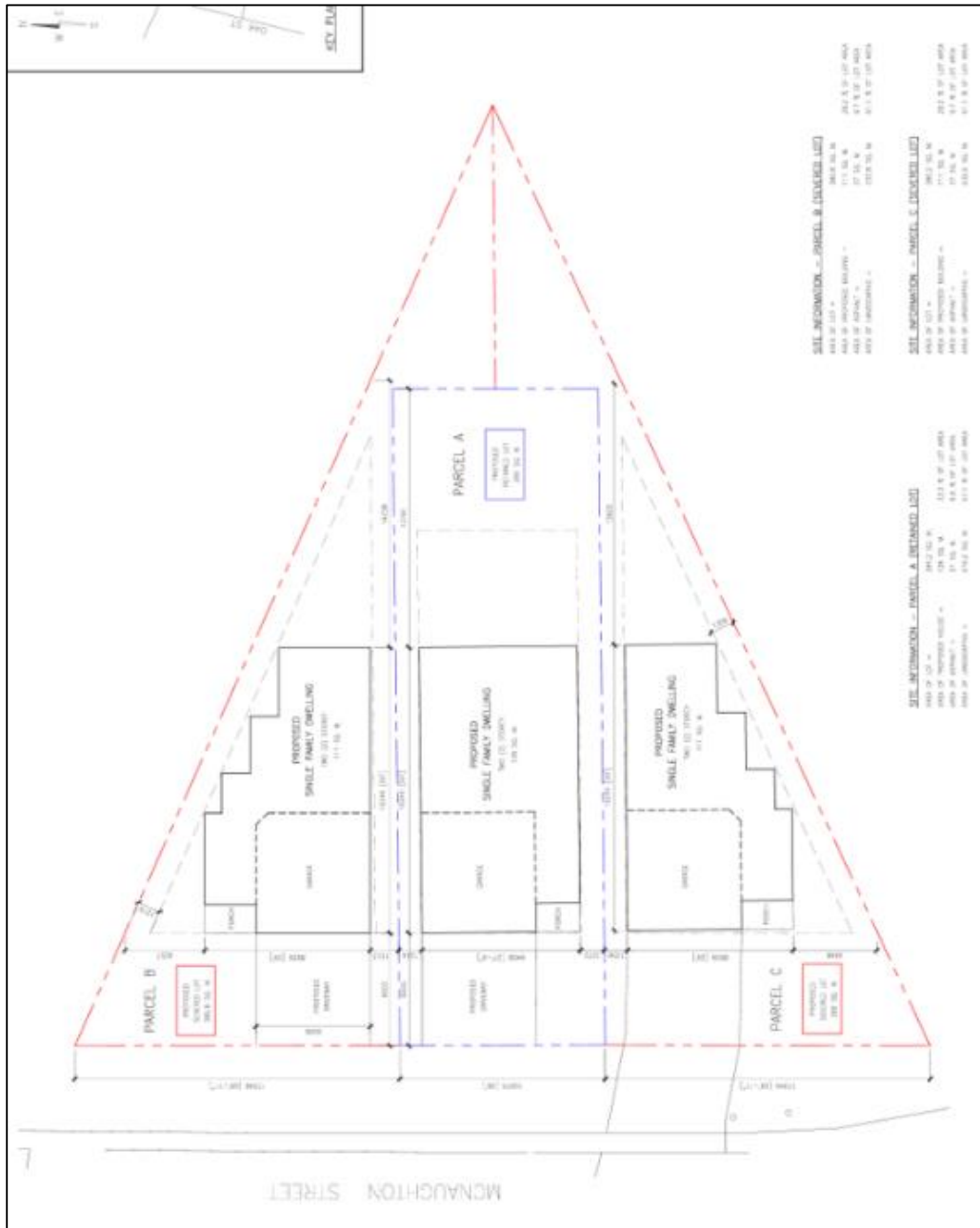


Figure 2: Revised Proposal (from January 2026)

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

Date of Meeting: March 11, 2026

Page 9 of 20

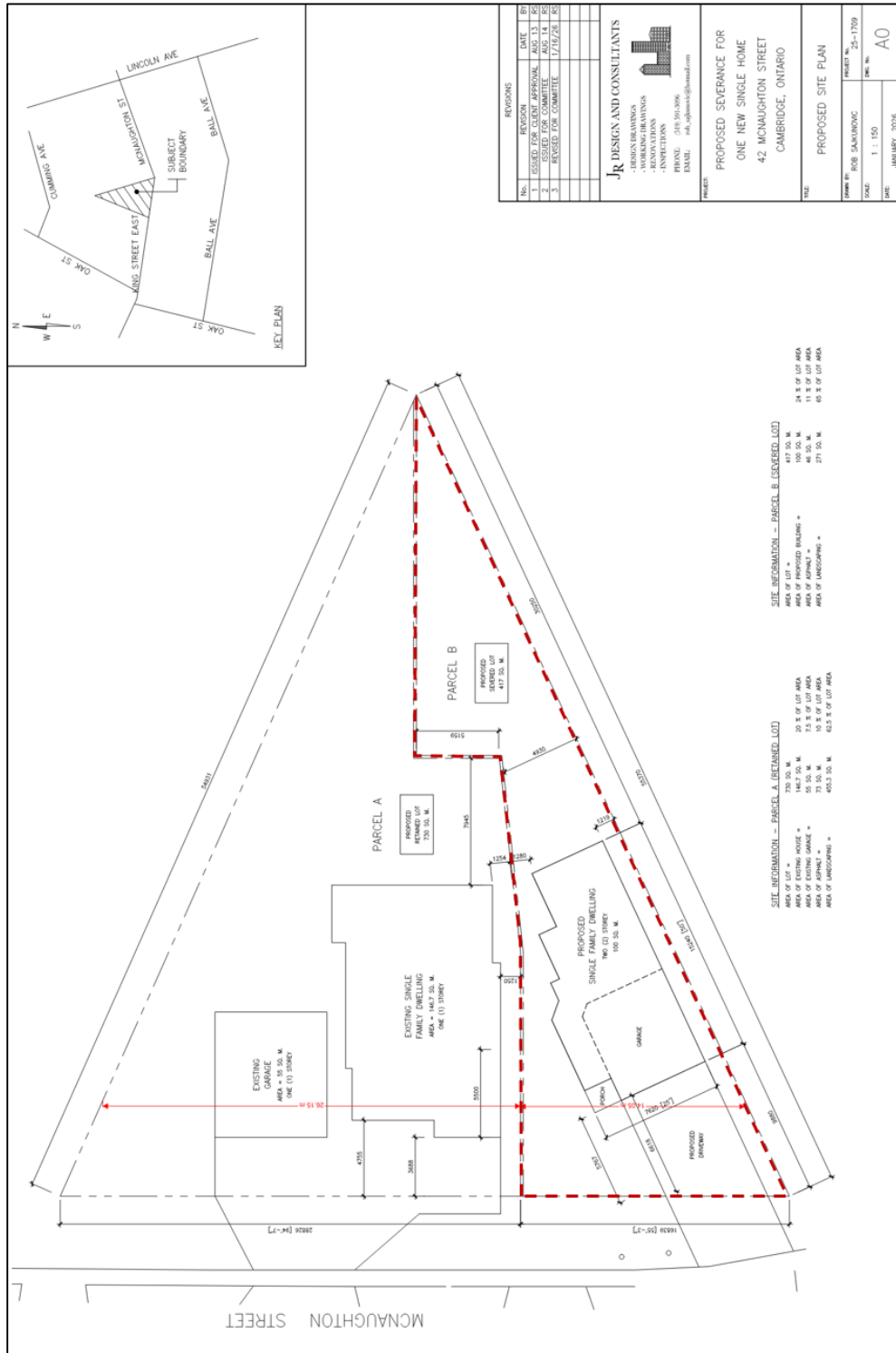


Figure 3: Most Recent Proposal (for February 2026)

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

Date of Meeting: March 11, 2026

Page 10 of 20

### **City of Cambridge Official Plan**

The City of Cambridge Official Plan designates the subject property as “Low/Medium Density Residential”. This designation applies to residential areas within the built-up area of the City and permits a range of housing types.

Section 2.8 of the City’s Official Plan promotes balanced residential intensification including individual lot intensification that is compatible with existing and permitted uses on neighbouring properties, as well as any other key natural and cultural heritage resources. Subsection 8.4.2.2 entitled “Residential Compatibility” further encourages infill, intensification and redevelopment within existing neighbourhoods which shall be minor in nature and will be *compatible* with the surrounding neighborhood character. The following criteria will be considered when evaluating whether a development is minor in nature:

- a) comparable building height, generally within two storeys of neighbouring buildings;
- b) massing and scale;
- c) similar lot coverage and side yard setbacks to neighbouring housing;
- d) maintaining the predominant or average front yard setback;
- e) built form that respects the façade details and materials of neighbouring housing, including garage width, porches, screening and architectural details;
- f) transportation implications; and
- g) appropriate parking arrangements and traffic movement.

Although the proposed lot configurations are irregularly shaped, staff note that each lot is adequately sized and provides sufficient frontage on McNaughton Street, generally consistent with the frontage dimensions found in the surrounding neighbourhood. Accordingly, Planning Staff are of the opinion that the proposed lot configuration is compatible with the existing lot fabric, represents an appropriate form of development for the subject lands, and aligns with the general intent and purpose of the City’s Official Plan.

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

Date of Meeting: March 11, 2026

Page 11 of 20

### **City of Cambridge Zoning By-law**

The subject property is zoned R4 (Low Density Residential). This zone permits different types of residential uses including *single detached family dwellings*, *additional residential units (ARUs)* and *accessory structures*.

As a result of the proposed severance, the applicant is requesting reliefs for reduced minimum lot area and lot frontage requirements for the severed lot. Planning Staff have also conducted a review of lot sizes in the immediate vicinity and found that lot areas vary significantly throughout the neighbourhood, as shown in the table below.

	<b>Lot Area</b>	<b>Lot Frontage</b>	<b>Zone</b>
<b>Required (interior lots)</b>	<b>450 sqm. (min)</b>	<b>15m. (min)</b>	<b>R4</b>
<b>Retained Land (Parcel A)</b>	730 sqm.	26m	<b>R4</b>
<b>Severed Land (Parcel B)</b>	<b>417 sqm.</b>	<b>14m</b>	R4
32 McNaughton Street	246.7	12.1	R4
34 McNaughton Street	401.42	15.8	R4
36 McNaughton Street	457.7	20.0	R4
50 McNaughton Street	1,213.37	20.4	R4
51 McNaughton Street	365.21	8.5	R4
53 McNaughton Street	306.73	9.8	R5
54 McNaughton Street	1,661.82	19.7	R4
55 McNaughton Street	355.64	9.6	R5
57 McNaughton Street	376.64	9.9	R5
59 McNaughton Street	627.65	14.8	R4
61 McNaughton Street	506.56	13.2	R4
65 McNaughton Street	556	14.5	R4
73 McNaughton Street	611.14	13.9	R4

The proposed lot sizes fall within the general range of lot areas and frontages found in the surrounding neighbourhood. While the lots shown on the severance sketch may appear feasible in principle, staff note concerns regarding the accuracy of the existing dwelling's placement relative to the proposed new lot line. The sketch indicates that the existing house would maintain a 1.2 m setback while preserving a 55'3" frontage for the severed lot; however, the City's GIS system suggests that the dwelling may sit much closer to the proposed lot line, potentially even on it.

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

Date of Meeting: March 11, 2026

Page 12 of 20

### **Other Matters**

In addition, there is a hydro pole and a fire hydrant located in front of the property that would obstruct the proposed access to the severed lot. The proposed driveway location would also directly abut the neighbouring driveway to the east. The applicant is advised that residential access driveways that are adjacent to each other must have a minimum dimension of 7m, measured from centreline to centreline, per Transportation Engineering's standards. Further, all above ground infrastructure must be distanced 1.5m from accesses.

Given these, staff recommend that conditions be imposed requiring the applicant to:

1. Submit a proper reference plan accurately showing the location of the existing dwelling in relation to all property boundaries; and
2. Coordinate with GrandBridge Energy, Hydro One and the City regarding the hydro pole and fire hydrant at the frontage, acknowledging that any required relocations or related works will be at the applicant's sole cost 100%.

Staff also note that the proposal would have the same lot frontage deficiency with the City's new Zoning By-law 26-007, which was passed by Council on February 3, 2026. The new By-law rezones the property to R1 (residential) which require similar lot frontage minimum of 15m. This By-law is currently within its appeal period and is therefore not yet in full force and effect. However, the applicant is advised that approval of this variance (A71/25) would resolve this deficiency under the current 150-85 and new 2026-007 zoning by-laws.

Based on this analysis, Staff recommends approval of the application as outlined in the Recommendation Section of this report.

### **OTHER INFORMATION FOR THE APPLICANT**

- Parkland Contribution – A cash in lieu of parkland contribution would be required at the time of permit issuance for any development on the new vacant lot. The amount of land will be calculated based on the greater of the following:
  - 1 hectare per 1,000 net new residential units, OR

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

Date of Meeting: March 11, 2026

Page 13 of 20

- 5% of the land's total value of the land, as determined under Sections 25–28 of the City's Parkland By-law.

An appraisal completed in accordance with the parkland by-law requirements will be required to confirm the cash in lieu payment, prior to permit issuance.

- 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).
- A Private Tree Removal Permit or a Site Alteration Permit is required if any trees are to be removed. Refer to [Site Alteration By-law 23-103](#), Private Tree By-Law 23-105 and City Tree By-Law 71-06 (including amendment By-Law 21-068). <https://www.cambridge.ca/en/learn-about/Forestry.aspx>
- A Demolition Control Permit is required to remove any legal residential dwelling unit. A replacement development must have certain approvals and applications submitted to the City at the time of applying for a demolition control permit. Application instructions are found online here: <https://www.cambridge.ca/en/build-invest-grow/Planning-Process.aspx>
- A demolition permit is required to remove any non-residential building exceeding 10 sq.m. (108 sq.ft.) in area. Applications can be made online here: <https://permits.cambridge.ca/>
- **MANNHEIM SERVICING ADVISORY COMMENTS** - This property is not within the Mannheim Water Service Area. The Region of Waterloo has not identified a water capacity constraint for this development.

## **OTHER COMMENTS**

### **Regional Municipality of Waterloo**

The purpose of the application is to sever lands from 42 McNaughton St to create 1 new residential lot. The Region's comments of January 2, 2026 continue to apply to the current amended application, and have been included below for ease of reference.

### **Threats Inventory Database**

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

Date of Meeting: March 11, 2026

Page 14 of 20

The following information from the Region's Threat Inventory Database (TID) is provided until such time as access is transferred to the City of Cambridge. Noting, there are no medium or high threats identified on or adjacent to the



subject property.

### **Hydrogeological & Source Water Protection Plan**

The subject lands are located in a Source Plan Protection Area where restrictions or prohibitions may apply in accordance with the Clean Water Act, Part IV. As such a Notice of Source Protection Plan Compliance (Section 59 Notice) is required as part of a formal application for Consent. Regional Staff acknowledge receipt of the S. 59 Notice.

### **Fee Advisory**

Regional staff is in receipt of the required consent review fee of \$350, paid on August 27, 2025

**Regional Staff have no objection to this application.**

### General Comments

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Prior to final approval, City staff must be in receipt of the above noted Regional condition clearances. Please accept this letter as our request for a copy of the staff reports, decisions and minutes pertaining to each of the consent applications noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

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

Date of Meeting: March 11, 2026

Page 15 of 20

- *Erica Ali, MCIP, RPP, Planner, Regional Growth, Development and Sustainability Services, Community Planning, Region of Waterloo*

### **Grand River Conservation Authority**

No comment.

- *John Brum, Resource Planner, Grand River Conservation Authority*

### **GrandBridge Energy**

The applications submitted are subject to the following comments and conditions by GrandBridge Energy (GBE):

**B27/25**

**Rob Sajkunovic**

**Plan 614, PT Lot 16**

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. GBE **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 GBE 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 GBE clearances.
5. It appears that existing GBE equipment will have to be relocated for the new entrance. Also, the existing service to #50 McNaughton St. will need to be relocated. Costs at 100% to Applicant.

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.

- *Ken Redfern, Design Technician*

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

Date of Meeting: March 11, 2026

Page 16 of 20

### **City of Cambridge Bylaw Section**

No By-law complaints on file.

- *Cameron Lattanville BA, Acting Manager of Municipal By-Law Compliance*

### **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 area (or window area for single family dwellings) of the existing building permitted to face the new property line on the right side.

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.

- *Mark Ryan, Municipal Building Official IV*

### **City of Cambridge Transportation Engineering Section:**

#### **Comments**

On a local road (like McNaughton) the minimum dimension between adjacent non-commercial accesses is 7.0m. HOWEVER, this is measured from centreline to centreline, not edge to edge.

All above ground infrastructure must be 1.5m from accesses. This applies to both utility poles and hydrants.

- *Christine Kinahan, Transportation Engineering Technologist, Community Development – Engineering*

### **City of Cambridge Development Engineering Section**

#### **Comments**

- Services available to the severed property are as follows:
  - McNaughton St
    - 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).

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

Date of Meeting: March 11, 2026

Page 17 of 20

- 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.
- Redundant water services will need to be capped at the main (completed by City forces at 100% Owner/Builders cost).
- 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 at 100% Owner's expense.
- Cost estimates for work within road allowance are prepared by City Staff upon receipt of the estimate fee of \$265.00 (HST included).
- 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.
  - *Kulveen Joginder, Project Engineer, Community Development - Engineering*

### **City of Cambridge Heritage Planner**

Property is not on the Heritage Register nor is adjacent to one.

- *Laura Waldie, Senior Heritage Planner*

### **City of Cambridge Forestry**

If any trees are to be impacted, a Private Tree Removal Permit or a Site Alteration Permit is required pursuant to Private Tree By-Law 23-105 and City Tree By-Law 71-06 (including amendment By-Law 21-068), prior to any disturbance on site.

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

Date of Meeting: March 11, 2026

Page 18 of 20

Please refer to the City of Cambridge's Forestry webpage and the Engineering Standards and Development Manual (2023) for a comprehensive guideline of Arborist Report and TMP requirements.

- *Alex Bryski, Forestry Technician, Infrastructure Services - Operations*

**Six Nations of the Grand River (SNGR)**

None received.

**City of Cambridge Environmental Planner**

No comment.

- *Kathy Padgett, Senior Environmental Planner*

**Public Comments**

No formal written feedback was received from the public prior to when this recommendation was prepared.

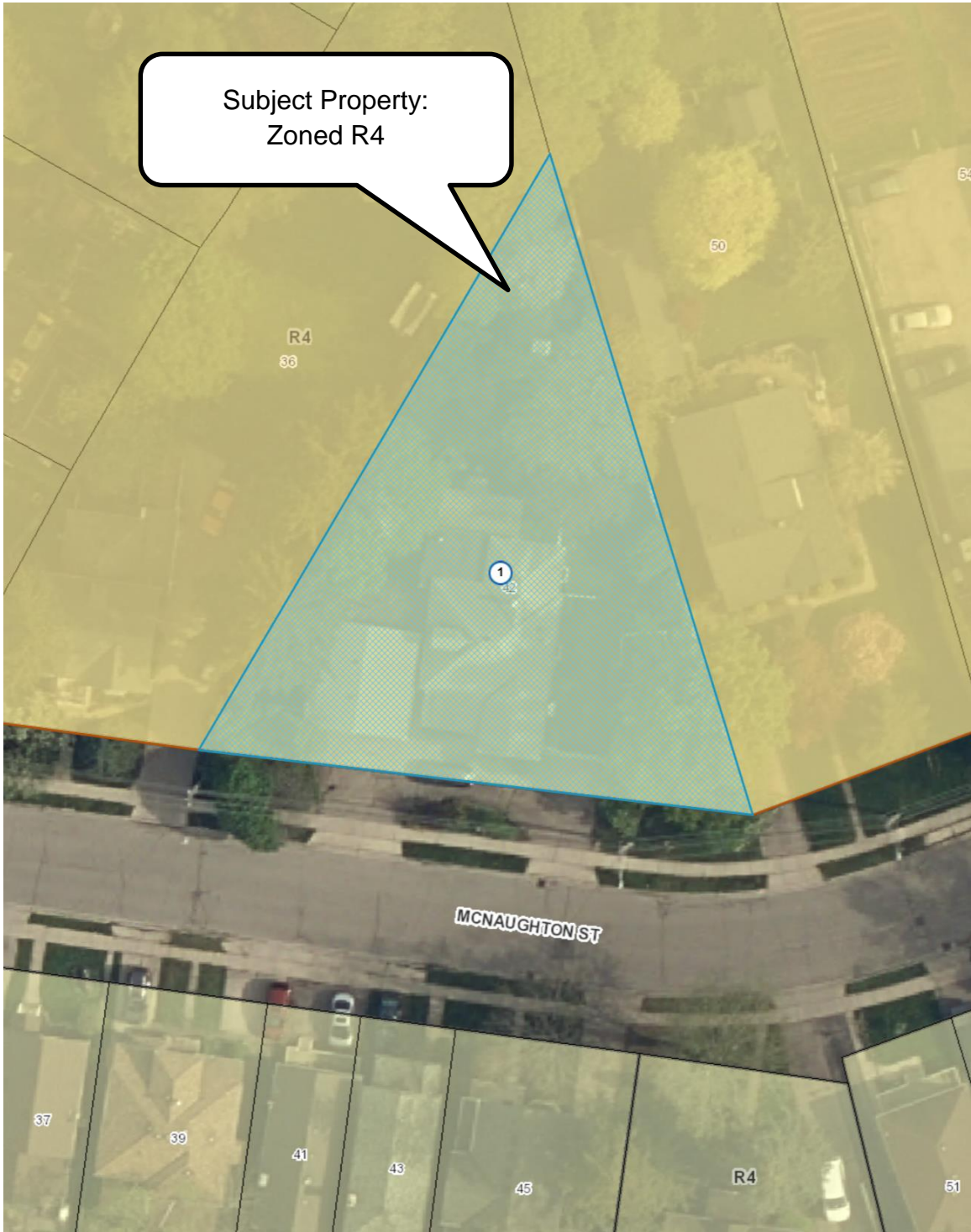
There were two oral presentations given at the October 2025 meeting when the original application was heard. Each delegate spoke in opposition of the proposal, citing concerns about tree preservation, and compatibility with the surrounding lots.

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

Date of Meeting: March 11, 2026

Page 19 of 20

**Aerial & Zoning**



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

Date of Meeting: March 11, 2026

Page 20 of 20

**Draft Severance Plan**

