



Community Development Department
50 Dickson Street, 3rd Floor, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 513-6542
Fax: (519) 622-6184

Committee of Adjustment for the Corporation of the City of Cambridge

NOTICE OF DECISION

The following matter having been heard on

Wednesday March 11th, 2026

and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment; notice is hereby given that the Committee of Adjustment for the City of Cambridge has rendered the following decision.

Only the applicant, the Minister, *specified persons* and public bodies may appeal decisions in respect of minor variances to the Ontario Land Tribunal.

“specified person” means,

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

The Last Date of Appeal for this Decision is **Tuesday March 31st, 2026**

Contact: Jake Clarmo, Secretary Treasurer to the Committee of Adjustment
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Email: clarmoj@cambridge.ca



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Committee of Adjustment for the Corporation of the City of Cambridge

DECISION

Application No.: 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 1 new residential lot:

Retained Lands (Parcel A)

Lot Area: 730m²

Lot Frontage: 26m

Severed Lands (Parcel B – B27/25)

Lot Area: 417m²

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)].
2. A minimum lot area of 417m², whereas the Zoning By-law requires a minimum lot area of 450m² [3.1.2.2(b)].



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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.

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.

be **approved**, subject to the following condition:

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.

*Pursuant to Section 1.6.2 of Zoning By-law 26-007, any future Building Permit on the severed lot can proceed under old zoning by-law 150-85, with their variance in effect, provided the permit is issued no later than Feb 3, 2029. A Building Permit on the severed lot after this date would be subject to Zoning By-law 26-007, with the variance still in effect. Any future building permit on the retained lot shall comply with the new zoning by-law 26-007

Moved By: Clarck Perez

Seconded By: Majed Darr

Carried 3-0

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. The application is **approved with one (1) condition**, as it is the opinion of the Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and is an appropriate development of the subject property.



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Subject Property: PLAN 614 PT LOT 16

Municipal Address: **42 McNaughton Street**

DECISION: APPROVED WITH CONDITION

Signed at the City of Cambridge this 11th day of March 2026

Frances Seward, Chairperson _____

Clarck Perez, Member  _____

Geraldine Stafford, Member _____

Majed Darr, Member  _____

Robert Rappolt, Member  _____

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.



Jake Clarno, Secretary-Treasurer to the
Committee of Adjustment