



Planning and Growth

Development Planning

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Application No.: B25/25, A60/25

Meeting Date: March 11, 2026

Ward No.: 1

Property Owner: Thanh (Ken) Truong and Joanna Dinh

Applicant: Thanh (Ken) Truong and Joanna Dinh

Subject Property: CON BEASLEYS BF PT LOT 18;WDR96 PART 4

Municipal Address: **37 Banat Road**

General Information:

Zoning By-law 150-85 Provisions: RR2

Zoning By-law 2026-007 Provisions: Deferred Area

Official Plan Designation: Rural Residential

Adjacent By-law 150-85 Zoning: RR2 and M3 S.4.1.348.2

Adjacent By-law 2026-007 Zoning: Deferred Area

Adjacent Land Use: Rural Residential and Business Industrial

Existing Use: Residential

Proposed Use: Residential

Proposal:

Seeking a consent to sever lands from 37 Banat Road, creating a new residential lot:

Severed Lands

Lot Area: 2,346m²

Lot Frontage: 6.12m

Retained Lands

Lot Area: 3,139m²

Lot Frontage: 20.5m

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

Severed Lands

1. A minimum lot frontage of 6.12m, whereas the Zoning By-law requires a minimum lot frontage of 30m [3.1.2.2(a)(i)];

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2. A minimum lot area of 2,346m Zoning By-law requires a minimum lot area of 3,000m² [3.1.2.2(b)(i)];
3. A building be erected on a lot zoned RR2 that does not have frontage on an opened public street or highway, whereas the Zoning Bylaw requires that no land shall be used and no building or structure shall be erected, located or used unless the lot upon which such building or structure is located or proposed to be located has the lot frontage required by section 3 of this by-law on an opened public street or highway or a street deemed to be a public street or highway. [2.1.13.1]

The Subject Property is within the deferred lands for Zoning By-law 2026-007 and therefore only subject to Zoning By-law 150-85.

The purpose of the applications is to facilitate the severance of a portion of 37 Banat Road, creating a new residential property.

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Draft Severance

