



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 **Wednesday April 1st, 2026**

Contact: Jake Clarmo, Secretary Treasurer to the Committee of Adjustment
Telephone: (519) 513-6542
Email: clarmoj@cambridge.ca



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DECISION

Application No.: B25/25

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 variances to 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)];
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)];



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

be **refused**.

Moved By: Robert Rappolt

Seconded By: Clarck Perez

Carried 4-0

RATIONALE:

The Committee considered staff's recommendation, as well as oral and/or written comments from the applicant and/or delegates. The application is **refused** as it is the opinion of the Committee that application does not meet the objective and criteria set out in Section 51(24) of the Planning Act, is not minor in nature and does not represent good planning.



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Applicant: Thanh (Ken) Truong and Joanna Dinh

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

Municipal Address: **37 Banat Road**

DECISION: REFUSED

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

Frances Seward, Chairperson _____ 

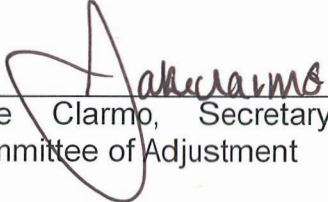
Clarck Perez, Member _____ 

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