



Planning and Growth

Development Planning

50 Dickson Street, 3rd Floor, P.O. Box 669

Cambridge ON N1R 5W8

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Application No.: A07/26

Meeting Date: March 11, 2026

Ward No.: 1

Property Owner: Jadvinder Singh Kang

Applicant: Jadvinder Singh Kang

Municipal Address: **137 Riverbank Drive**

General Information:

Zoning By-law 150-85 Provisions: RR2 and OS1

Zoning By-law 2026-007 Provisions: RR and F

Official Plan Designation: Rural Residential

Adjacent By-law 150-85 Zoning: RR2 and OS1

Adjacent By-law 2026-007 Zoning: RR, F, and Deferred Area Subject to By-law 150-85

Adjacent Land Use: Rural Residential and Natural Open Space System

Existing Use: Residential

Proposed Use: Residential

Proposal:

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

1. A detached Additional Residential Unit (ARU) with a height of 9.0m, whereas the Zoning By-law permits a maximum height of 4.5m for a detached additional residential unit [3.1.1.11.2.3];
2. A maximum distance of the Additional Residential Unit entrance from the street of 53m, whereas the zoning by-law permits a maximum distance of an ARU entrance from the street of 45m [3.1.1.11.9].

New Zoning By-law 26-007

Note: On February 3, 2026, Cambridge City Council approved the new Zoning By-law **26-007**. The by-law is currently within its appeal period and is therefore **not yet in full force and effect**. Once it comes into force, the applicant is advised that the proposed development will continue to be deficient in the following provisions of Zoning By-law **26-007**:

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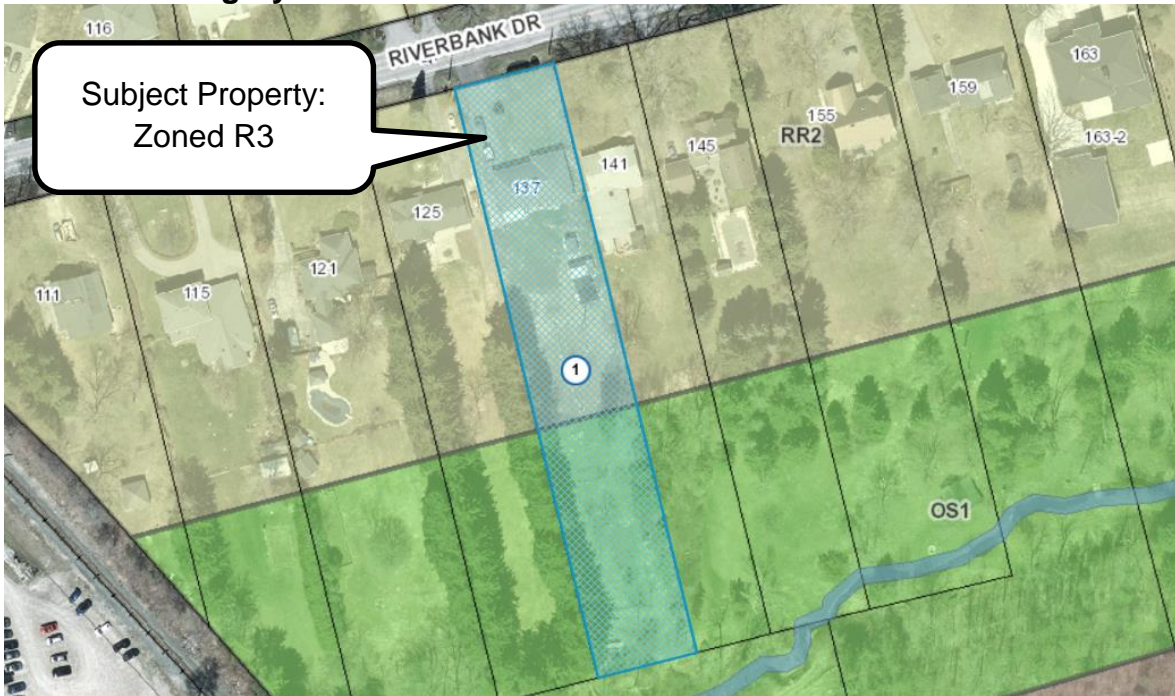
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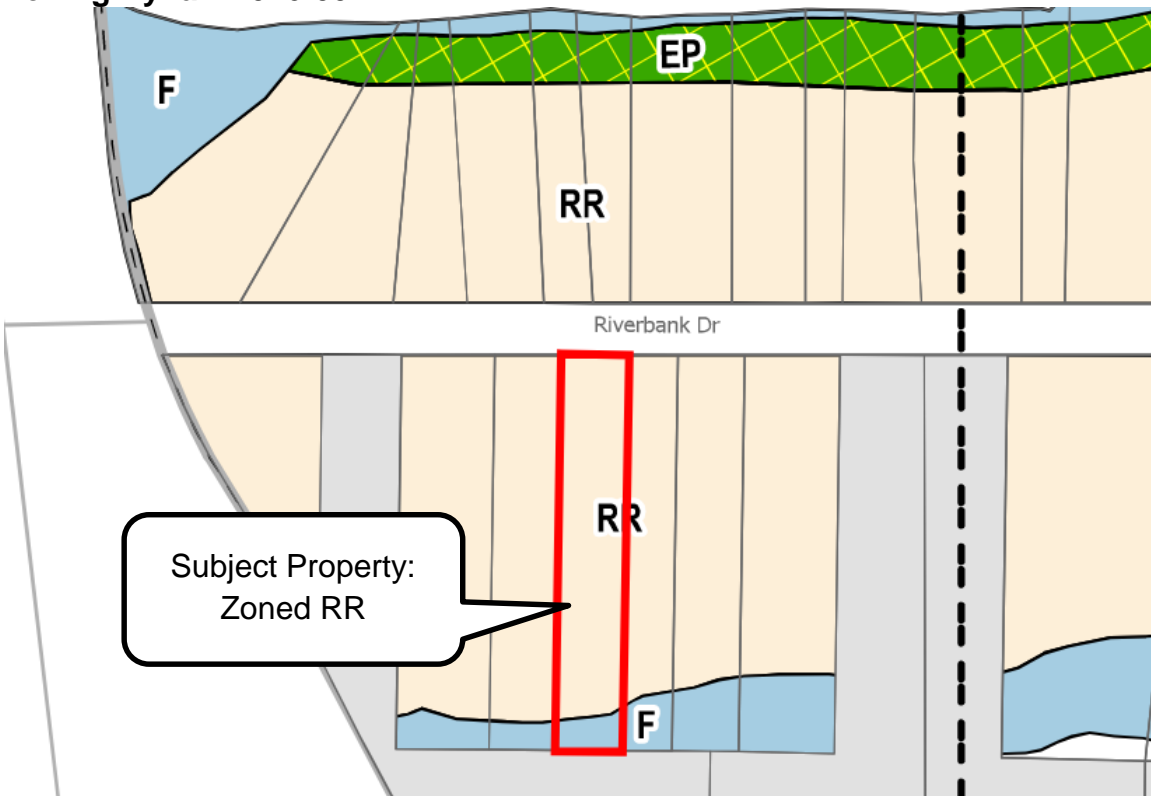
1. A detached ARU with a height of 6.8m measured from grade to the mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof, whereas Zoning By-law 2026-007 permits a maximum height of 6.0m for a detached additional residential unit on a lot that has a lot frontage of 21 metres or greater [4.19.2(c)(ii)];
2. A 1.2m side yard setback for a detached ARU with a height greater than 4.5m, whereas Zoning By-law 2026-007 permits a maximum detached ARU height of 6.0m provided that it is setback a minimum of 3.0m from any property line [4.19.2(c)(ii)].
3. A maximum distance of the Additional Residential Unit entrance from the street of 53m, whereas the zoning by-law permits a maximum distance of an ARU entrance from the street of 30m [3.1.1.11.9].

The proposed minor variance would facilitate the development of a detached additional residential unit in the rear yard.

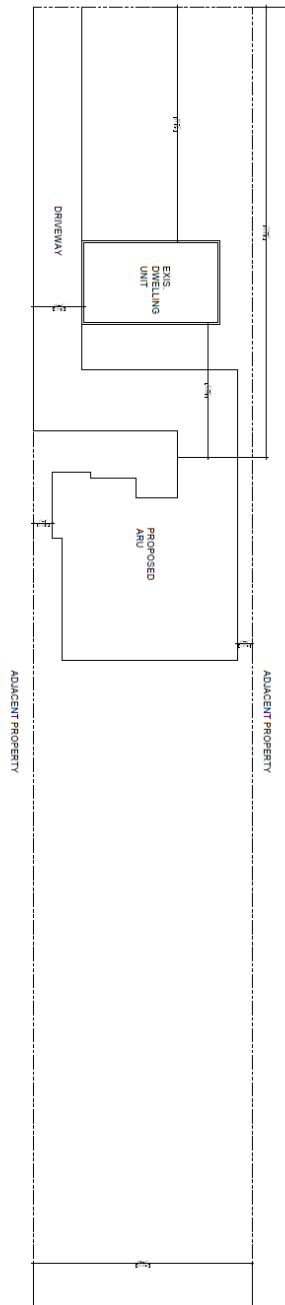
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Aerial & Zoning By-law 150-85



Zoning By-law 2026-007



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Site Plan



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Front Elevation



Rear Elevation

