



Planning and Growth

Development Planning

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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].

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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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.

RECOMMENDATION:

City of Cambridge Planning Staff recommend **approval** of this Minor Variance Application, subject to the following condition:

1. That the proposed detached additional residential unit (ARU) be generally in keeping with the plans submitted with this Minor Variance Application.

Staff Comments

City of Cambridge Development Planning Section:

The subject property is located south of Riverbank Drive and currently contains a single detached dwelling and accessory structure.

The property is split between two zones: the portion fronting Riverbank Drive is zoned RR2 (Rural Residential), while the rear portion is zoned OS1 (Open Space). All proposed residential structures are located entirely within the RR2 zone, where residential uses are permitted.

Four Tests of a Minor Variance

Is the proposal desirable for the appropriate development and use of the lands?

It is generally desirable for property owners to reinvest in and improve their properties where such improvements can be made without creating adverse impacts on the surrounding neighbourhood. The requested variance would

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facilitate the creation of a detached additional residential unit (ARU) at the rear of the property. For these reasons, staff are satisfied that this test is met.

Is the proposal minor in nature?

The proposed variances is deemed to be minor in nature as:

- The proposed detached ARU remains sufficiently distanced from all neighbouring properties and natural features.
- All other Zoning By-law regulations are satisfied, including requirements for parking and lot coverage.

Therefore, this test is met.

Does the proposed minor variance maintain the general intent and purpose of the Official Plan?

The City of Cambridge Official Plan designates the subject property as 'Low/Medium Density Residential'. Section 8.4.6 of the City's Official Plan permits a range of residential built forms within residentially designated lands, including accessory structures associated with the main residential use. Section 2.8 (e) of the Official Plan further 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. The policies of the Official Plan promote and encourage different forms of residential intensification within the City of Cambridge, which includes the construction of ARUs as a form of gentle intensification. Staff have evaluated the compatibility of the proposal against the physical character of the neighbourhood and believe that it conforms with the general intent and purpose of the Official Plan.

Does the proposed minor variance maintain the general intent and purpose of the Zoning By-law?

Zoning Bylaw 150-85 (currently in effect)

The subject property is zoned RR2 (Rural Residential) and OS1 (Open Space) under Zoning By-law 150-85. The RR2 zone permits single detached dwellings and additional residential units (ARUs) but are prohibited in the OS1 zone.

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Section 3.1.1.11.2 of the Zoning By-law establishes the zone standards for detached additional residential units (ARUs). The intent of the height regulations for accessory structures is to ensure that such buildings remain subordinate and incidental to the primary dwelling.

The applicant is requesting relief to permit a maximum height of 9 m, whereas Zoning By-law 150-85 permits a maximum height of 4.5 m. Staff note that, despite the requested height increase, the applicant has confirmed that the detached ARU will contain only one storey. Staff further note that recently passed Zoning By-law 26-007 (not yet in full force and effect) would permit accessory structures up to 6 m, measured from grade to the midpoint between the eaves and the ridge for lots with a frontage of 21 m or greater. When measured using this method, the proposed structure would have a height of 6.8 m.

Given the size of the estate lot and the generous setbacks, staff consider the request minor and do not expect negative impacts on neighbouring properties. The height also allows for gentle intensification while still fitting the character of the area.

Several similar height variances for accessory structures have been previously approved, including 99 John Bricker (8 m), 94 John Bricker (8.13 m), and 57 John Bricker (7.04 m). The detached ARU meets all other zoning requirements, including setbacks and lot coverage.

Relief is also required to allow a 53 m distance from the street to the ARU entrance, where 45 m is permitted. This distance is consistent with neighbouring homes and maintains the established streetscape.

Zoning Bylaw 26-007 (new but **not** in force and effect)

Staff also note that the proposal would have the same deficiencies under the City's new Zoning By-law 26-007, passed by Council on February 3, 2026. The new By-law requires a larger interior side yard setback of 3 m for detached ARUs on lots with a frontage of 21 m or greater. It also reduces the maximum permitted distance from the street to the entrance of an ARU from 45 m to 30 m.

Although By-law 26-007 is currently within its appeal period and therefore not yet in full force and effect, the applicant is advised that deficiencies on height, setback and distance from the street to the entrance of an ARU remains once it comes into effect. Approval of this Minor Variance Application, however, will

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render the proposal compliant under both By-law 150-85 and the new By-law 26-007 once the latter is fully in force.

For these reasons, staff recommend that the Minor Variance application be approved, as outlined in the recommendation section of this report.

OTHER INFORMATION FOR THE APPLICANT

- If the City's New Zoning By-law comes into effect prior to the issuance of a building permit for this new ARU, the permit will have a zoning deficiency related to the setback of the new building from the side lot lines. This would need to be resolved prior to the issuance of the permit.
- 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.
- 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** within the Mannheim Water Service Area. The Region is currently updating the Water Supply Strategy.

The Region of Waterloo is responsible for water treatment and supply and provides treated drinking water to the area municipalities, and the City then distributes this water to residents through the City's water distribution system.

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The Region is currently updating the Water Supply Strategy. Through this work, the Region has advised that concerns have been identified regarding water servicing capacity within the Mannheim Service Area at this time. Regional staff are currently undertaking work to better understand the magnitude of the concerns and to be able to provide comments relating to the availability of sufficient water capacity to service the development.

The City of Cambridge is responsible for, and legally obligated to, accept and review all development applications within prescribed timeframes, as outlined by legislation. The City will continue to receive and evaluate development proposals through normal channels while a plan of action is developed to address the Region's water supply and capacity issue. As such, we note that subsection 3(5) of the Planning Act requires that decisions made by approval authorities, including those made on site plan applications, be consistent with the policies of the Provincial Planning Statement, 2024 (PPS) including those policies found in Section 3.6 of the PPS relating to water services.

Please be aware that because the application demonstrates that development **will not** require an increase in water capacity the City will not require confirmation from the Region of Waterloo that adequate water supply is available to service the proposed development, but may require such confirmation if the development is altered to require an increase in water capacity.

OTHER COMMENTS

Regional Municipality of Waterloo

No comment.

Grand River Conservation Authority

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted minor variance application requesting an increased building height and distance from the street for a proposed Additional Residential Unit (ARU).

Recommendation

The GRCA has no objection to the proposed minor variance application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, and as a public body under the Planning Act as per our CA Board approved policies.

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Information currently available at this office indicates that the subject property contains floodplain and the regulated allowance adjacent to the floodplain. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.

The proposed minor variance application requests permission to allow an increased building height and distance from the street for a proposed ARU. Based on our review of the circulated plans, the proposed ARU will be outside of the regulated area noted above. As such, the GRCA has no objection to the approval of this minor variance application.

While the GRCA does not object to this application, the applicant is advised that more detailed plans and a proposed septic system design will be needed to determine if a GRCA permit will be required for the proposed development.

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca

GrandBridge Energy

No comment.

- *Ken Redfern, Design Technician*

City of Cambridge Fire Department

No comment.

- Alison Wakefield

City of Cambridge Bylaw Section

2025: complaint received about trees being removed without permits.

Investigation took place, and owners complied with an order issued. The owners applied for and obtained retroactive tree removal permits.

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

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A building permit is required for the proposed detached ARU construction and septic system (or modification to existing septic system).

The applicant will need to demonstrate how the ARU will meet the fire department access requirements of OBC 2024 9.10.20.3 through the building permit application.

- *Mark Ryan, Municipal Building Official IV*

City of Cambridge Fire Department Section:

- Ensure fire hydrant from the street is within 45m to entrance to proposed building. If not, an alternative solution will have to be presented.
- Ensure fire hydrants are present and operational and shown on plan.
- Carbon monoxide alarms are to be installed throughout the building in accordance with OFC Section 2.16. New requirements for carbon monoxide alarms came into effect Jan. 1, 2026.

- *Brooklyn Reid*

City of Cambridge Transportation Engineering Section:

An access permit through Transportation Engineering will be required prior to the removal of, alteration to or construction of any new accesses. The latest standards can be found [here](#) under the “Useful Resources” subheading.

No conditions.

- *Irum Sanaullah, Transportation Engineering Technologist, Community Development – Engineering*

City of Cambridge Development Engineering Section

- No municipal services are available on Riverbank Drive
- 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.
- 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. Existing shed seems to encroach on property line.

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Conditions

- 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.
 - *Alex Nichols, Project Engineer, Community Development - Engineering*

City of Cambridge Heritage Planner

No comment. No cultural or heritage resources present or affected.

- *Nick Borcescu, Senior Heritage Planner*

City of Cambridge Forestry

No comment.

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

City of Cambridge Environmental Planner

No comment.

- *Kathy Padgett, Senior Environmental Planner*

Six Nations of the Grand River (SNGR)

No comment.

Canadian Pacific Railway (CP)

No comment.

Canadian National Railway (CN)

No comment.

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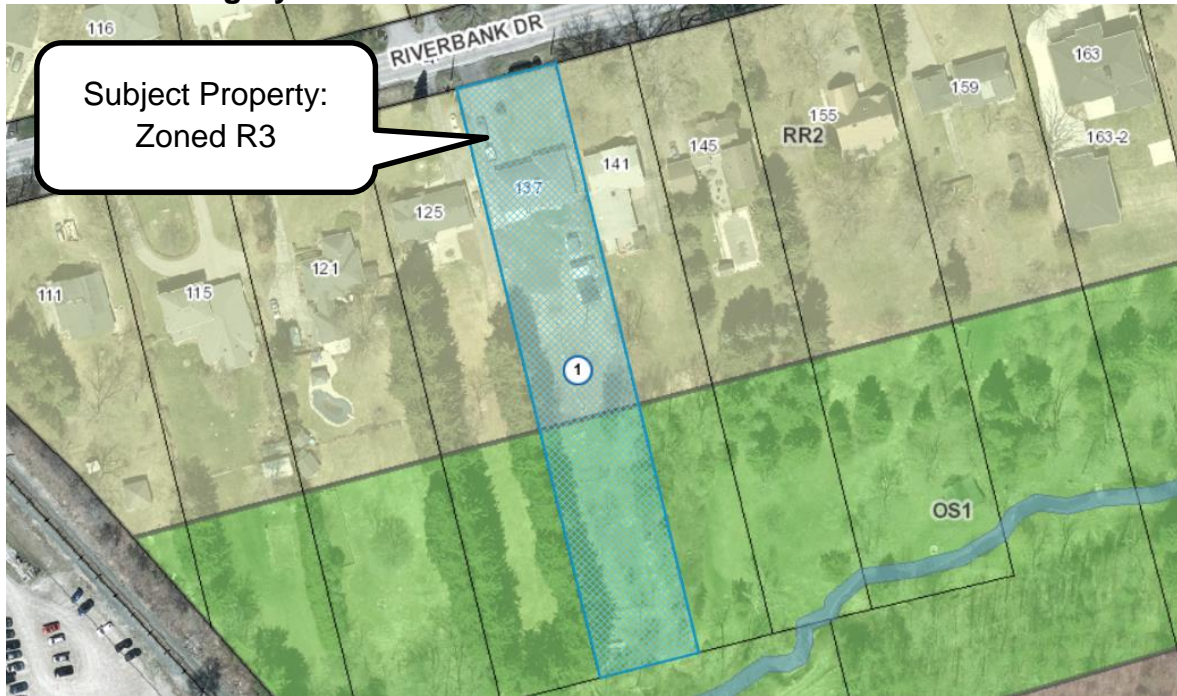
Ministry of Transportation (MTO)

No comment.

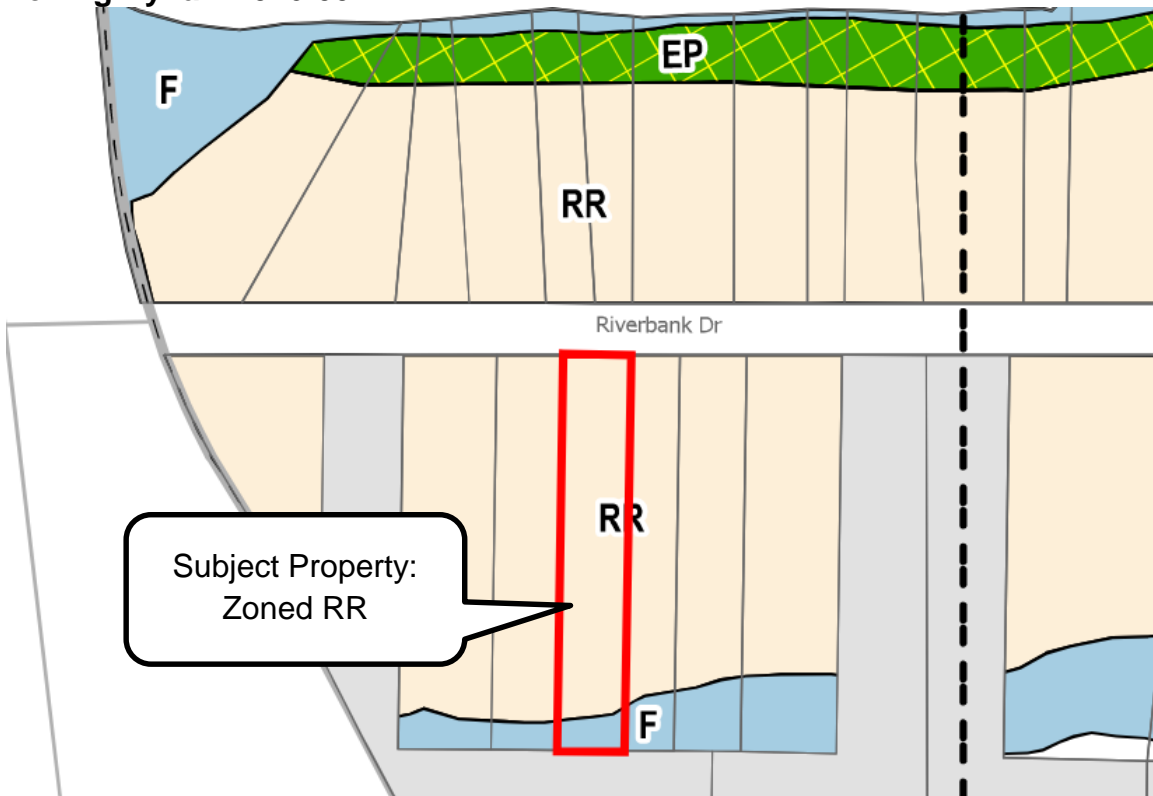
Public Comments

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

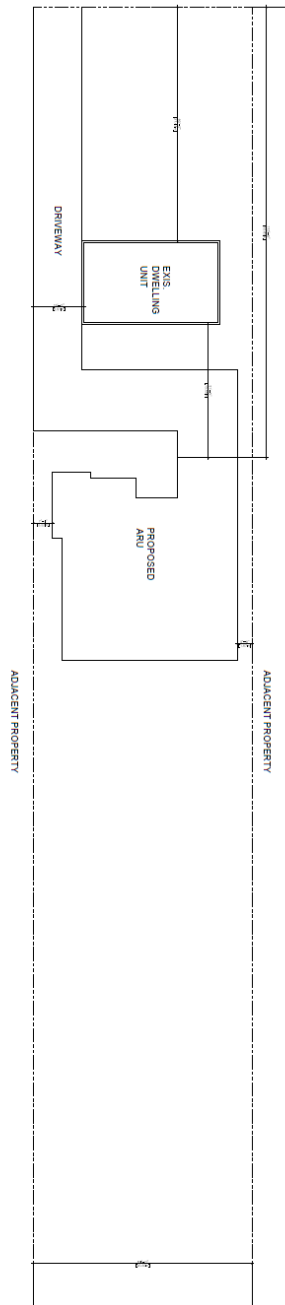
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Aerial & Zoning By-law 150-85



Zoning By-law 2026-007



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Site Plan



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Front Elevation



Rear Elevation

