



Planning and Growth

Development Planning

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

Cambridge ON N1R 5W8

Tel: (519) 621-0740 ext. 4697

Fax: (519) 622-6184

Application No.: A09/26

Meeting Date: March 11, 2026

Ward No.: 1

Property Owner: 2656680 Ontario Inc. c/o Arvin Zarkari

Applicant: 2656680 Ontario Inc. c/o Arvin Zarkari

Municipal Address: **285 Limerick Drive**

General Information:

Zoning By-law 150-85 Provisions: (H)RM4 S.4.1.422 and RM4 S.4.1.422

Zoning By-law 2026-007 Provisions: Deferred Area Subject to By-law 150-85

Official Plan Designation: Low / Medium Density Residential

Adjacent By-law 150-85 Zoning: R2 and R6 S.4.1.274

Adjacent By-law 2026-007 Zoning: R1 and Deferred Area Subject to By-law 150-85

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

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

1. A maximum net density of 42.8 units per hectare, whereas the Zoning By-law permits a maximum net density of 40.0 units per hectare [3.1.2.6(b)];
2. A 0.0m front yard setback on the west side of the property, whereas the Zoning By-law requires a minimum front yard setback of 6.0m is required [3.1.2.6(c)];
3. A 5.5m front yard setback on the east side of the property, whereas the Zoning By-law requires a minimum front yard setback of 6.0m is required [3.1.2.6(c)];
4. To permit the access driveway and common amenity space to be located within the R6 zone to support the townhouse development in the RM4 zone, whereas the Zoning By-law requires that access driveway and common amenity space be within the same zone as the use. [2.2.2.3(a)];

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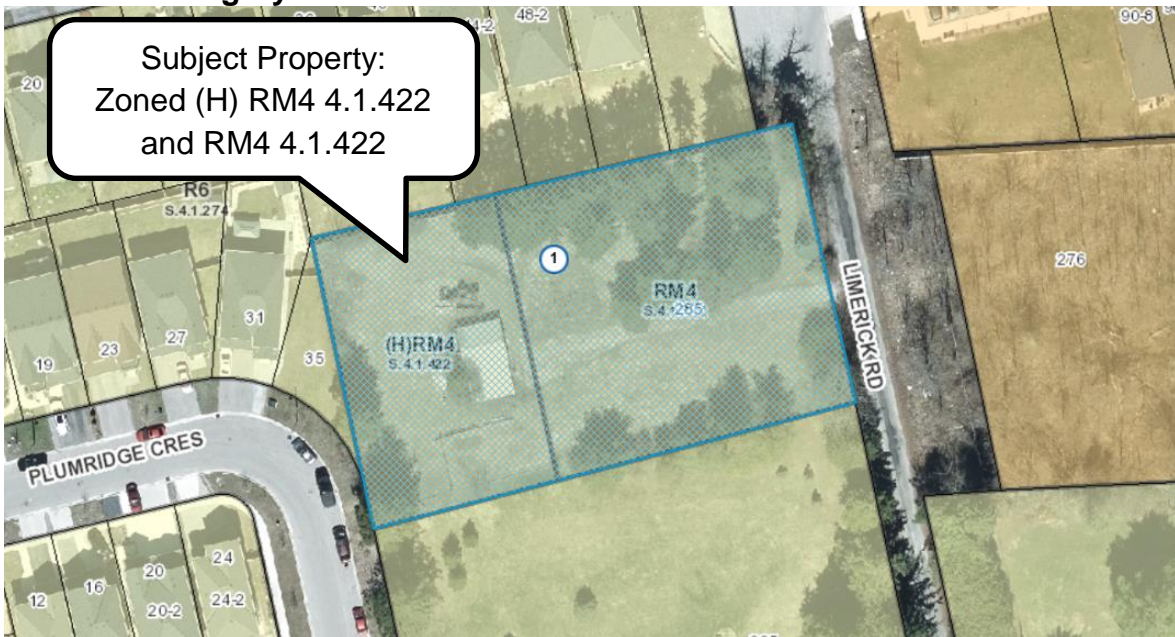
5. A maximum encroachment of 4.1m into the east front yard setback for stairs, whereas the Zoning By-law permits a maximum encroachment of 0.5m for stairs into the front yard [2.1.15.1];

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 proposed minor variance would facilitate the development of 2 blocks of 7 cluster townhouse units, for a total of 14 new residential units.

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Aerial & Zoning By-law 150-85



Zoning By-law 2026-007

