



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 **Tuesday March 31st, 2026**

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



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

DECISION

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)];



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

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 across both the subject property at 285 Limerick Drive and the adjoining property in the same ownership at 35 Plumridge Crescent.

be **approved**, subject to the following conditions:

1. That the proposed development of the lands be generally in keeping with the plans submitted with this Minor Variance Application;
2. That the applicant convey to the City of Cambridge the required road allowance on Limerick Road per the City's Official Plan, at the applicant's sole expense, to the satisfaction of the Manager of Transportation Engineering. This requirement may be deferred to a future site plan application, at the discretion of the Manager of Transportation Engineering;
3. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot;
4. 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;
5. That the 0.0 m front yard setback variance shall become null and void once the Deeming By-law removes 35 Plumridge Crescent from subdivision 58M-582 and the two parcels (35 Plumridge Crescent and 285 Limerick Road) merge into a single consolidated property. After consolidation, the proposed building will meet the required front yard setback, and the variance will no longer be needed.



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

Moved By: Robert Rappolt

Seconded By: Majed Darr

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 **approved with five (5) conditions**, as it is the opinion of the Committee that the proposed variance is minor in nature, does maintain the general intent and purpose of the Official Plan and Zoning By-law and is an appropriate development of the subject property.



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

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**

DECISION: APPROVED WITH CONDITIONS

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

Frances Seward, Chairperson _____ 

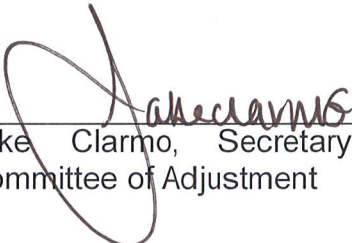
Clarck Perez, Member _____ 

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 Clarmo, Secretary-Treasurer to the
Committee of Adjustment