



Planning and Growth

Development Planning

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Cambridge ON N1R 5W8

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Application No.: B04/26 / B05/26

Meeting Date: March 11, 2026

Ward No.: 5

Property Owner: Mary Warnock

Applicant: Mary Warnock

Municipal Address: **39 Brant Place and 85 Blair Road**

General Information:

Zoning By-law 150-85 Provisions: R2

Zoning By-law 2026-007 Provisions: R1

Official Plan Designation: Low / Medium Density Residential

Adjacent By-law 150-85 Zoning: R2 and RS1

Adjacent By-law 2026-007 Zoning: R1 and R2

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

Application B04/26 is seeking to sever a portion of 39 Brant Place and application B05/26 is seeking to sever a portion of 85 Blair Road. The two severed portions are then proposed to be consolidated to create a new residential lot:

Severed Lands – B04/26 (39 Brant Pl)

Lot Area: 280m²

Lot Frontage: 27m

Retained Lands – B04/26 (39 Brant Pl)

Lot Area: 2,060m²

Lot Frontage: 21.2m

Severed Lands – B05/26 (85 Blair Rd)

Lot Area: 582m²

Lot Frontage: 0.0m

Retained Lands – B05/26 (85 Blair Rd)

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Lot Area: 1,528m²

Lot Frontage: 49.3m

Severed Lands After Consolidation (New lot fronting on Brant PI)

Lot Area: 862m²

Lot Frontage: 27m

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 does come into force, the applicant is advised that proposed lot will remain compliant.

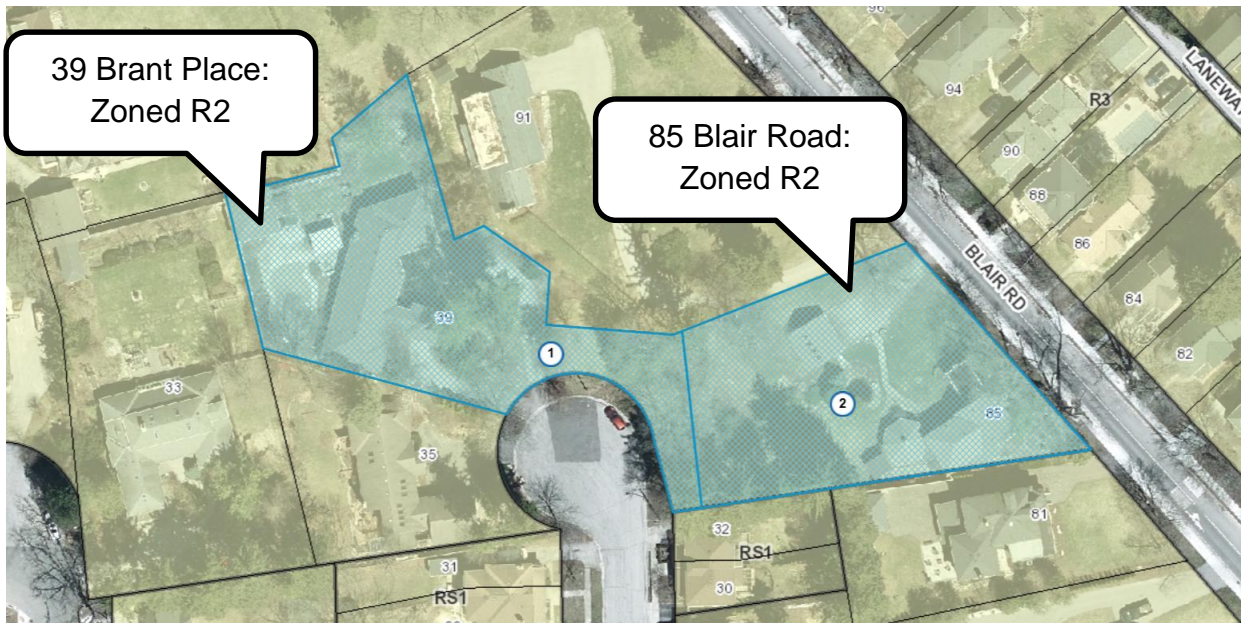
The purpose of the applications is to facilitate the severance of a portion of 39 Brant Place, and 85 Blair Road to be consolidated, creating a new residential lot fronting onto Brant Place.

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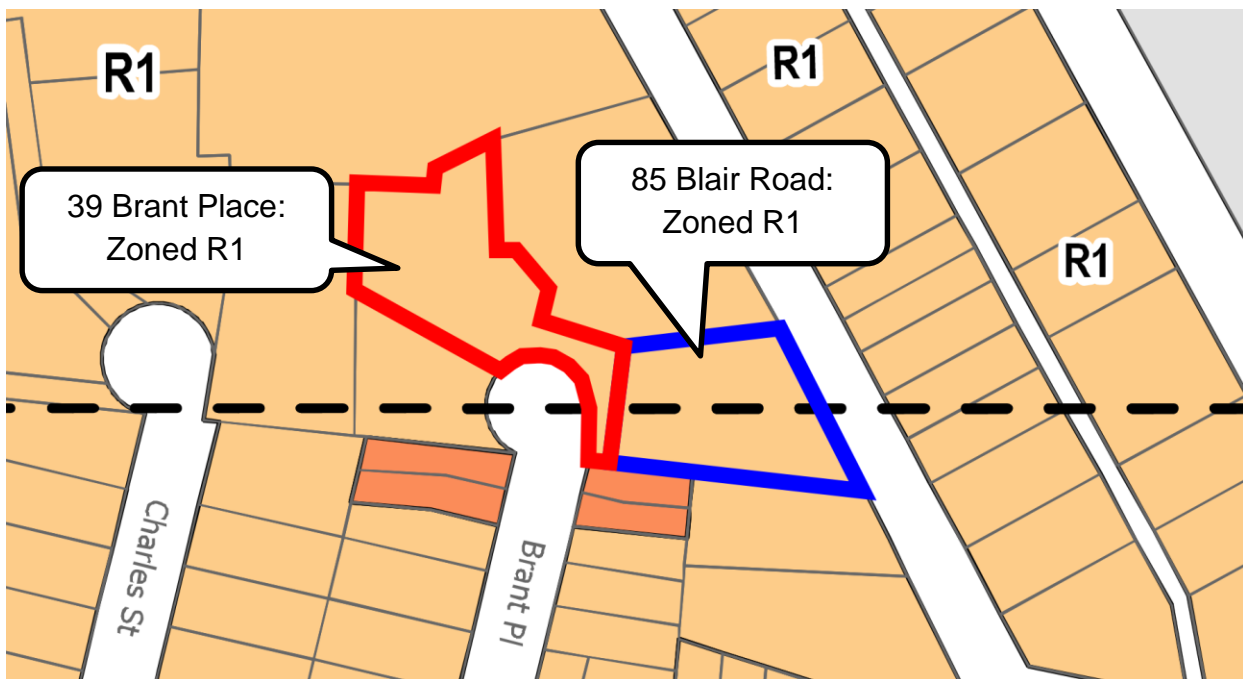
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Aerial & Zoning By-law 150-85



Zoning By-law 2026-007

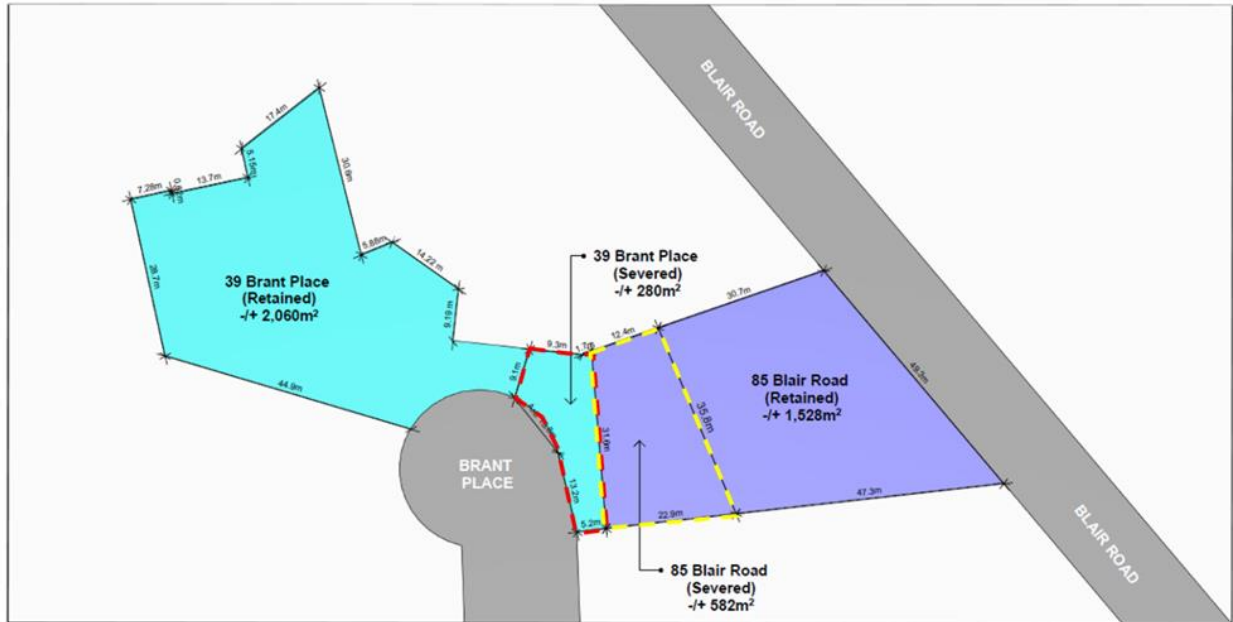


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Draft Severance



Draft Severance After Consolidation

