



## **Planning and Growth**

Development Planning

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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: 280m<sup>2</sup>

Lot Frontage: 27m

### **Retained Lands – B04/26 (39 Brant Pl)**

Lot Area: 2,060m<sup>2</sup>

Lot Frontage: 21.2m

### **Severed Lands – B05/26 (85 Blair Rd)**

Lot Area: 582m<sup>2</sup>

Lot Frontage: 0.0m

### **Retained Lands – B05/26 (85 Blair Rd)**

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Lot Area: 1,528m<sup>2</sup>

Lot Frontage: 49.3m

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

Lot Area: 862m<sup>2</sup>

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**. Under this new zoning by-law, the zoning of these lands has changed to R1. Once the new by-law comes into force, the proposed new lots will remain zoning compliant.

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

### **RECOMMENDATION:**

Staff recommend **approval** of the Consent and Minor Variance applications for both 39 Brant Place and 85 Blair Road, subject to the following conditions:

#### **Consent applications B04/26 and B05/26:**

1. That a draft reference plan showing the severed and retained lands be prepared by a qualified surveyor and submitted to the City for approval prior to being deposited at the Land Registry Office. The reference plan shall be deposited at a Land Registry Office and a copy shall be provided to the City;
- ~~2.~~ That a legal survey be submitted showing the existing property boundaries, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, proposed electric plant. The survey must include dimensions. The survey must demonstrate that a **minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors of 1.5 metres can be achieved.**
3. That sections 50(3) or (5) of the Planning Act applies so that the severed portions from 39 Brant Place and 85 Blair Road will be merged in title. The owner/applicant provide a draft transfer for each severed portion from

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- a solicitor demonstrating that each severed portion is to be transferred to the same party/ownership.
1. That the applicant/landowner enter into a registered development agreement with the Region of Waterloo to either complete technical studies as required pursuant to Policy 8.A.4 of the Regional Official Plan for the use of geothermal energy systems; or to prohibit the use of geothermal energy systems on the subject properties.
  4. That the applicant/landowner submit the regional consent review fee of \$700.00 (\$350.00 x 2) to the satisfaction of the Region of Waterloo.
  5. 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;
  6. 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;
  7. That the applicant submits a spatial separation report to the satisfaction of the Building Division to verify that the requirements of the Ontario Building Code are met for the amount of unprotected opening area (or window area for single family dwellings) permitted to face the new property lines.
  8. That the applicant verifies the location of any existing sanitary, storm and water services on the property to the satisfaction of the Building Division in order to confirm that no services will cross over any proposed property lines or are shared with any adjacent properties.
  9. That the applicant provide the City with a clearance letter from Grand Bridge Energy confirming that any servicing connections and infrastructure relocations required for the retained and severed lots have been completed, or that other satisfactory arrangements have been made between Grand Bridge Energy and the applicant.
  10. That the above conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before March 11, 2028, after which time this consent will lapse.

## STAFF COMMENTS

### City of Cambridge Development Planning Section:

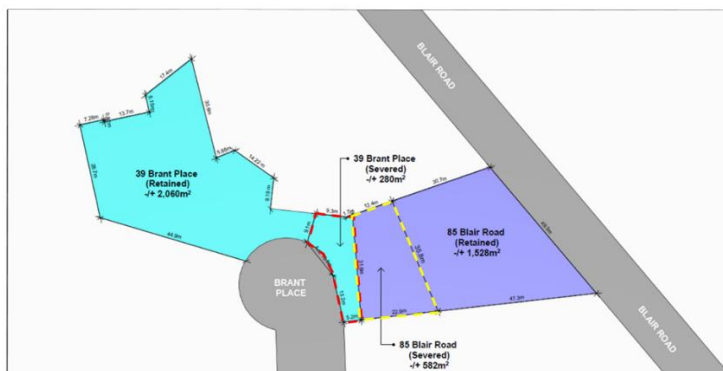
The subject lands at 39 Brant Place and 85 Blair Road are located north of Brant Place, west of Blair Road.

The applicant is proposing to sever a portion of 85 Blair Road and a portion of 39 Brant Place and merge these two portions together to create one new residential lot. The subject property at 39 Brant Place is approximately 2,334.97 m<sup>2</sup> (0.23 ha) with frontage on Brant Place. The property at 85 Blair Road is approximately 2,101.85 m<sup>2</sup> (0.21 ha) with frontage on Blair Road.

The existing site at 39 Brant Place contains a single-detached dwelling and a detached pool house, and is accessed from Brant Place. The site at 85 Blair Road contains a single-detached dwelling and a detached two-car garage and is accessed from Blair Road. No demolition is proposed, as the lands subject to the severance are currently vacant.

The subject lands are within the Dickson Hill Heritage Conservation District. Dickson Hill HCD only applies to City Owned Properties and Right of Ways and Unopened Road Allowances (roads, cemeteries, parks, etc.). Neither property is owned by the City. Municipal service laterals appear to be available along Brant Place to accommodate the proposed lot.

Given the irregular shape of 39 Brant Place, the owner intends to sever a narrow section fronting Brant Place, which is unsuitable for residential development, and amalgamate it with a severed portion from the rear of 85 Blair Road. The combined parcel will create a new residential lot measuring approximately 755 m<sup>2</sup> with frontage on Brant Place.



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*Figure 1: Proposed severance (red outline is the severed area from 39 Brant Place and yellow outline is the severed area from 85 Blair Road)*

Planning staff are of the opinion that the proposed severances meet the intent of the Provincial Policy Statement and the Planning Act, as they support efficient use of land within a built-up settlement area and create a new residential lot that fits well with the surrounding neighbourhood.

The City of Cambridge Official Plan designates the property as Low/Medium Density Residential, which permits a variety of housing types within the built-up area. The lands are zoned R2 under Zoning By-law 150-85, which allows single detached dwellings, additional residential units (ARUs), and accessory structures.

While the proposed lot will have an irregular frontage, staff note that it still meets the required lot area and lot frontage under the Zoning Bylaw 150-85 and will have access to municipal services. Additionally, the new lot will remain compliant with the new Zoning Bylaw 26-007 (not yet in full force and effect). The proposed lot is also consistent in size with other lots in the neighbourhood.

Staff also note the presence of mature trees and grade changes along Brant Place. A condition requiring a grading plan has been added to ensure the new lot remains functional and drainage concerns are addressed.

The Region of Waterloo has identified the lands as being within Wellhead Protection Sensitivity Area 5, which protects long-term groundwater supplies. In this area, geothermal energy systems are only permitted if the required technical studies are completed and approved. If the applicant does not pursue geothermal systems, they must enter into a development agreement with the Region prohibiting them. Fees will apply for preparing and registering this agreement.

Finally, the applicant is advised that tree permits will be required if any trees are removed or impacted by the severance or future development.

Based on this analysis, Staff recommends approval of the application as outlined in the Recommendation Section of this report.

## **OTHER INFORMATION FOR THE APPLICANT**

- Parkland Contribution – A cash in lieu of parkland contribution would be required at the time of permit issuance for any development on the new

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vacant lot. The amount of land will be calculated based on the greater of the following:

- 1 hectare per 1,000 net new residential units, OR
- 5% of the land's total value of the land, as determined under Sections 25–28 of the City's Parkland By-law.

An appraisal completed in accordance with the parkland by-law requirements will be required to confirm the cash in lieu payment, prior to permit issuance.

- 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](http://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 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 not** within the Mannheim Water Service Area. The Region of Waterloo has not identified a water capacity constraint for this development.

## **OTHER COMMENTS**

### **Regional Municipality of Waterloo**

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.

#### Water Services

Regional staff has no concern with the applications.

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Hydrogeology and Source Water Protection

The subject properties are designated Wellhead Protection Sensitivity Area 5 on Map 6a of the Regional Official Plan (ROP). The purpose of this mapping and Chapter 8 of the ROP is to protect the Region's longterm municipal groundwater supplies. Policy 8.A.15 only permits the use of geothermal energy systems within a WHPSA 5 subject to further study pursuant to Policy 8.A.4 (technical studies). Should the applicant wish to consider use of such a system, the appropriate studies will need to be completed in consultation with Regional staff. Should the landowner decide not to pursue the use of a geothermal energy system, he/she will be required to enter into a registered development agreement with the Region to prohibit such use. This can be addressed as a condition of the consent applications. The landowner should be advised there will be a fee associated with preparation and registration of a development agreement.

Section 59 Notice (Advisory)

The subject lands are located in a Source Plan Protection Area where restrictions or prohibitions may apply in accordance with the Clean Water Act, Part IV. As such a Notice of Source Protection Plan Compliance (Section 59 Notice) is required as part of a formal application for Consent. Regional Staff acknowledge receipt of the S. 59 Notice.

Threats Inventory Database (Advisory)

The following information from the Region's Threat Inventory Database (TID) is provided until such time as access is transferred to the City of Cambridge. Noting, there are medium or high threats identified adjacent to the subject property, 85 Blair Road. According to the TID, the adjacent property at 81 Blair Road has been identified as a medium threat potential (Schrumm Industrial Sales based on the 2003 Dun & Bradstreet Business Listing).

Also, the adjacent property at 88 Blair Road has been identified as a high threat potential (Suncor Energy Products Inc. based on the 2003 Dun & Bradstreet Business Listing).

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### Waste Management

If the newly severed parcel is classified as separate residentially-zoned and occupied property, once completed, it would be eligible to receive curbside waste collection provided by the Region of Waterloo. The newly created residential property will be able to participate independently from the other neighbouring properties as long as each property has a driveway that faces onto a municipally maintained roadway and no more than 6 self-contained residential units are present at each property. Waste limits would be based on the number of self-contained registered units on the property.

### Review Fees

Pursuant to Regional Fee By-law 25-066, the fee for consent review is \$350.00 per application, in this case  $\$350.00 \times 2 = \$700.00$ . These fees remain outstanding, and will be required as a condition of consent approval if not received by the Region prior to the Decision of the Committee of Adjustment.

### **Regional staff has no objection to these applications, subject to the following condition(s):**

2. That the applicant/landowner enter into a registered development agreement with the Region of Waterloo to either complete technical studies as required pursuant to Policy 8.A.4 of the Regional Official Plan for the use of geothermal energy systems; or to prohibit the use of geothermal energy systems on the subject properties.
3. That the applicant/landowner submit the regional consent review fee of \$700.00 ( $\$350.00 \times 2$ ) to the satisfaction of the Region of Waterloo.

### General Comments

Any future development on the lands subject to the above-noted consent applications will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof. Prior to final approval, City staff must be in receipt of the above noted Regional condition clearances. Please accept this letter as our request for a copy of the staff reports, decisions and minutes pertaining to each of the consent applications noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

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- *Shilling Yip, MCIP, RPP, Planner, Regional Growth, Development and Sustainability Services, Community Planning, Region of Waterloo*

### **Grand River Conservation Authority**

No comment.

- *John Brum, Resource Planner, Grand River Conservation Authority*

### **GrandBridge Energy**

The applications submitted are subject to the following comments and conditions by GrandBridge Energy (GBE):

1. We require a legal survey showing the existing property, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, proposed electric plant. The survey must include dimensions. The Applicant is cautioned that a minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors is 1.5 metres.
2. The Applicant will be responsible for 100% cost to service the new lot. The Applicant will be responsible for all costs to re-locate or upgrade if required as a result of this Application. GBE WILL NOT approve a severance on a lot with no service. As per Current Conditions of Service, latest edition, only one service per property is permitted. Allow MINIMUM 6 months for GBE to process an estimate.
3. All EASEMENTS (will be determined once satisfactory legal plan has been submitted) must be APPROVED and REGISTERED at customer's cost.
4. Any new structures must meet current ESA and GBE clearances.

Please note, a legal plan, which does not satisfy the requirements states in condition #1 will be returned for revision and the process will be delayed.

- *Ken Redfern, Design Technician*

### **City of Cambridge Bylaw Section**

No By-law complaints on file.

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

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### **City of Cambridge Building Section**

#### **Conditions**

That the applicant submits a spatial separation report to the satisfaction of the Building Division to verify that the requirements of the Ontario Building Code are met for the amount of unprotected opening area (or window area for single family dwellings) of the existing detached structure and house on the property permitted to face the new property line.

That the applicant verifies the location of any existing sanitary, storm and water services on the property to the satisfaction of the Building Division in order to confirm that no services will cross over any proposed property lines or are shared with any adjacent properties.

- *Mark Ryan, Municipal Building Official IV*

### **City of Cambridge Transportation Engineering Section:**

No comment.

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

### **City of Cambridge Development Engineering Section**

#### **Comments**

- The following municipal services are available to the subject properties:
  - Brant Place
    - 100 mm diameter watermain
    - 200 mm diameter sanitary sewer
  - Blair Road
    - 200 mm diameter watermain
    - 200 mm diameter sanitary sewer
    - 300/375 mm diameter storm sewer
- City records indicate that the following existing service connections are available:
  - 19 mm diameter water service – 85 Blair Road (from Brant Place)
  - 100 mm diameter sanitary service – 85 Blair Road (from Blair Road)

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- 19 mm diameter water service – 91 Blair Road (from Brant Place through 39 Brant Place)
- 100 mm diameter sanitary service – 91 Blair Road (from Brant Place through 39 Brant Place)
- Separate municipal services (water and sanitary) will be required for each proposed lot (completed by City forces at 100% Owner/Builder's cost).
- Verification of the location of municipal services for the retained lot is required. A servicing easement will be required if any of the retained property's servicing crosses the severed property or any other property.
- Redundant water services will need to be capped at the main (completed by City forces at 100% Owner/Builders cost).
- 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.
- Cost estimates for work within road allowance are prepared by City Staff upon receipt of the estimate fee.
- 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.

### **Conditions**

- 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.
- 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*

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**City of Cambridge Heritage Planner**

Property is not on the Heritage Register nor is adjacent to one.

- *Laura Waldie, Senior Heritage Planner*

**City of Cambridge Forestry**

If any trees are to be impacted, a Private Tree Removal Permit or a Site Alteration Permit is required pursuant to Private Tree By-Law 23-105 and City Tree By-Law 71-06 (including amendment By-Law 21-068), prior to any disturbance on site.

Please refer to the City of Cambridge's Forestry webpage and the Engineering Standards and Development Manual (2023) for a comprehensive guideline of Arborist Report and TMP requirements.

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

**Six Nations of the Grand River (SNGR)**

No comment.

**City of Cambridge Fire Department**

No comment.

**City of Cambridge Environmental Planner**

No comment.

- *Kathy Padgett, Senior Environmental Planner*

**Public Comments**

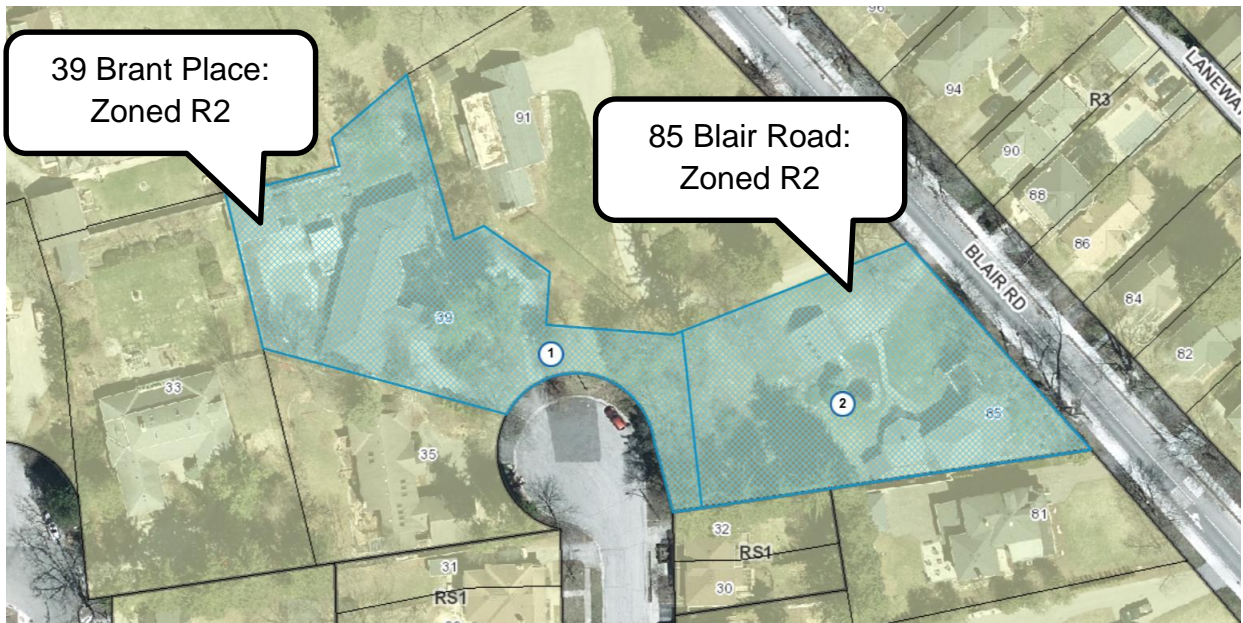
No formal written feedback was received from the public prior to when this recommendation was prepared.

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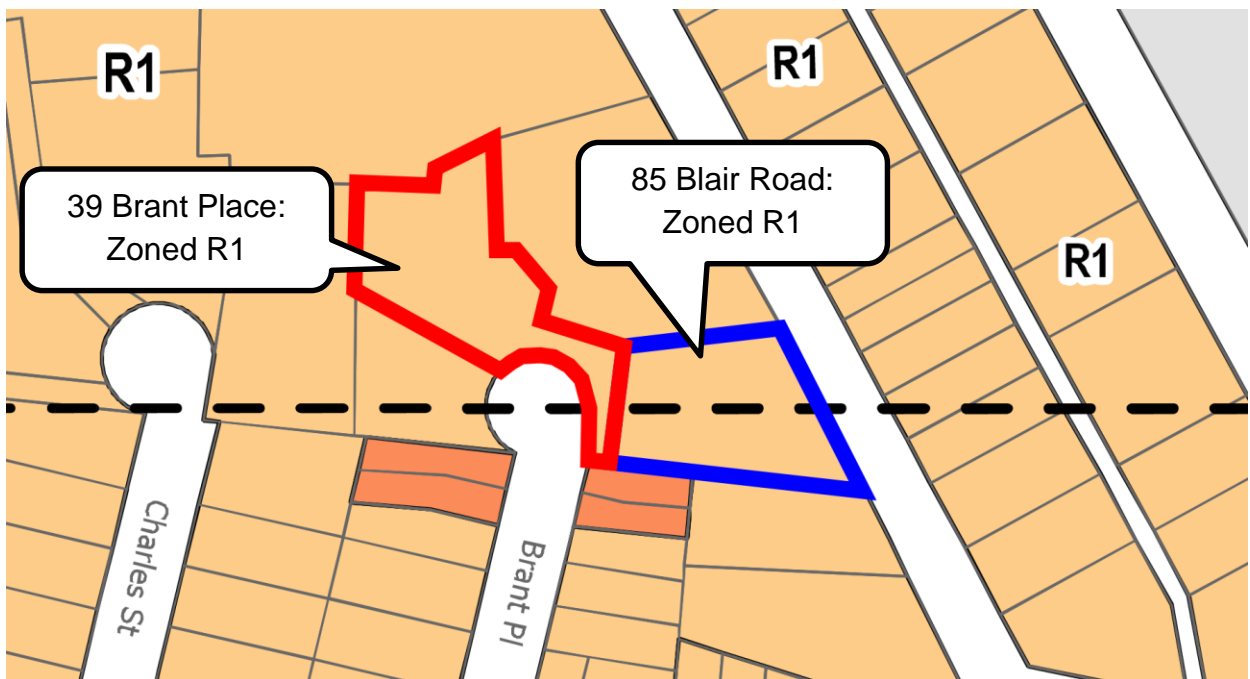
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**Aerial & Zoning By-law 150-85**



**Zoning By-law 2026-007**

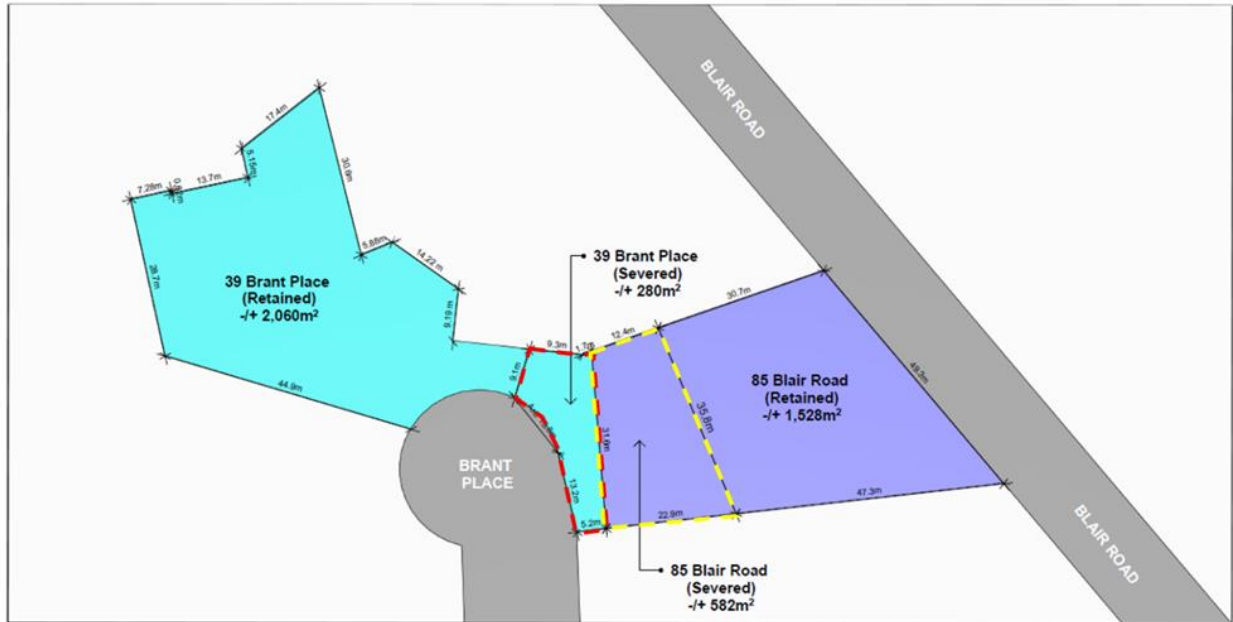


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### Draft Severance



### Draft Severance After Consolidation

