



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 **Wednesday April 1st, 2026**

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



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DECISION

Application No.: B04/26

Meeting Date: March 11, 2026

Ward No.: 5

Property Owner: Mary Warnock

Applicant: Mary Warnock

Municipal Address: **39 Brant Place**

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



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Retained Lands – B05/26 (85 Blair Rd)

Lot Area: 1,528m²

Lot Frontage: 49.3m

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

Lot Area: 862m²

Lot Frontage: 27m

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

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 a solicitor demonstrating that each severed portion is to be transferred to the same party/ownership;
4. 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.
5. 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.
6. 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;



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7. 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;
8. 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;
9. 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;
10. 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;
11. 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.

Moved By: Robert Rappolt

Seconded By: Clarck Perez

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 **eleven (11) conditions**, as it is in the opinion of the Committee of Adjustment, that with the approved conditions, the application meets the criteria of Section 51(24) of the Planning Act to which all consent applications must adhere.



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Ward No.: 5

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Applicant: Mary Warnock

Municipal Address: **39 Brant Place**

DECISION: APPROVED WITH CONDITIONS

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

Frances Seward, Chairperson _____ 

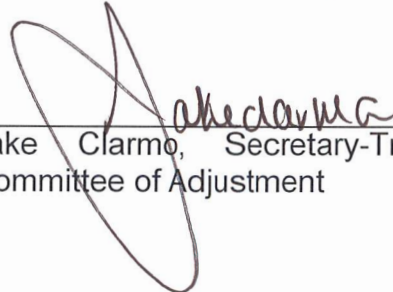
Clarck Perez, Member _____ 

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