



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



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DECISION

Application No.: A08/26

Meeting Date: March 11, 2026

Ward No.: 6

Property Owner: Kevin Woolley

Applicant: Kevin Woolley

Municipal Address: **50 Albert Street**

General Information:

Zoning By-law 150-85 Provisions: R4

Zoning By-law 2026-007 Provisions: R1

Official Plan Designation: Low / Medium Density Residential

Adjacent By-law 150-85 Zoning: R4

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

Adjacent Land Use: Low / Medium Density Residential

Existing Use: Residential

Proposed Use: Residential

Proposal:

The Applicant is seeking relief from Zoning By-law 26-007 to permit:

1. A 0.6m detached additional residential unit side yard setback, whereas the Zoning By-law requires a minimum side yard setback of 1.2m [4.19.2 (a)(i)]
2. A 1.87m detached additional residential unit setback to the principal building, whereas the Zoning By-law requires that detached additional residential units are setback a minimum of 4.5m from the principal dwelling [4.19.2 (b)]

The proposed minor variance would facilitate the conversion of an existing detached garage into a detached additional residential unit.



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

1. That the proposed detached additional residential unit (ARU) be generally in keeping with the plans submitted with this Minor Variance Application.
2. 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.
3. 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.

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 three (3) 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.



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Application No.: A08/26

Meeting Date: March 11, 2026

Ward No.: 6


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Applicant: Kevin Woolley

Municipal Address: **50 Albert Street**

DECISION: APPROVED WITH CONDITIONS

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

Frances Seward, Chairperson _____ 

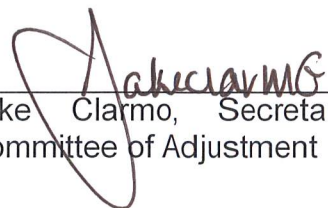
Clarck Perez, Member _____ 

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