



MINUTES
Corporation of the City of
Cambridge
COMMITTEE OF ADJUSTMENT

Date:	February 11, 2026
Location:	Bowman Room, Cambridge City Hall 50 Dickson Street, Cambridge
Committee Members in Attendance	Chair – Frances Seward Geraldine Stafford Rob Rappolt
Committee Members Absent	Clarck Perez Jeff Donkersgoed Aidan Pereira Majed Darr
Staff Members in Attendance	Jake Clarmo – Secretary Treasurer and Council Committee Services Coordinator Angelica Rabe – Planner

Call to Order

The meeting of the Committee of Adjustment of the City of Cambridge is held in person in the Bowman room at Cambridge City Hall. The Chair welcomed the Committee, and everyone present and called the meeting to order at 6:00 PM.

Committee Business

Indigenous Territory Acknowledgement

Disclosure of Pecuniary Interest

Frances Seward – 42 McNaughton Street

Approval of Minutes for January 14, 2026 Meeting

That the Minutes for the January 14, 2026 hearing date be approved.

Moved By: Rob Rappolt

Seconded By: Geraldine Stafford

Carried 3-0

Approval of Agenda for February 11, 2026 Meeting

That the agenda for the February 11, 2026 hearing date be approved.

Moved By: Rob Rappolt

Seconded By: Geraldine Stafford

Carried 3-0

Ontario Land Tribunal Update

None.

Applications

Application No. A71/25

Municipal Address: 42 McNaughton Street

Proposal:

Seeking a consent to sever lands from 42 McNaughton St, creating 1 new residential lot:

Retained Lands (Parcel A)

Lot Area: 730m²

Lot Frontage: 26m

Severed Lands (Parcel B – B27/25)

Lot Area: 417m²

Lot Frontage: 14m

The Applicant is also seeking relief from Zoning By-law 150-85 to permit:

Severed Lands (Parcel B – A71/25)

1. A minimum lot frontage of 14m, whereas the Zoning By-law requires a minimum lot frontage of 15m as measured 6m setback from the street line [3.1.2.2(a)].
2. A minimum lot area of 417m², whereas the Zoning By-law requires a minimum lot area of 450m² [3.1.2.2(b)].

The purpose of the applications is to facilitate the severance of a portion of 42 McNaughton St, creating 1 new residential property.

The Committee deferred the application in September 2025. The application returned to the Committee in October 2025 and was deferred again for up to 90 days to allow the applicant to have further consultation with staff.

New plans have been submitted with adjustments to the lot configuration. The revised severance reduces the number of new lots proposed, resulting in changes to the lot frontage variances proposed.

Recommendation: to be **approved**.

In Person Delegations:

N/A

Written Submissions:

Gwen Van Wees

Bill Lockston

Note - Due to a conflict of interest declared, quorum was lost among members of the Committee of Adjustment at the February 11, 2026 meeting for this application. Therefore, this application was not voted on and will be moved to the next available meeting date.

Application No. B27/25

Municipal Address: 42 McNaughton Street

Proposal:

Seeking a consent to sever lands from 42 McNaughton St, creating 1 new residential lot:

Retained Lands (Parcel A)

Lot Area: 730m²

Lot Frontage: 26m

Severed Lands (Parcel B – B27/25)

Lot Area: 417m²

Lot Frontage: 14m

The Applicant is also seeking relief from Zoning By-law 150-85 to permit:

Severed Lands (Parcel B – A71/25)

3. A minimum lot frontage of 14m, whereas the Zoning By-law requires a minimum lot frontage of 15m as measured 6m setback from the street line [3.1.2.2(a)].
4. A minimum lot area of 417m², whereas the Zoning By-law requires a minimum lot area of 450m² [3.1.2.2(b)].

The purpose of the applications is to facilitate the severance of a portion of 42 McNaughton St, creating 1 new residential property.

The Committee deferred the application in September 2025. The application returned to the Committee in October 2025 and was deferred again for up to 90 days to allow the applicant to have further consultation with staff.

New plans have been submitted with adjustments to the lot configuration. The revised severance reduces the number of new lots proposed, resulting in changes to the lot frontage variances proposed.

Recommendation: to be **approved**.

In Person Delegations:

N/A

Written Submissions:

Gwen Van Wees

Bill Lockston

Note - Due to a conflict of interest declared, quorum was lost among members of the Committee of Adjustment at the February 11, 2026 meeting for this application. Therefore, this application was not voted on and will be moved to the next available meeting date.

Application No. A04/26

Municipal Address: 62 Grand Avenue North

Proposal:

The Applicant is seeking approval from the Committee to permit:

1. Use of the existing structure as a detached single-family dwelling, whereas the Zoning By-law does not permit the use in the Institutional N3 Zone [3.2.1.1];

The existing building was constructed as a single detached dwelling around 1880 to 1901 and was occupied as such until it was rezoned to permit use of the building as a retirement home sometime between 1901 to 1985 when the current Zoning Bylaw was passed. The applicant is requesting to permit the conversion of the existing structure back to a single detached dwelling. No expansion or substantial changes to the building are proposed.

Recommendation: to be **approved**.

In Person Delegations:

Andrew Head

Written Submissions:

None.

Motion to approve

Moved By: Geraldine Stafford

Seconded By: Rob Rappolt

Carried 3-0

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**, 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.

Application No. B02/26

Municipal Address: 130 Water Street North

Proposal:

Seeking consent for access easements granted to:

B03/26

Access Easement 1 in favour of PIN 03804-0164 (130 Water St N)

Area: 159m²

Access Easement 2 in favour of PIN 03804-0164 (130 Water St N)

Area: 107m²

B02/26

Access Easement 3 in favour of PIN 03804-0163 (GRCA Lands)

Area: 983m²

The owner of the property at 130 Water Street North (hereafter, CDI) has entered into an agreement with the Grand River Conservation Authority (GRCA) to create access easements over both parties' lands. The purpose of the first and second easements (B03/26) is to permit vehicle and pedestrian access over GRCA lands. The purpose of the third easement (B02/26) is to permit GRCA vehicle access over CDI lands.

Recommendation: to be **approved**.

In Person Delegations:

Ben Putt

Rose Cranney

Written Submissions:

None.

Motion to approve
Moved By: Robert Rappolt
Seconded By: Geraldine Stafford

Carried 3-0

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 **four (4) 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.

Application No. B03/26

Municipal Address: 130 Water Street North

Proposal:

Seeking consent for access easements granted to:

B03/26

Access Easement 1 in favour of PIN 03804-0164 (130 Water St N)

Area: 159m²

Access Easement 2 in favour of PIN 03804-0164 (130 Water St N)

Area: 107m²

B02/26

Access Easement 3 in favour of PIN 03804-0163 (GRCA Lands)

Area: 983m²

The owner of the property at 130 Water Street North (hereafter, CDI) has entered into an agreement with the Grand River Conservation Authority (GRCA) to create access easements over both parties' lands. The purpose of the first and second easements (B03/26) is to permit vehicle and pedestrian access over GRCA lands. The purpose of the third easement (B02/26) is to permit GRCA vehicle access over CDI lands.

Recommendation: to be **approved**.

In Person Delegations:

Ben Putt

Rose Cranney

Written Submissions:

None.

Motion to approve
Moved By: Rob Rappolt
Seconded By: Geraldine Stafford

Carried 3-0

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 **four (4) 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.

Other Business

Next Meeting

Wednesday, March 11, 2026 at 6:00 p.m.

Adjournment

That the Committee of Adjustment Committee meeting does now adjourn at 6:17 PM.

Moved By: Geraldine Stafford
Seconded By: Rob Rappolt

Carried 3-0