



City of
Peterborough

Committee of Adjustment Minutes

December 2, 2020

Minutes of a Meeting of Committee of Adjustment held on Wednesday, December 2, 2020 at 6:00 p.m. in the Council Chambers, City Hall.

Present: Robert Short, Chair
Claude Dufresne
Stewart Hamilton

Regrets: Mauro DiCarlo
Tom Green

Also Present: Nolan Drumm, Planner, Policy and Research
Andrea Stillman, Zoning Administrator
Jennifer Sawatzky, Secretary-Treasurer

Committee of Adjustment was called to order at 6:01 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

- File No.:** B09/20
Address: 71 Crescent Street
Applicant: Stan Steinsky and Kelly Steinsky

File No.: B10/20
Address: 77 Crescent Street
Applicant: Stan Steinsky and Kelly Steinsky

File No.: B11/20
Address: 79 Crescent Street
Applicant: Stan Steinsky

Application numbers B09/20 and B10/20 relate to consent applications submitted by Stan Steinsky and Kelly Steinsky, the owners of the properties that are the subject of the applications.

Application number B11/20 relates to a consent application submitted by Stan Steinsky, as applicant on behalf of Sue Connelly-King and Lance King, the owners of the property that is the subject of the application.

The purpose of application number B09/20 is to obtain consent for an easement along the northern 2.5 metres of the property to facilitate utility access to 77, 79, and 81 Crescent Street.

The purpose of application number B010/20 is to obtain consent for an easement along the northern 2.5 metres of the property to facilitate utility access to 79 and 81 Crescent Street.

The purpose of application number B11/20 is to obtain consent for an easement along the northern 2.5 metres of the property to facilitate utility access to 81 Crescent Street.

Stan Steinsky attended the meeting and addressed the Committee as follows:

- He has read the staff report and has no further information to present to the Committee.
- The applications to create the easements were filed at the City's request following review of the Site Plan Application for the development.

Nolan Drumm, Planner, Policy and Research, advised that he had nothing further to add to the information presented in the Staff Report.

No one spoke in objection to the application and no written objections were received.

Moved by Claude Dufresne:

That the applications be approved in accordance with the recommendation in the Staff Report.

"CARRIED"

Decision – B09/20

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

In that the easement will facilitate access for maintenance of the privately owned electrical service wires, consent is granted for an easement over the northerly 2.5 metres of the property, in favour of 77, 79 and 81 Crescent Street, CONDITIONAL UPON THE FOLLOWING:

- i) Prior to registering the Reference Plan at the applicant's cost, the applicant shall submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed easements and the location of the electrical junction box owned by Peterborough Distribution. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;**
- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City's Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;**
- iii) That the applicant provides the Secretary-Treasurer with a draft of the Transfer Easement; and**
- iv) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's Decision that this consent will lapse.**

Decision – B10/20

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

In that the easement will facilitate access for maintenance of the privately owned electrical service wires, consent is granted for an easement over the northerly 2.5 metres of the property, in favour of 79 and 81 Crescent Street, **CONDITIONAL UPON THE FOLLOWING:**

- i) Prior to registering the Reference Plan at the applicant's cost, the applicant shall submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed easements and the location of the electrical junction box owned by Peterborough Distribution. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;
- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City's Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- iii) That the applicant provides the Secretary-Treasurer with a draft of the Transfer Easement; and
- iv) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's Decision that this consent will lapse.

Decision – B11/20

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

In that the easement will facilitate access for maintenance of the privately owned electrical service wires, consent is granted for an easement over the northerly 2.5 metres of the property, in favour of 81 Crescent Street, **CONDITIONAL UPON THE FOLLOWING:**

- i) Prior to registering the Reference Plan at the applicant's cost, the applicant shall submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed easements and the location of the electrical junction box owned by Peterborough Distribution. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;
- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City's Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- iii) That the applicant provides the Secretary-Treasurer with a draft of the Transfer Easement; and
- iv) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's Decision that this consent will lapse.

2. **File No.:** A26/20
Address: 121 Douro Street
Applicant: Garnet Northey, Spotlight Home and Lifestyle

This matter relates to a minor variance application submitted by Garnet Northey, Spotlight Home and Lifestyle, as applicant on behalf of Kiley Akiyama and Jaime Akiyama, the owners of the property that is the subject of the application.

The purpose of the application is to reduce the minimum building setback from the Douro Street street line from 6 metres to 3.5 metres to facilitate the construction of a front porch.

Garnet Northey attended the meeting and addressed the Committee as follows:

- He has reviewed the staff report, has no concerns with the recommendation, and has already completed the recommended conditions of approval.

Nolan Drumm, Planner, Policy and Research, advised that he had nothing further to add to the information presented in the Staff Report.

No one spoke in objection to the application and no written objections were received.

Moved by Stewart Hamilton:

That the application be approved in accordance with the recommendation in the Staff Report.

“CARRIED”

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented in the Staff Report, the Committee determined that the application should be approved as per the Staff Recommendation and that the variance is minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore a variance from Section 6.11 (a) of the Zoning By-law is granted to reduce the minimum building setback from the Douro Street street line to 3.5 metres to permit the construction of a front porch CONDITIONAL UPON the applicant obtaining written approval from Peterborough Distribution regarding the porch clearance from the overhead lines and completing the locates for the water service and curb stop and PROVIDED THAT construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit B to the Staff Report dated December 2, 2020.

3. **File No.:** A27/20
Address: 1120 Rippingale Trail
Applicant: Mason Homes Limited

This matter relates to a minor variance application submitted by Mason Homes Limited, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum building setback from a rear lot line from 6 metres to 5.6 metres to facilitate the construction of a single-detached dwelling.

Ron Hazelwood of Mason Homes Limited attended the meeting and addressed the Committee as follows:

- He has reviewed the staff report and has no additional information to present to the Committee.

Nolan Drumm, Planner, Policy and Research, advised that he had nothing further to add to the information presented in the Staff Report.

No one spoke in objection to the application and no written objections were received.

Moved by Claude Dufresne:

That the application be approved in accordance with the recommendation in the Staff Report.

“CARRIED”

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore a variance from Section 359.3(e)(ii) of the SP.329 Zoning District is granted to reduce the minimum building setback from the rear lot line to 5.6 metres to permit the construction of a single-detached dwelling PROVIDED THAT construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit C to the Staff Report dated December 2, 2020.

Minutes

Moved by Claude Dufresne

That the minutes of the Committee of Adjustment hearing held on November 4, 2020 be approved.

“CARRIED”

Other Business

The Secretary-Treasurer advised that the 2021 hearing schedule had been distributed to the Committee members. No change to the schedule were suggested by the Committee.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, February 2, 2021.

Adjournment

The meeting was adjourned at 6:09 p.m.

(Sgd.) Robert Short, Chair

(Sgd.) Jennifer Sawatzky, Secretary-Treasurer