



Agency Circulation Committee of Adjustment Meeting

Circulate to:

| | |
|---|--|
| <input type="checkbox"/> Mayor, Daryl Bennett <input type="checkbox"/> Councillor, Gary Baldwin <input type="checkbox"/> Councillor, Andrew Beamer <input type="checkbox"/> Councillor, Henry Clarke <input type="checkbox"/> Councillor, Dave Haacke <input type="checkbox"/> Councillor, Dan McWilliams <input type="checkbox"/> Councillor, Dean Pappas <input type="checkbox"/> Councillor, Lesley Parnell <input type="checkbox"/> Councillor, Keith Riel <input type="checkbox"/> Councillor, Diane Therrien <input type="checkbox"/> Councillor, Don Vassiliadis | <input type="checkbox"/> Allan Seabrooke, CAO <input type="checkbox"/> Patricia Lester, City Solicitor <input type="checkbox"/> John Kennedy, City Clerk <input type="checkbox"/> Erik Hanson, Heritage Resources Coordinator <input type="checkbox"/> Fire Services <input type="checkbox"/> Donna LaBrash, Utility Services Department (6 copies - B. Jobbitt, K. Jones, B. Bianco, P. Devlin, B. Nelson, V. Swinson) <input type="checkbox"/> Ken Hetherington, Planning Division <input type="checkbox"/> Regional Assessment Office <input type="checkbox"/> Downtown B.I.A. <input type="checkbox"/> Bell Canada Right-of-Way Control Centre <input type="checkbox"/> O.R.C.A. <input type="checkbox"/> Peterborough Utilities Services <input type="checkbox"/> Curve Lake First Nation <input type="checkbox"/> Alderville First Nation |
|---|--|

DATE: August 19, 2016

SUBJECT: Committee of Adjustment

MEETING DATE: Wednesday, September 7, 2016

Attached for your comments are the agenda, advertisement and surveys with respect to the applications scheduled for the above-noted Committee of Adjustment meeting.

Jennifer Sawatzky
Secretary, Committee of Adjustment

Attach.



**Committee of Adjustment Agenda
September 7, 2016, 7:00 p.m.
Council Chambers, City Hall**

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Applications
 - a) File No. A16/16
Address: 135 Rubidge Street
Applicant: Kevin M. Duguay
Owner: CB Rubidge Inc.
 - b) File No. B12/16
Address: 2219 Old Norwood Road
Applicant: Old Norwood Farm Ltd.
Owner: Old Norwood Farm Ltd.
 - c) File No. A29/16
Address: 695 Monaghan Road
Applicant: Kevin M. Duguay
Owner: J. H. Dawson Bick
 - d) File No. A30/16
Address: 340 Florence Drive
Applicant: Kevin M. Duguay
Owner: 935976 Ontario Inc.
 - e) File No. A31/16
Address: 464 George Street North
Applicant: Brad Edwards
Owner: Shelly Ingram and Mary Kathleen Edwards
 - f) File No. A32/16
Address: 833 Water Street
Applicant: Densley Thomas
Owner: Densley Thomas

- g) File No. A33/16
Address: 740 Water Street
Applicants: Brian Miske, David Miller and Jason Pawchuk
Owners: Brian Miske, David Miller and Jason Pawchuk
- 4. Confirmation of Minutes
 - a) July 5, 2016
- 5. Other Business
- 6. Next Meeting
- 7. Adjournment

Notice of Hearing Committee of Adjustment

NOTICE IS HEREBY GIVEN that the following applications under Section 45 and Section 53 of the *Planning Act*, R.S.O., 1990, c.P.13 will be heard by the Committee of Adjustment in the **Council Chambers**, on the second floor of City Hall, Peterborough, Ontario on **Wednesday, September 7, 2016 at 7:00 p.m.**

1. **A16/16b – 135 Rubidge Street (Residential)**

The applicant is requesting the following variances to permit the development of the southerly portion of the property as a fourplex:

- i. reduce the minimum required lot area per dwelling unit from 185m² to 134m²;
- ii. reduce the minimum building setback from the side lot line from 3m to 2.9m for the main building, and from 3m to 1.2m for porches, open decks and platforms;
- iii. reduce the minimum building setback from the rear lot line from 9m to 7.9m;
- iv. reduce the minimum required number of parking spaces from 1.5 spaces per unit to 1.25 spaces per unit, resulting in a total reduction from 6 to 5 spaces;
- v. reduce the minimum dimensions of a parking space from 2.7m by 5.7m, accessed by a 6.4m lane to 2.5m by 5.5m, accessed by a 5.2m lane; and
- vi. reduce the minimum building setback from the centre line of Rubidge Street from 16m to 13.2m

2. **B12/16 – 2219 Old Norwood Road (Residential)**

A consent is requested to sever a 7.62m strip of land adjacent to the westerly and southerly perimeter of the lands known as 2227 Old Norwood Road, to be added to the lands known as 2227 Old Norwood Road.

3. **A29/16 – 695 Monaghan Road (Residential)**

The applicant is proposing to replace the existing building with a new three unit residential building and associated parking. The applicant is seeking the following variances:

- i. reduce the minimum total number of parking spaces from 1.75 to 1.3 spaces per unit, resulting in a reduction from a minimum of 6 spaces to 4 spaces;
- ii. reduce the minimum lot width from 24m to 17m.

4. **A30/16 – 340 Florence Drive (Residential)**

The applicant is proposing to develop this block of the Plan of Subdivision to support two multi unit apartment buildings with a total of 62 dwelling units and a combination of surface and underground parking and associated landscaping and driveways. The applicant is seeking the following variances:

- i. decrease the minimum lot area per dwelling unit from 140m² to 138m² per dwelling unit;
- ii. reduce the minimum number of parking spaces from 1.75 to 1.65 spaces per unit, resulting in a total reduction from 111 to 104 spaces;
- iii. increase the maximum building height of the easterly building from 3 storeys to 4 storeys;
- iv. reduce the minimum number of loading spaces from 2 to 1 spaces for the easterly building;

- v. reduce the setback for driveways or parking spaces from a window of a habitable room from 6m to 5m;
- vi. reduce the minimum building setback from the westerly side lot line from 9m to 6.8m for the main building and from 9m to 5m for a deck or balcony of the main building; and
- vii. reduce the minimum building setback from the north side lot line from 12m to 10.55m for the easterly building.

5. A31/16 – 464 George Street North (Commercial)

The applicant is proposing to convert two of the rear ground floor commercial units into residential units. A variance is required to allow residential dwelling units on the ground floor.

6. A32/16 – 833 Water Street (Residential)

The applicant is proposing to recognize an existing one storey addition to the rear of the building and increase the footprint of the building. A variance is required to reduce the minimum rear yard setback from 7.6m to 0.9m for the addition.

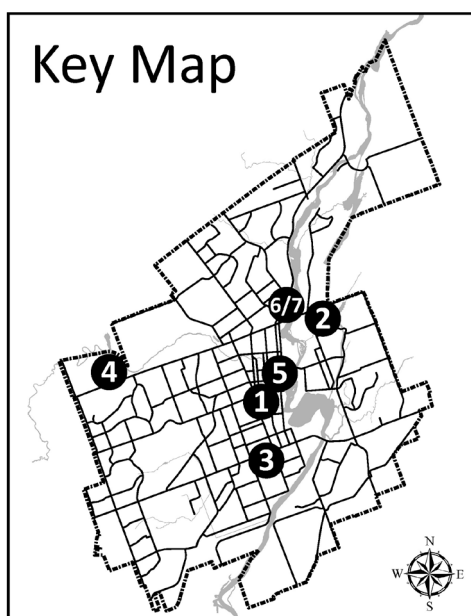
7. A33/16 – 740 Water Street (Residential)

The applicant is proposing to convert the existing building from a single unit dwelling to a triplex. The applicant is seeking the following variances:

- i. reduce the minimum lot area per dwelling unit from 230m² to 191m²;
- ii. reduce the minimum rear yard setback from 9m to 6.29m for the covered entranceway to the basement;
- iii. reduce the minimum required number of parking spaces from 1.75 to 1.66 spaces per dwelling unit and/or reduce the minimum width of a parking space from 2.7m to 2.63m; and
- iv. reduce the minimum distance between a parking/driveway area to a window of a habitable room from 6m to 4.39m for the northerly three parking spaces.

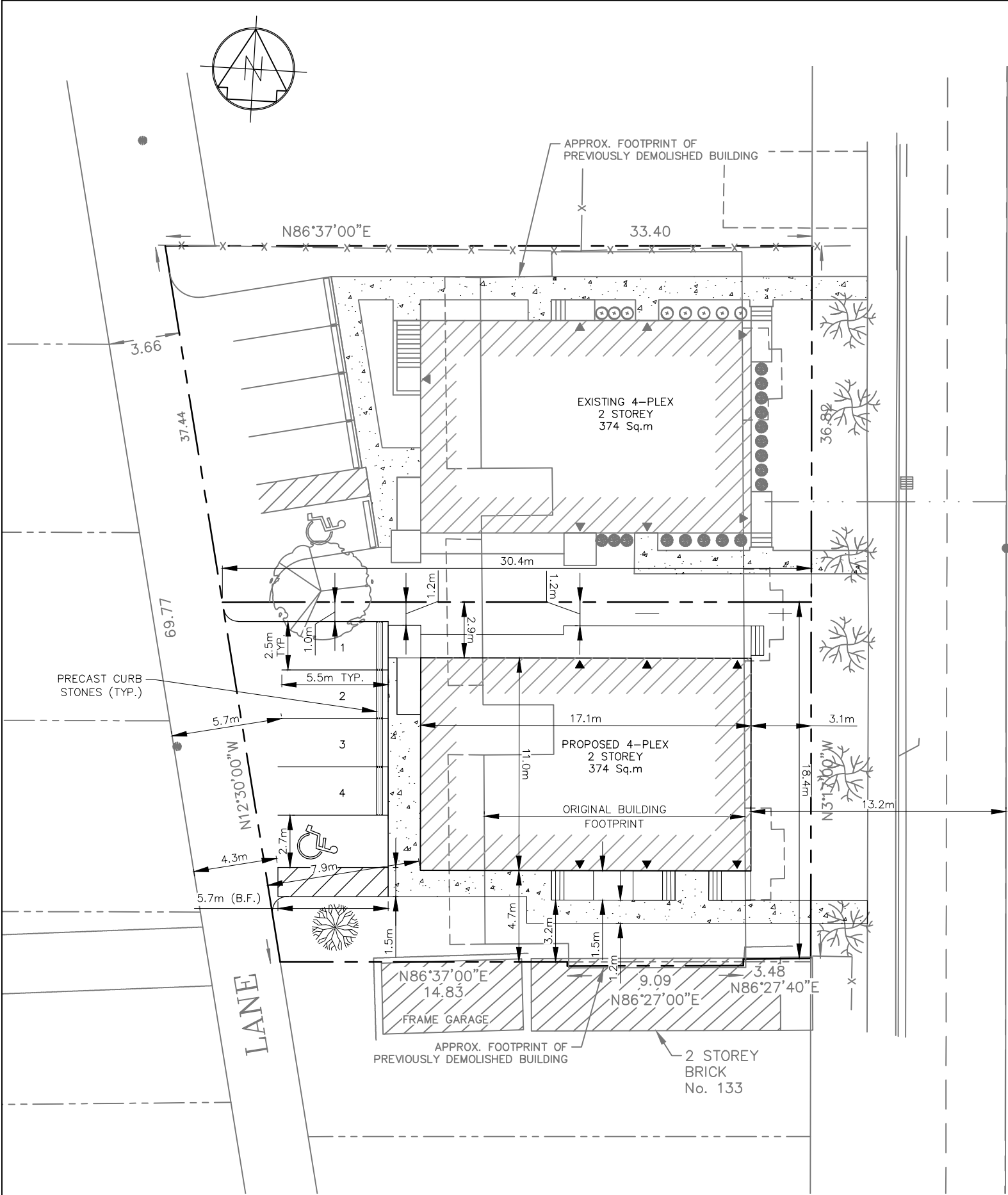
Additional information regarding this application may be obtained by contacting the Planning Division at City Hall, 500 George Street North, Peterborough, by telephone at 705-742-7777 ext. 1880 between 8:30 a.m. and 4:30 p.m. Monday to Friday, or by email – jsawatzky@peterborough.ca.

Dated at the City of Peterborough this 23rd day of August, 2016.



Jennifer Sawatzky, Secretary
 Committee of Adjustment
 City of Peterborough
 500 George Street North
 Peterborough, ON K9H 3R9
www.peterborough.ca

A16/16b
135 Rubidge Street, South Lot



| SITE STATISTICS – PROPOSED 4–PLEX | | | | |
|---|---------------|--|---------------------------|-----------------|
| ZONE DESIGNATION: | | R4 RESIDENTIAL | | |
| PERMITTED USES: | | A DWELLING OR A BOARDING HOUSE | | |
| RUBRIDGE STREET R.O.W. WIDTH: 20.117m (66ft) | | | | |
| SETBACKS | BUILDINGS | | LANDSCAPE | |
| | REQUIRED | PROVIDED (MIN.) | REQUIRED | PROVIDED (MIN.) |
| FRONT YARD | 16.0m FROM CL | 13.2m | – | – |
| SIDE YARD | 3.00m | 2.90m | – | – |
| REAR YARD | 9.00m | 7.90m | – | – |
| AREA OF PROPERTY: ±0.0538ha = 538.16m ² (±5793ft. ²) | | | | |
| BUILDING COVERAGE: | | 187.30m ² | (2016ft. ²) | |
| PORCH: | | 16.27 | (175.1ft. ²) | |
| STAIRS/RAMPS: | | 26.28 | (282.9ft. ²) | |
| TOTAL: | | 229.85 | (2474.1ft. ²) | |
| NUMBER OF UNITS PER BUILDING: | | 4 | ALLOWABLE | 16 |
| HEIGHT OF BUILDINGS: | | 2 STOREY (7.9m) | ALLOWABLE | 8.6m |
| PERCENTAGE OF BUILDING COVERAGE: | | 34.8% | ALLOWABLE | 30% |
| PARKING AREA COVERAGE: | | 103.41m ² (19%) | ALLOWABLE | 25% |
| LANDSCAPED AREA: | | 204.90m ² (38%) | ALLOWABLE | 29% |
| PARKING RATIO (PER DWELLING UNIT) | | REQUIRED – 1.5/UNIT = 6 SPACES PROVIDED – 1.25/UNIT = 5 SPACES | | |
| STANDARD LINE PARKING SPACE DIMENSIONS: | | REQUIRED – 2.7m X 5.7m PROVIDED – 2.5m X 5.5m | | |
| BARRIER FREE PARKING SPACE DIMENSIONS: | | REQUIRED – 2.7m X 5.7m PLUS 1.5m PEDESTRIAN AISLE PROVIDED – 2.7m X 5.7m PLUS 1.5m PEDESTRIAN AISLE | | |

Sketch No.
135 RUBIDGE STREET
PETERBOROUGH ON
PHASE 2



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
Canada K9J 0B9
P. 705.742.2297
F. 705.741.3568
E. wills@dmwills.com

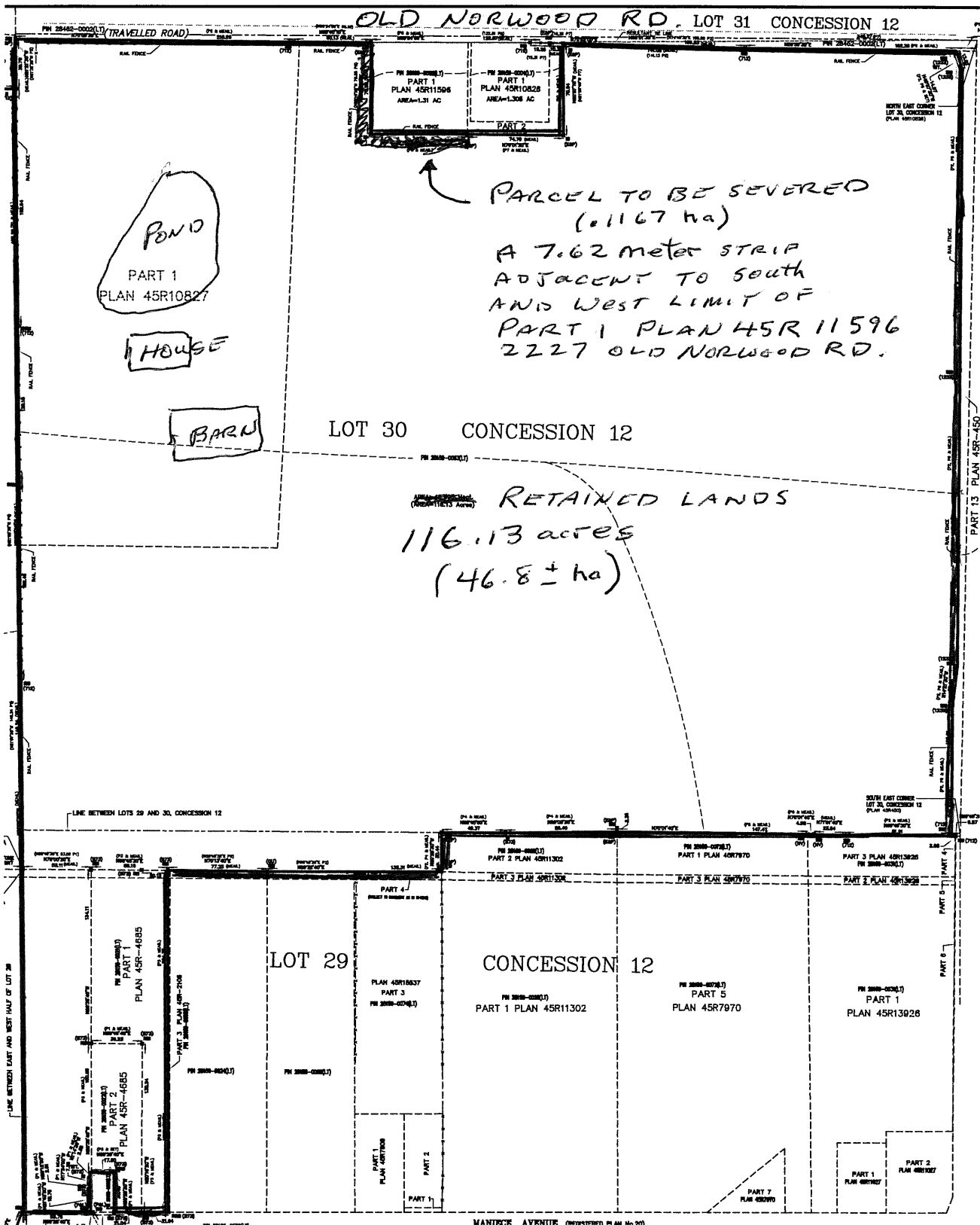
Drawn By
S.R.
Checked
J.D.F.
Engineer
D.K.
Project No.
10668

Scale
Horz. 1: 250
Vert. N/A
Plot Date
Aug 15, 2016
Drawing File No.
10688–RU

B12/16
2219 Old Norwood Road

OLD NORWOOD FARM LTD.

GOLF COURSE

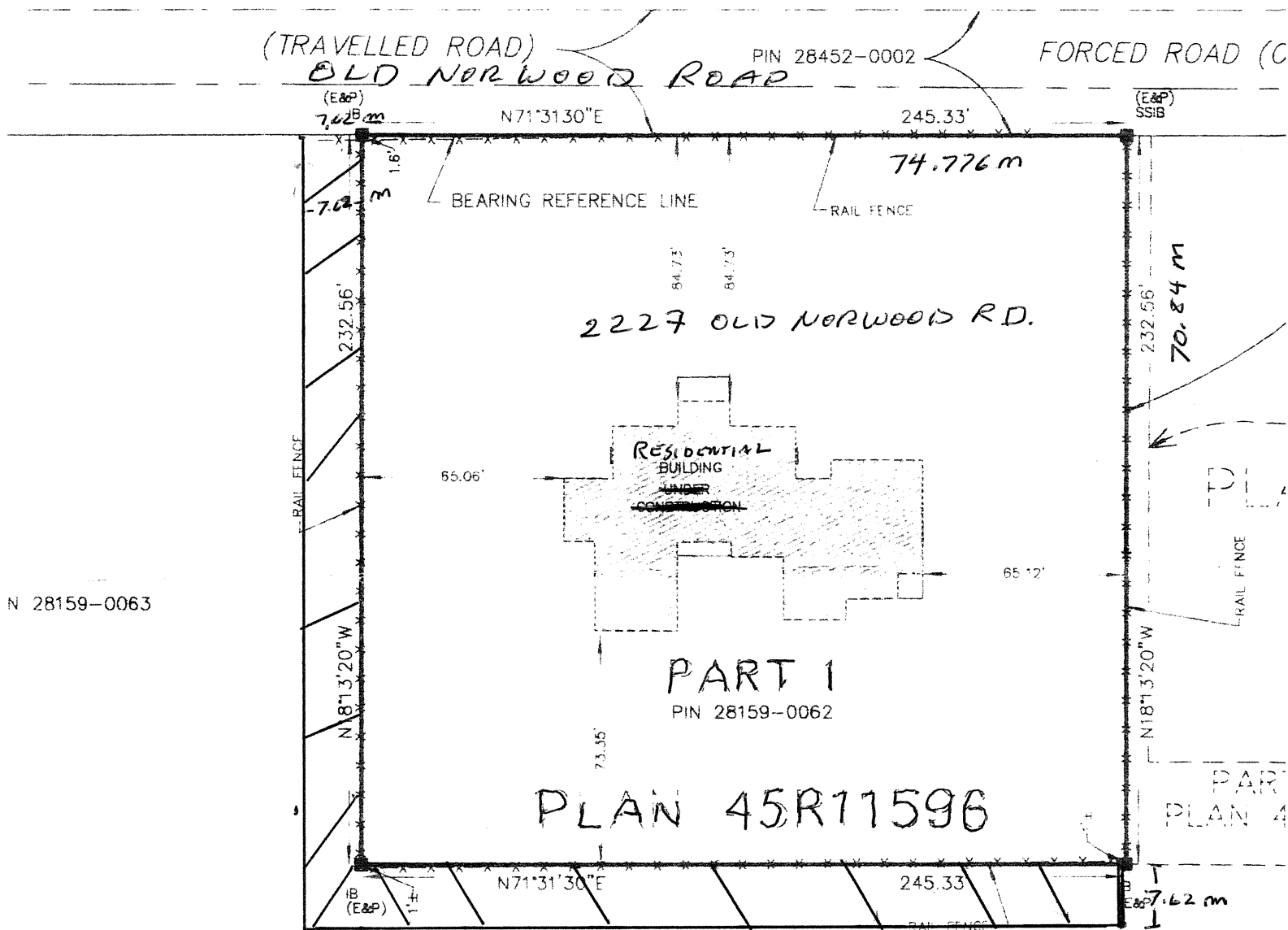


2219 Old Norwood Road

LOT 31

CONCESSION 12

OLD NORWOOD FARM LTD.



PARCEL TO BE SEVERED
1167 ha

PIN 28159--0063

7.62 m. (25ft) STRIP ADJACENT TO SOUTH AND WEST
LIMITS OF PART I PLAN 45R11596

LOT 30

CONC

THIS REPORT WAS
OF MARY MACPHE

SURVEYOR'S (
I CERTIFY THAT:
1. THIS SURVEY AND
WITH THE SURVEY
REGULATIONS MADE
2. THE SURVEY WAS

RING NOTE:

POINTS ARE ASTRONOMIC, DERIVED FROM THE
NORTH LIMIT OF PART 1, PLAN 45R-11596
ON A BEARING OF N71°31'30"E

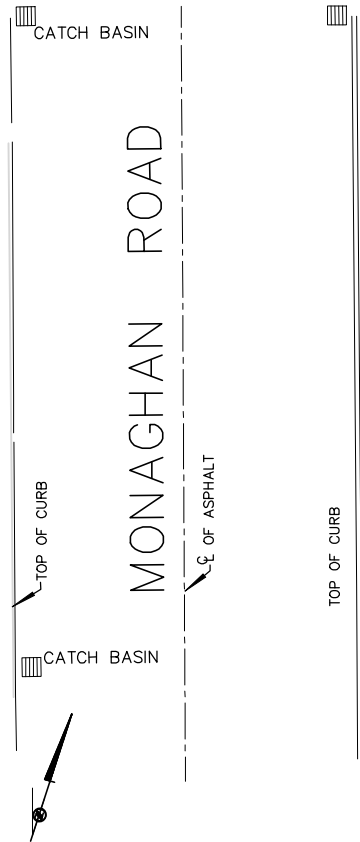
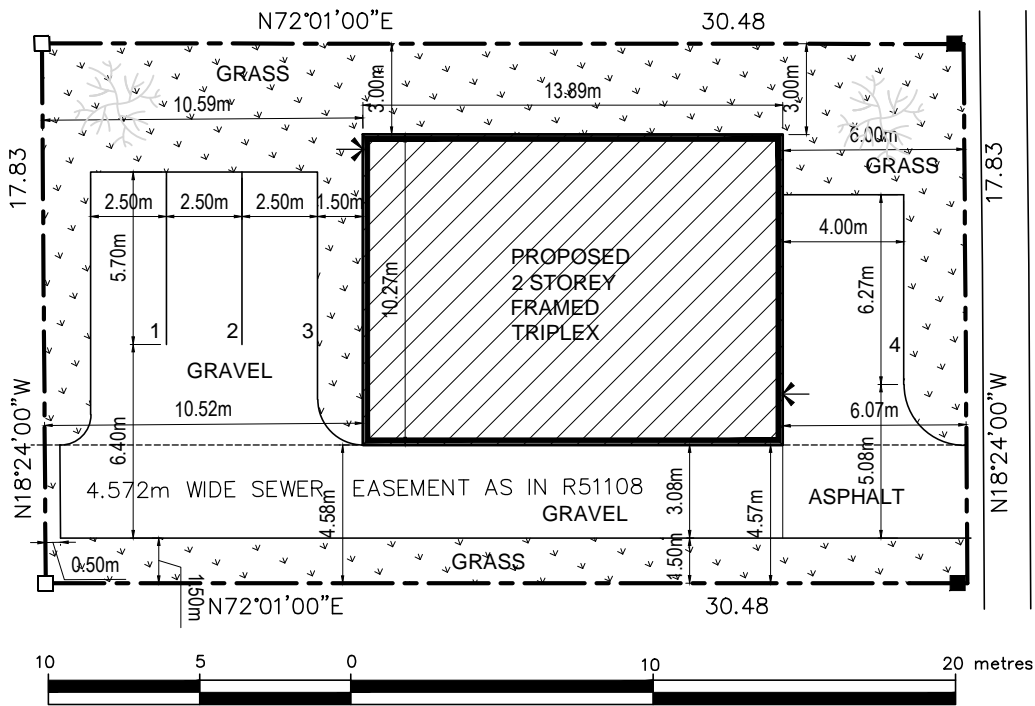
LEGEND:

 DENOTES SURVEY MONUMENT FOUND
 DENOTES SURVEY MONUMENT SET
 DENOTES STANDARD IRON BAR

A29/16
695 Monaghan Road

SITE DATA:

| | |
|-----------------------------------|-----------|
| LOT AREA: | 543.74 m2 |
| BUILDING AREA: | 142.53 m2 |
| AREA FOR PARKING AND DRIVEWAY: | 194.60 m2 |
| OPEN LANDSCAPE AREA: | 206.61 m2 |
| COVERAGE BUILDING: | 26.21% |
| COVERAGE DRIVEWAY AND PARKING: | 35.79% |
| COVERAGE LANDSCAPE AREA: | 38.00% |
| REQUIRED PARKING (1.75 PER UNIT): | 6 |
| PROVIDED PARKING: | 4 |



Appendix C
PLOT 16-13 JUN 23/2016

CLIENT :
Dawson BICK
Peterborough, ON

PROJECT TITLE:
**3 UNIT
RESIDENTIAL
BUILDING**
695 Monaghan Road
Peterborough, ON

DRAWING TITLE:
SITE PLAN



**eco line
design
studio**

46 Ware Street,
Unit B, Peterborough,
ON, K9J 2B6
BCIN 33321

email:
fabiennelehmann@yahoo.ca
tel: 705-875-0038
www.ecolinedesignstudio.com

Rev:

June 2016

PROJECT #: **16-13**

Scale: As Shown

Drafted by Fabienne Lehmann
BCIN: 28161

SHEET #:
A0

A29/16
695 Monaghan Road

| | |
|---|------------------|
| A | A Detail No |
| B | B Location Sheet |
| C | C Detailed On |

| | |
|---|---------------------------|
| A | A Detail No |
| B | B Sheet No where detailed |

PLOTTED: JUL/15/2016

LEGEND

| | | | |
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| | | | |
| No. | Date | Revision | By |

I, Fabienne Lehmann, take responsibility for the design on this drawing. I am qualified and my firm is registered under subsection 3.2.4 of Division C, of the Building Code in the appropriate classes/categories.



eco line design
studio.

46 Ware Street, Unit B,
Peterborough, ON, K9J 2B6,
BCIN 33321

email:
fabiennelehmann@yahoo.ca
tel: 705-875-0038
www.ecolinedesignstudio.com

Client

Dawson Bick
Peterborough, ON

Project

TRIPLEX

695 Monaghan Road
Peterborough, ON

Drawing Title

ELEVATIONS

Scale
AS NOTED

Date
June 2016

Drawn By
Fabienne Lehmann BCIN 28161

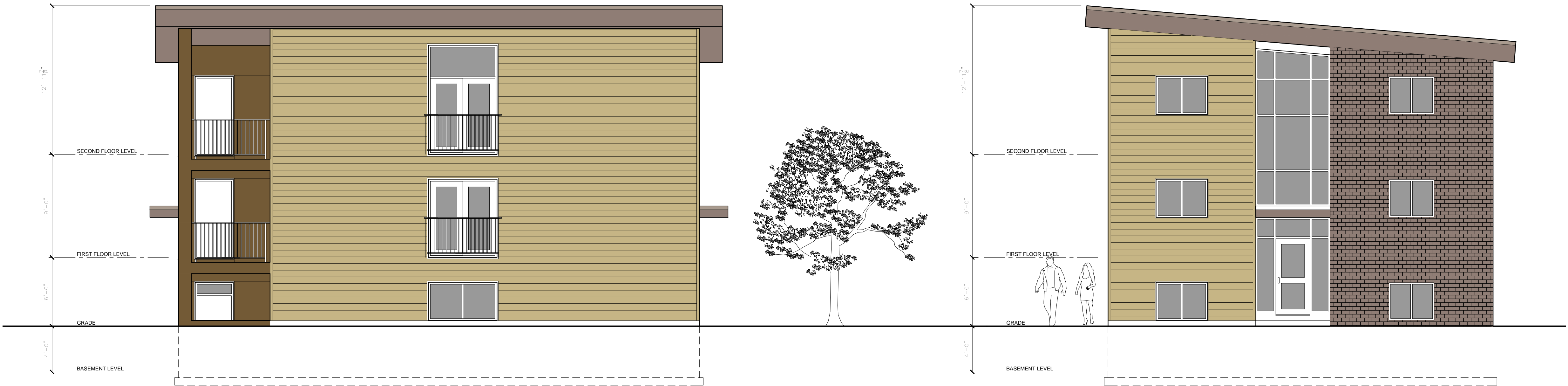
Project No

16-13

Sheet No

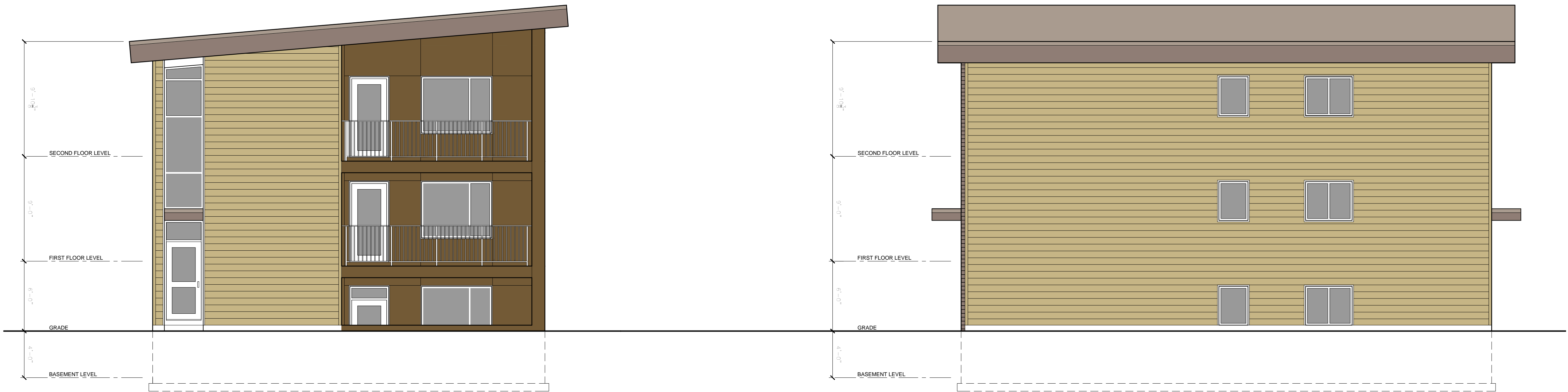
A0

Rev. No



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

A30/16
340 Florence Drive



aside architects
148 Hunter Street W.
Suite 201
Peterborough, ON.
K9H2K8
p 705.812.2451



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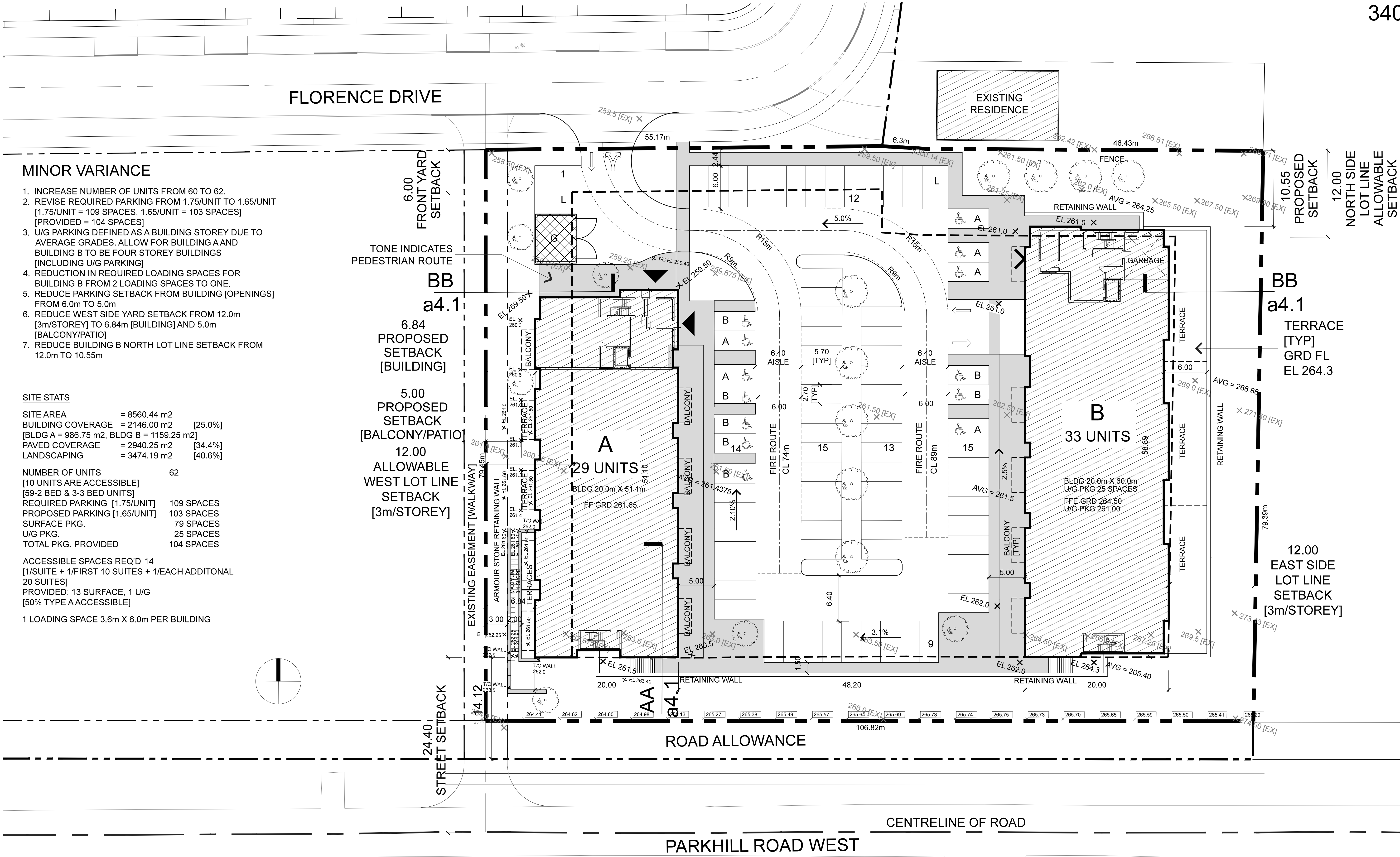
| mm/dd/yy | description |
|------------|------------------|
| 1 06.07.16 | PLANNING MEETING |
| 2 06.14.16 | REVISION |
| 3 06.24.16 | REVISION |
| 4 07.07.16 | MINOR VARIANCE |
| 5 07.11.16 | LOWERED BLDG A |
| 6 | |
| 7 | |
| 8 | |
| 9 | |

SCALE 1:200

PROPOSED SITE PLAN
MINOR VARIANCE

PARKVIEW HOMES DEVELOPMENT
340 FLORENCE DRIVE
PETERBOROUGH, ON.

a 1.0



MINOR VARIANCE

1. INCREASE NUMBER OF UNITS FROM 60 TO 62.
2. REVISE REQUIRED PARKING FROM 1.75/UNIT TO 1.65/UNIT [1.75/UNIT = 109 SPACES, 1.65/UNIT = 103 SPACES] [PROVIDED = 104 SPACES]
3. U/G PARKING DEFINED AS A BUILDING STOREY DUE TO AVERAGE GRADES. ALLOW FOR BUILDING A AND BUILDING B TO BE FOUR STOREY BUILDINGS [INCLUDING U/G PARKING]
4. REDUCTION IN REQUIRED LOADING SPACES FOR BUILDING B FROM 2 LOADING SPACES TO ONE.
5. REDUCE PARKING SETBACK FROM BUILDING [OPENINGS] FROM 6.0m TO 5.0m
6. REDUCE WEST SIDE YARD SETBACK FROM 12.0m [3m/STOREY] TO 6.84m [BUILDING] AND 5.0m [BALCONY/PATIO]
7. REDUCE BUILDING B NORTH LOT LINE SETBACK FROM 12.0m TO 10.55m

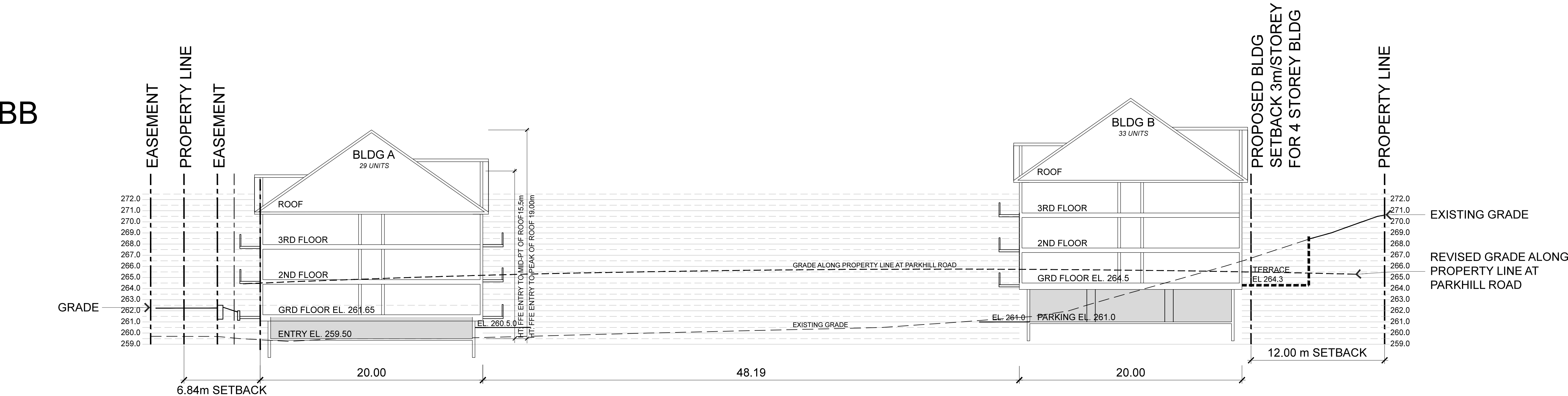
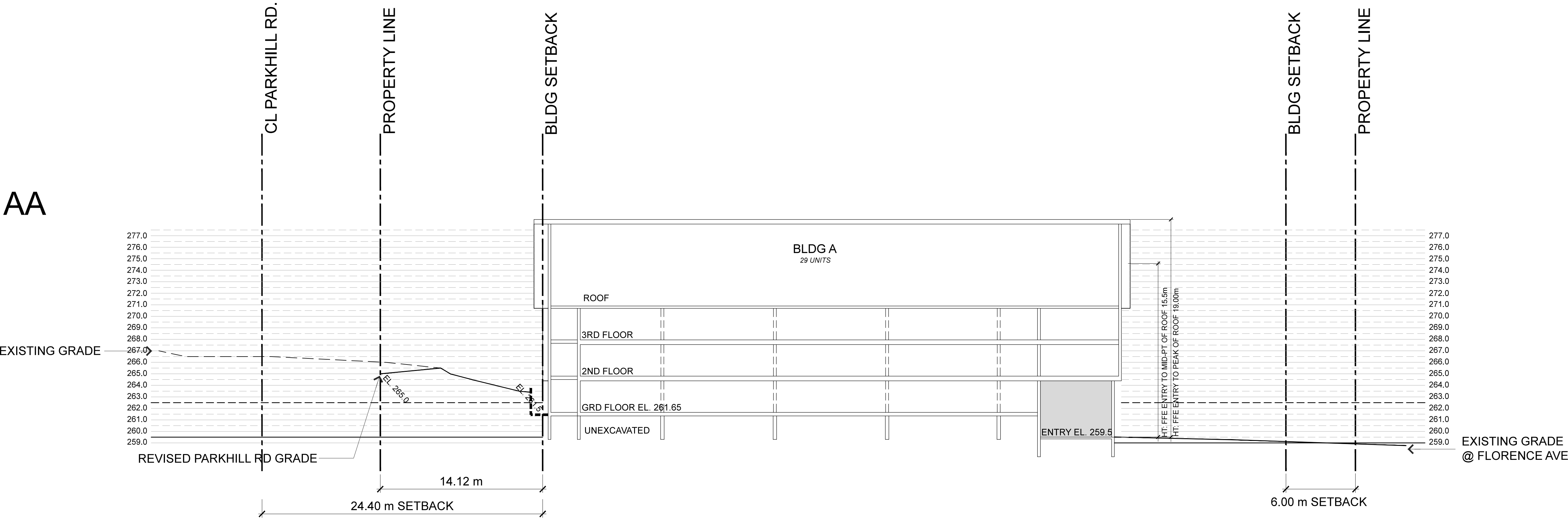
SITE STATS

SITE AREA = 8560.44 m²
BUILDING COVERAGE = 2146.00 m² [25.0%]
[BLDG A = 986.75 m², BLDG B = 1159.25 m²]
PAVED COVERAGE = 2940.25 m² [34.4%]
LANDSCAPING = 3474.19 m² [40.6%]

NUMBER OF UNITS 62
[10 UNITS ARE ACCESSIBLE]
[59-2 BED & 3-3 BED UNITS]
REQUIRED PARKING [1.75/UNIT] 109 SPACES
PROPOSED PARKING [1.65/UNIT] 103 SPACES
SURFACE PKG. 79 SPACES
U/G PKG. 25 SPACES
TOTAL PKG. PROVIDED 104 SPACES

ACCESSIBLE SPACES REQ'D 14
[1/SUITE + 1/FIRST 10 SUITES + 1/EACH ADDITIONAL 20 SUITES]
PROVIDED: 13 SURFACE, 1 U/G
[50% TYPE A ACCESSIBLE]

1 LOADING SPACE 3.6m X 6.0m PER BUILDING



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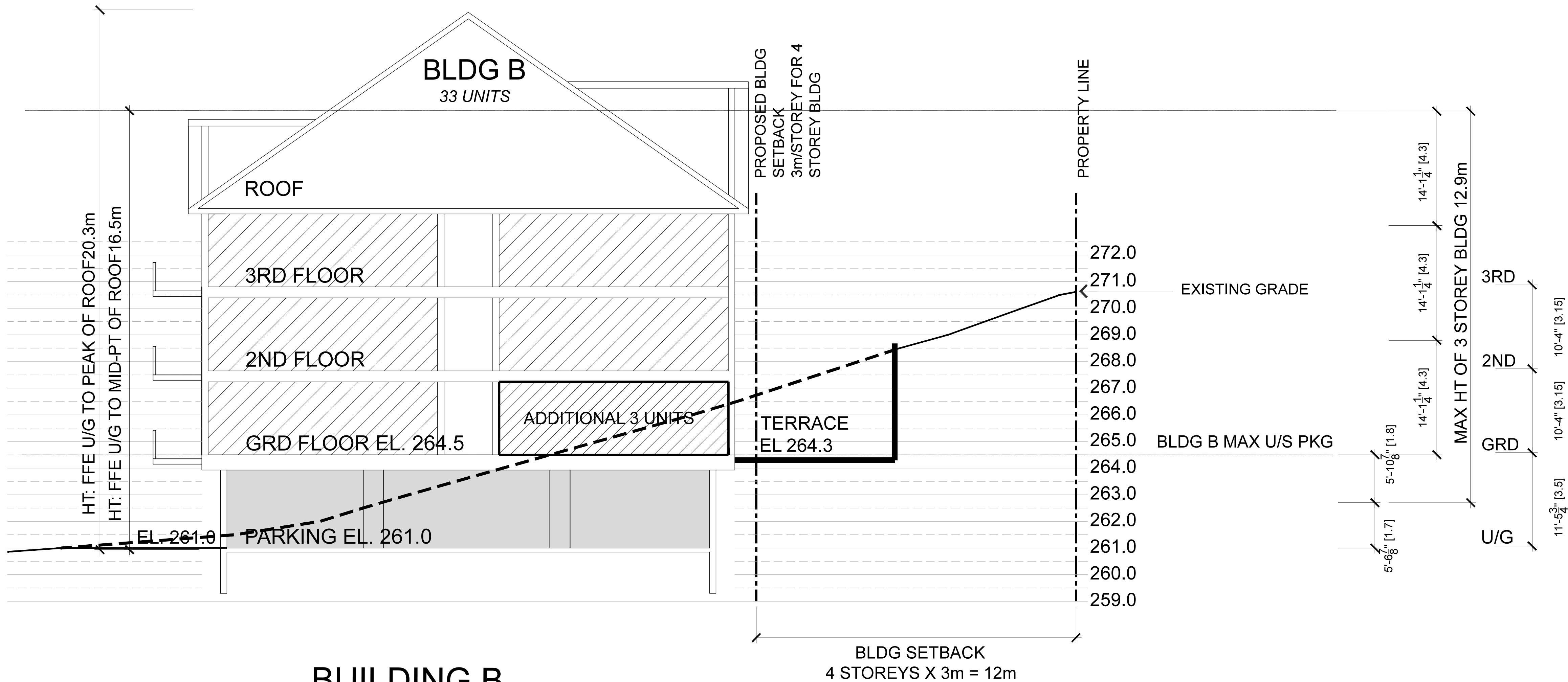
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| 3 07.11.16 | LOWERED BLDG A |
| 4 | |
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| 9 | |

SCALE 1:200

PROPOSED SITE SECTIONS

PARKVIEW HOMES DEVELOPMENT
340 FLORENCE DRIVE
PETERBOROUGH, ON.



BUILDING B

PROPOSED MINOR VARIANCE
U/G PARKING DEFINED A BUILDING STOREY
[U/S CEILING IS MORE THEN 1.8m ABOVE AVERAGE GRADE]
BUILDING IS NOW DEFINED AS A FOUR STOREY BUILDING AND WILL
REQUIRE A 12m REAR YARD SETBACK

IN ADDITION:
THREE - 3 BEDROOM UNITS HAVE BEEN ADDED TO THE BUILDING
SEE SITE PLAN FOR REVISED PARKING CALCULATIONS

AVERAGE GRADE CALCULATIONS
[WITH REAR TERRACE ON GRD FLOOR]

AVERAGE GRADE CALCULATIONS WILL DEFINE U/G PARKING
[AS A BLDG STOREY DUE TO THE REAR TERRACES BEING LOWERED
FROM THE 2ND FLOOR TO THE GRD FLOOR]



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| mm/dd/yy | description |
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| 1 07.07.16 | MINOR VARIANCE |
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| 9 | |

SCALE 1/16"=1'-0"

BLDG SECTION:BUILDING B
MINOR VARIANCE

340 FLORENCE AVE.
PETERBOROUGH, ON.

A30/16
340 Florence Drive



BUILDING A: EAST ELEVATION



BUILDING A: WEST ELEVATION
[ALONG BUILDING TERRACES]

NOT FOR CONSTRUCTION



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| mm/dd/yy | description |
|----------|-------------------------|
| 1 | 07.07.16 MINOR VARIANCE |
| 2 | 07.11.16 LOWERED BLDG |
| 3 | 07.21.16 REVIEW MEETING |
| 4 | |
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| 8 | |
| 9 | |

SCALE 1/8"=1'-0"

EAST & WEST ELEVATIONS
BUILDING 'A'

MULTI-UNIT RESIDENTIAL
340 FLORENCE AVE.
PETERBOROUGH, ON.

a 2.1A

A30/16
340 Florence Drive



MATERIALS LEGEND

- M1 BRICK
- M2 VINYL SIDING
- M3 WOOD SIDING
- M4 VINYL SHAKE SIDING
- M5 ASPHALT SHINGLES



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NOT FOR CONSTRUCTION



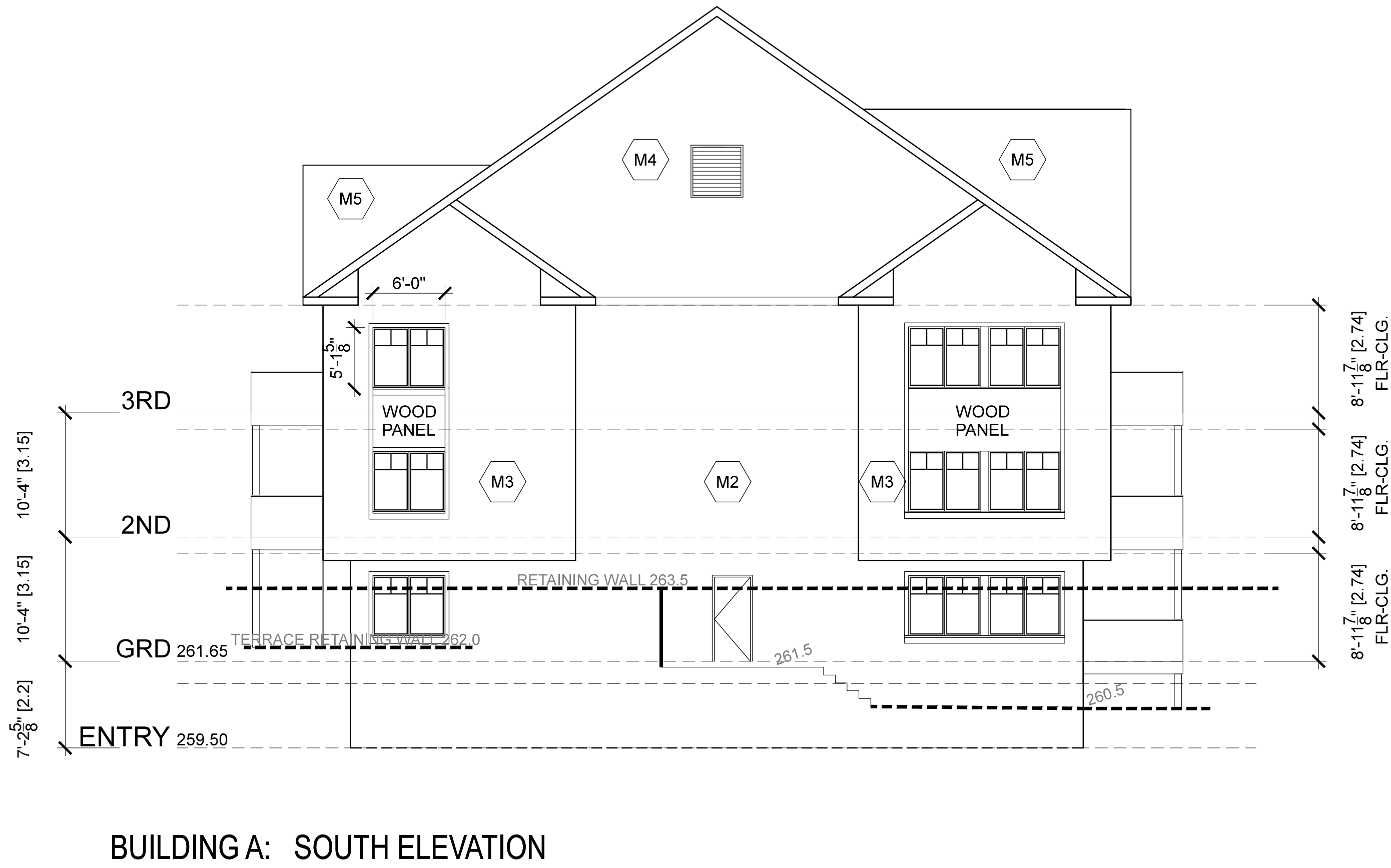
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SCALE 1/8"=1'-0"

NORTH & SOUTH ELEVATIONS
BUILDING 'A'

MULTI-UNIT RESIDENTIAL
340 FLORENCE AVE.
PETERBOROUGH, ON.



a 2.2A



BUILDING B : WEST ELEVATION



BUILDING B : EAST ELEVATION

MATERIALS LEGEND

- M1 BRICK
- M2 VINYL SIDING
- M3 WOOD SIDING
- M4 VINYL SHAKE SIDING
- M5 ASPHALT SHINGLES



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| 9 | |

SCALE 1/8"=1'-0"

EAST & WEST ELEVATIONS
BUILDING 'B'

MULTI-UNIT RESIDENTIAL
340 FLORENCE AVE.
PETERBOROUGH, ON.

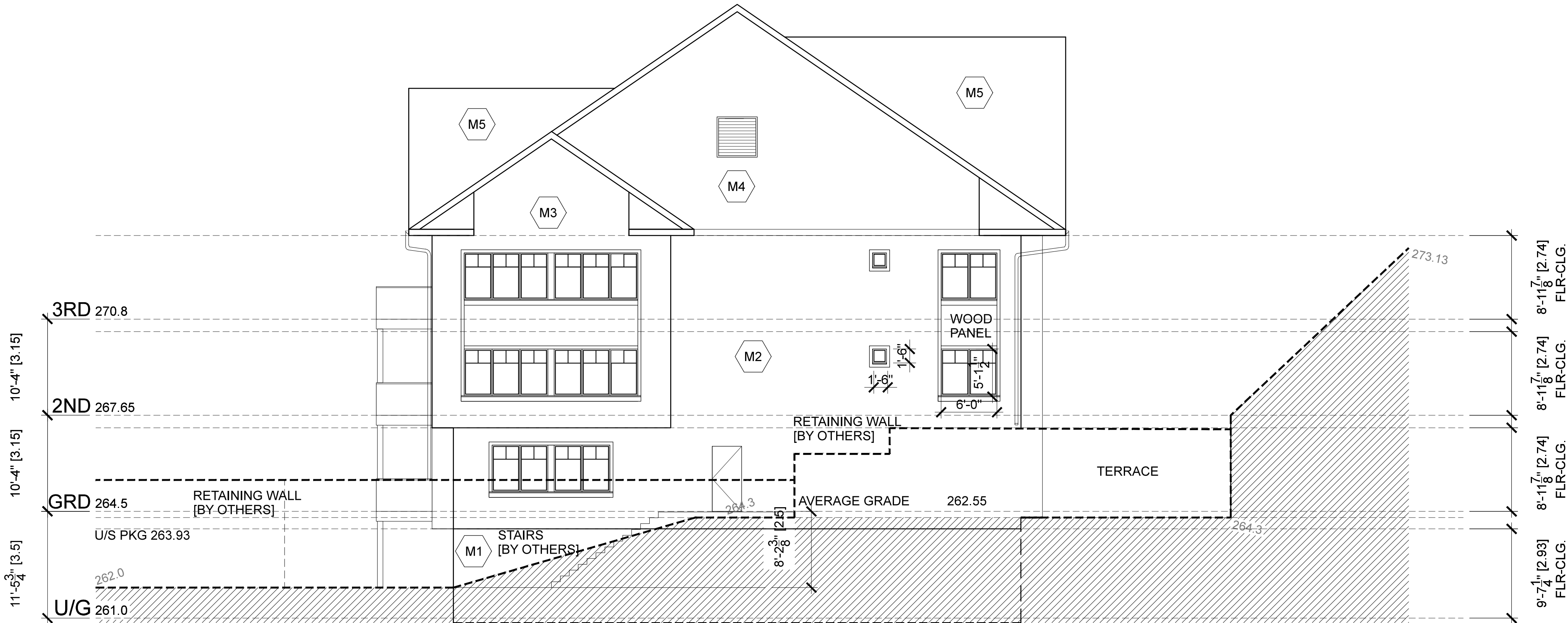
A30/16
340 Florence Drive

MATERIALS LEGEND

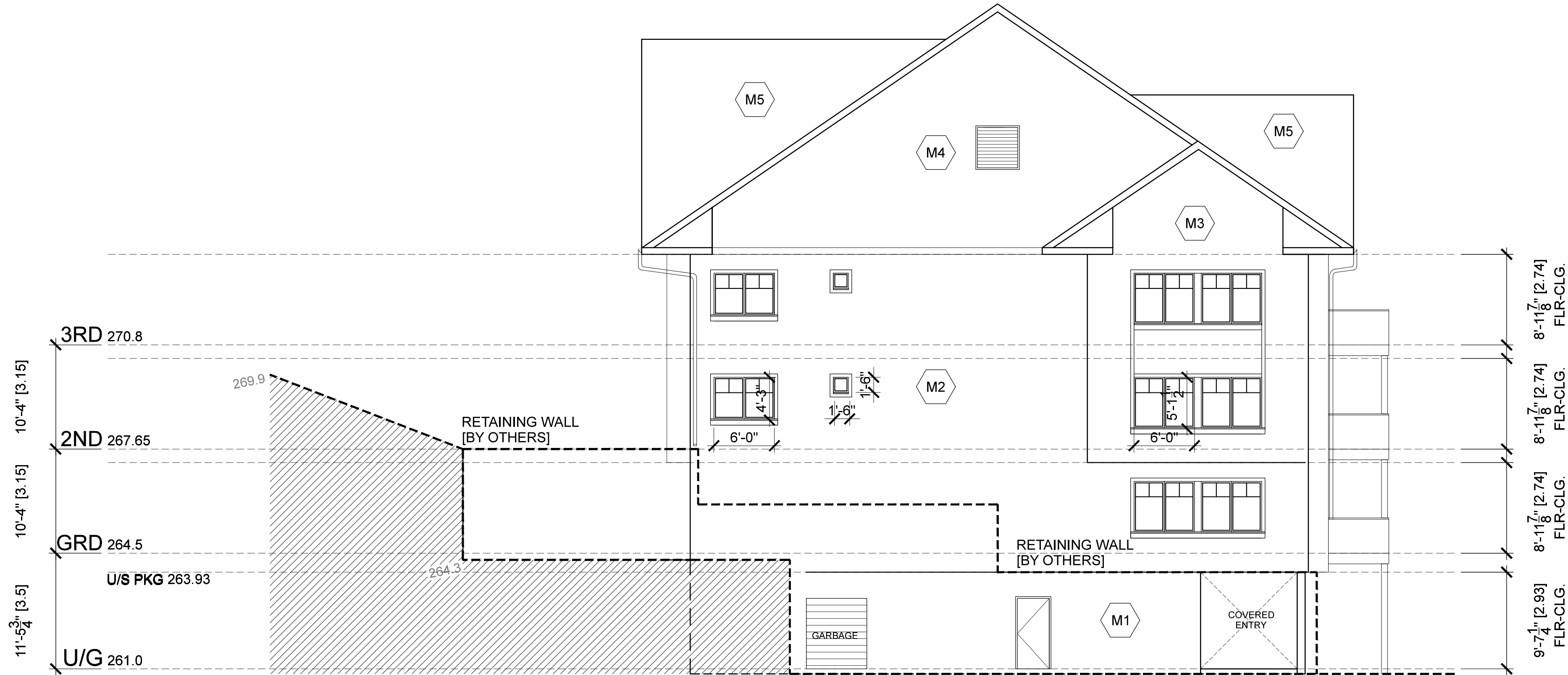
- M1 BRICK
- M2 VINYL SIDING
- M3 WOOD SIDING
- M4 VINYL SHAKE SIDING
- M5 ASPHALT SHINGLES



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AVERAGE GRADE: 262.55
BUILDING B : SOUTH ELEVATION



AVERAGE GRADE: 262.55
BUILDING B : NORTH ELEVATION



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| 2 07.21.16 | REVIEW MEETING |
| 3 | |
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| 8 | |
| 9 | |

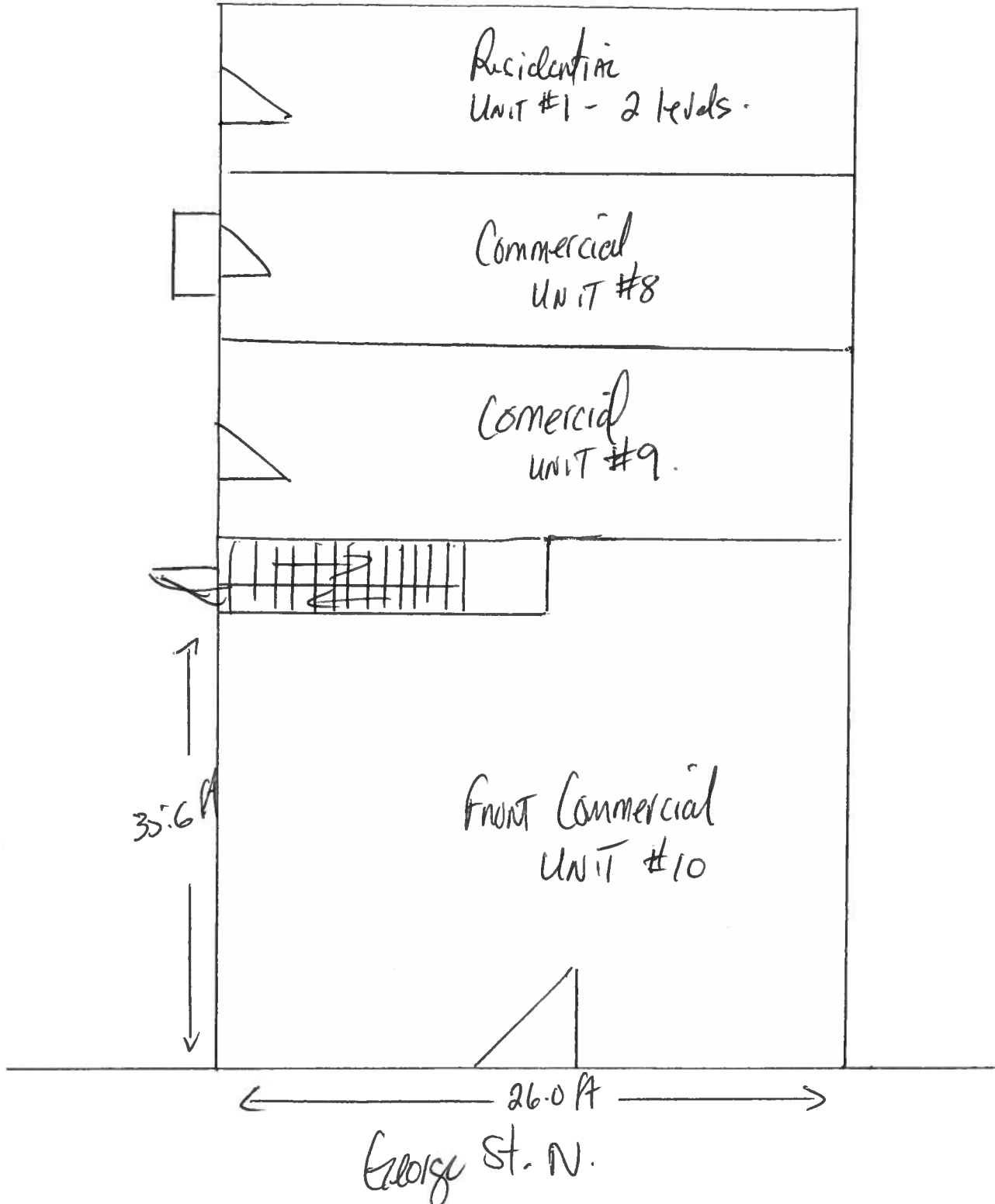
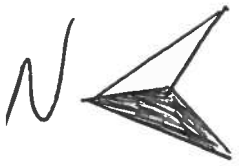
SCALE 1/8"=1'-0"

NORTH & SOUTH ELEVATIONS
BUILDING 'B'

MULTI-UNIT RESIDENTIAL
340 FLORENCE AVE.
PETERBOROUGH, ON.

a 2.2B

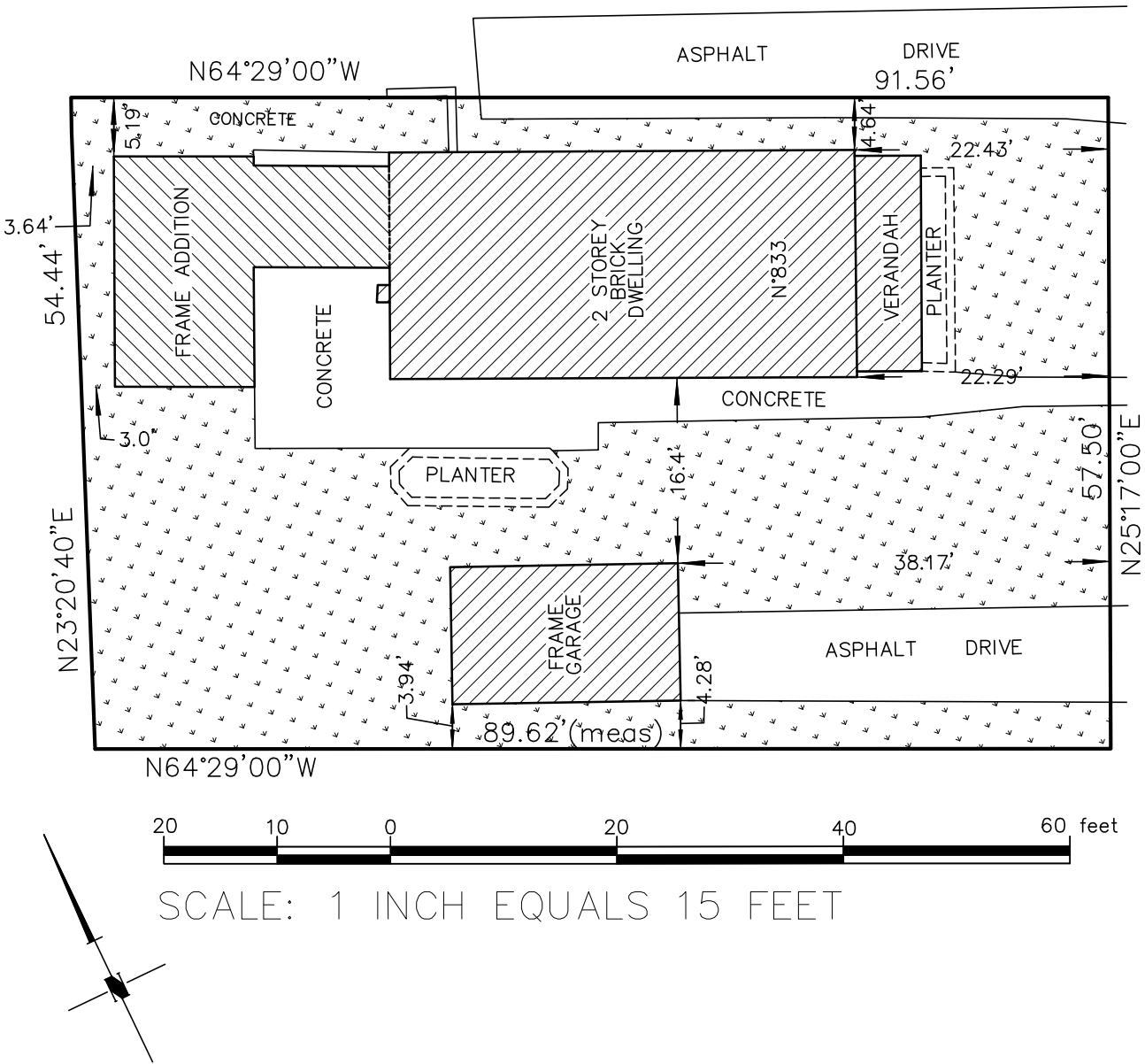
464 George St. North
Peterborough
Ground Floor.



A32/16
833 Water Street

SITE DATA:

| | |
|---------------------------------|---------------------------|
| LOT AREA: | 5,213.07 SQF [484.29 SQM] |
| AREA OF GARAGE: | 243.45 SQF [22.64 SQM] |
| AREA OF EXISTING DWELLING: | 935.96 SQF [86.95 SQM] |
| AREA OF ADDITION: | 358.15 SQF [33.27 SQM] |
| TOTAL BUILDING AREA: | 1,537.56 SQF [142.86 SQM] |
| AREA OF DRIVEWAYS: | 412.04 SQF [38.28 SQM] |
| AREA OF CONC. WALKWAYS: | 478.33 SQF [44.44 SQM] |
| AREA OF OPEN LANDSCAPE: | 2,785.14 SQF [258.71 SQM] |
| COVERAGE BUILDING: | 29.494% |
| COVERAGE DRIVEWAY AND WALKWAYS: | 17.080% |



20 10 0 20 40 60 feet
SCALE: 1 INCH EQUALS 15 FEET

Appendix C
PLOTTED: JUN/9/2016

CLIENT :

Densley THOMAS

PROJECT TITLE:

SINGLE FAMILY
DWELLING
833 Water Street
Peterborough, Ont.

DRAWING TITLE:

SITE PLAN OPTION A

I, Fabienne Lehmann, take responsibility for the design on this drawing. I am qualified and my firm is registered under subsection 3.2.4. of Division C, of the Building Code in the appropriate classes/categories.

eco line
design
studio

46 Ware Street,
Unit B
Peterborough, ON,
K9J 2B6
BCIN 33321
email:

fabiennellehmann@yahoo.ca
tel: 705-875-0038
www.ecolinedesingstudio.com

Rev:

JUNE 2016

PROJECT #: 16-15

Scale: As Shown

Drafted by Fabienne Lehmann
BCIN: 28161

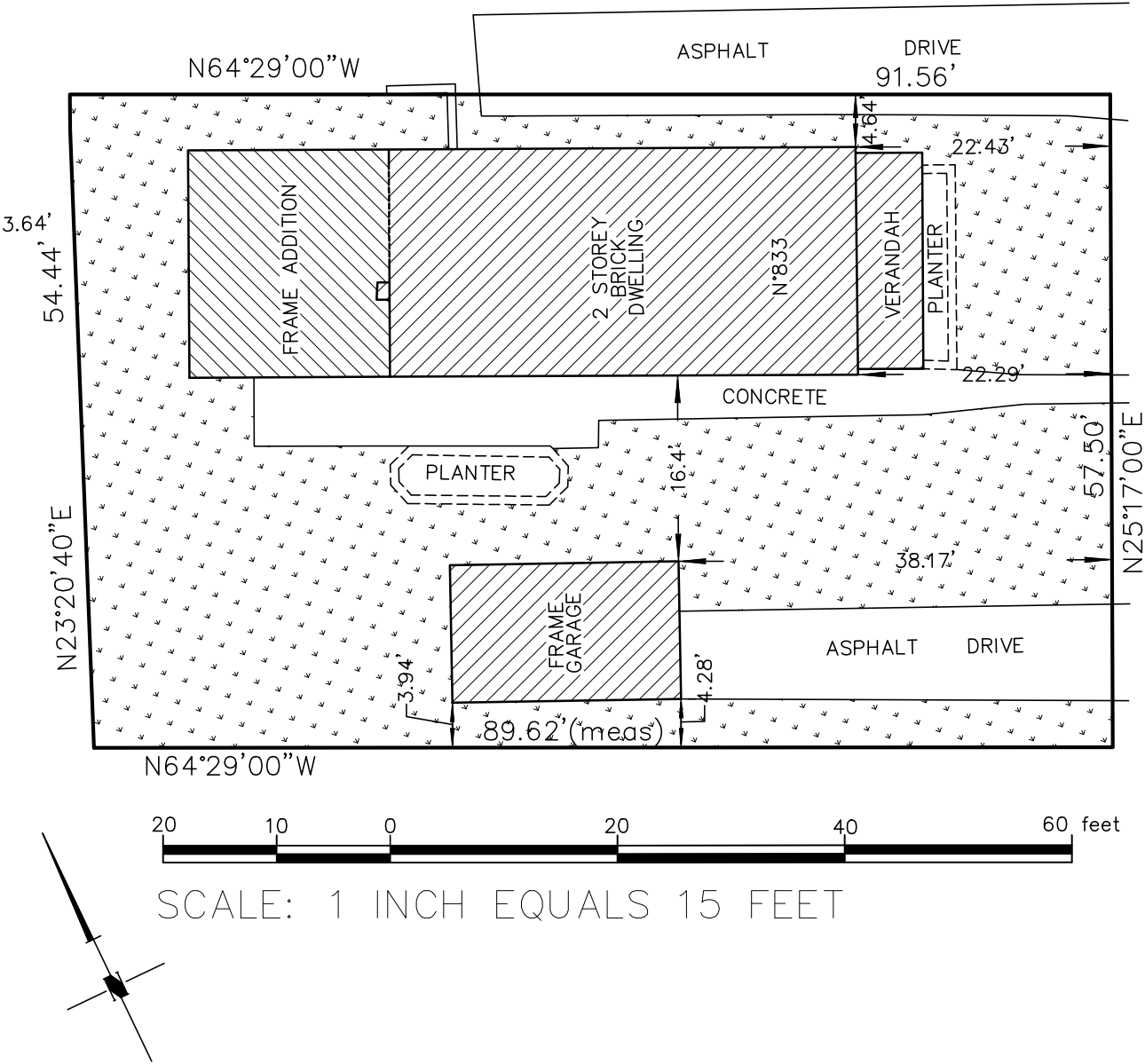
SHEET #:

A1.3

A32/16
833 Water Street

SITE DATA:

| | |
|---------------------------------|---------------------------|
| LOT AREA: | 5,213.07 SQF [484.29 SQM] |
| AREA OF GARAGE: | 243.45 SQF [22.64 SQM] |
| AREA OF EXISTING DWELLING: | 935.96 SQF [86.95 SQM] |
| AREA OF ADDITION: | 351.54 SQF [32.66 SQM] |
| TOTAL BUILDING AREA: | 1,530.95 SQF [141.80 SQM] |
| AREA OF DRIVEWAYS: | 412.04 SQF [38.28 SQM] |
| AREA OF CONC. WALKWAYS: | 345.77 SQF [32.12 SQM] |
| AREA OF OPEN LANDSCAPE: | 2,924.31 SQF [272.09 SQM] |
| COVERAGE BUILDING: | 29.368% |
| COVERAGE DRIVEWAY AND WALKWAYS: | 14.537% |



Appendix C
PLOTTED: JUN/9/2016

CLIENT :

Densley THOMAS

PROJECT TITLE:

SINGLE FAMILY
DWELLING
833 Water Street
Peterborough, Ont.

DRAWING TITLE:

SITE PLAN OPTION B

I, Fabienne Lehmann, take responsibility for the design on this drawing. I am qualified and my firm is registered under subsection 3.2.4. of Division C, of the Building Code in the appropriate classes/categories.

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Rev:

JUNE 2016

PROJECT #: 16-15

Scale: As Shown

Drafted by Fabienne Lehmann
BCIN: 28161

SHEET #:

A1.4

A33/16

740 Water Street

PARKING PLAN FOR
740 WATER ST.

WATER ST.

18.75 m

BUS

Walk way

LOT 3

LOT 5

30.49.

30.58

LOT 2

LOT 1

Fire
Escape4.49 m from edge of
Parking to window.

3.15

5.7 m

P1

P2

P3

P4

P5

1.5

18.75 m

1.5

LANE

PARKHILL RD

A33/16
740 Water Street

SURVEYOR'S REAL PROPERTY REPORT

Appendix C

NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1385393

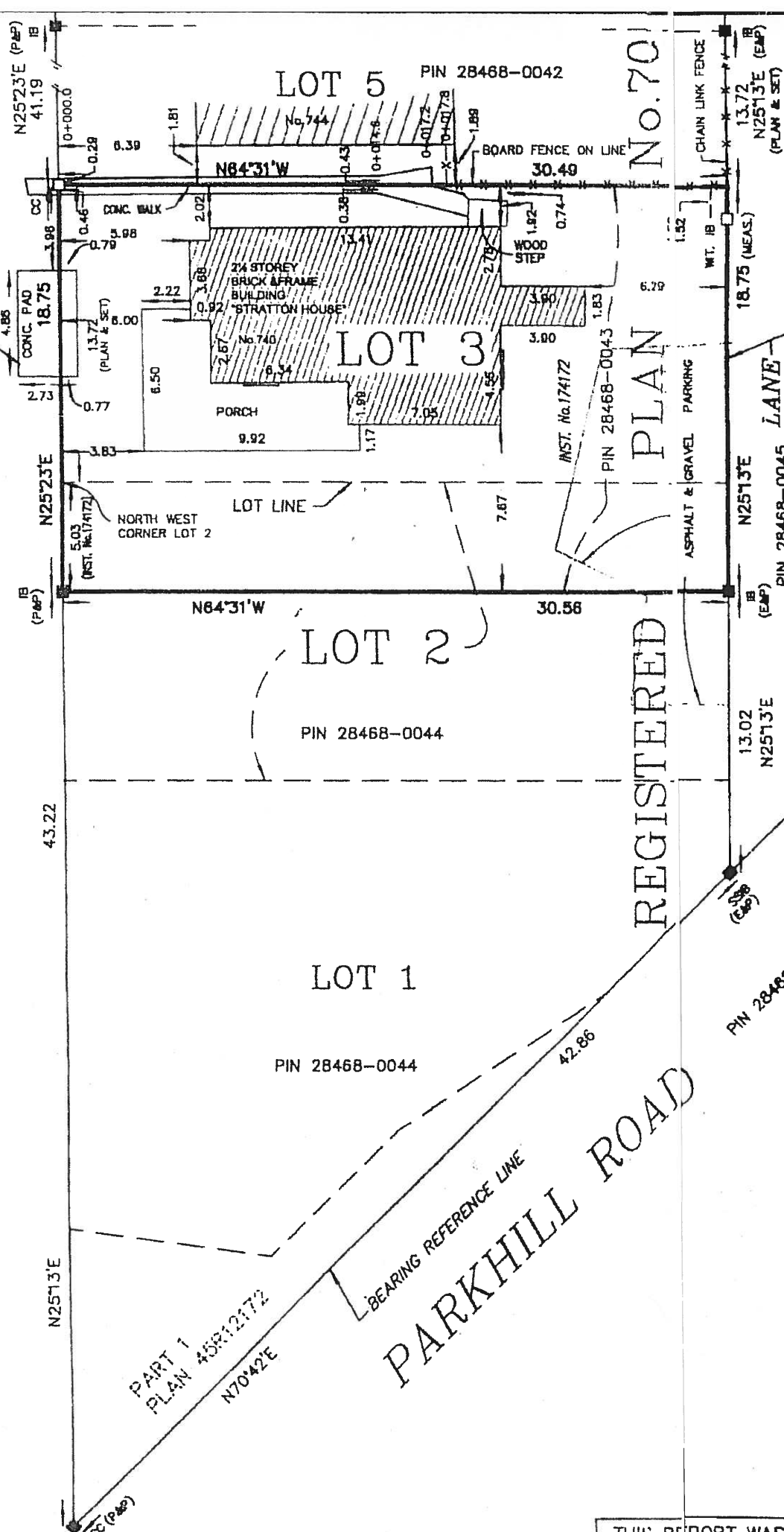


THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1925, SECTION 25(2)

GLASS
ENCLOSED
BUS
SHELTER

WATER STREET

PIN 28468-0001



LOT 4

LOT 2

PIN 28468-0044

LOT 1

PIN 28468-0044

REGISTERED

PLAN

No. 70

PARKHILL ROAD

BEARING REFERENCE LINE

PART 1
PLAN 45R12172
N70°42'E

PLAN OF SURVEY OF
LOT 3 AND PART OF LOT 2,
REGISTERED PLAN No. 70

CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH



SCALE: 1 : 250

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2001

BEARING NOTE:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE
SOUTHFRONT LIMIT OF PART 1, PLAN 45R12172

LEGEND:

■ DENOTES SURVEY MONUMENT FOUND

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE
TRENT UNIVERSITY

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY
REPORT DATED: 21 NOVEMBER, 2001



ELLIOTT AND PARR
(PETERBOROUGH) LTD.