



City of
Peterborough

Committee of Adjustment
Hearing Date: June 18, 2019

Staff Comments Regarding Files: B06/19, A24/19, A25/19, A26/19, A27/19, B07/19, A28/19, A29/19, B08/19, A30/19, and B10/19

B06/19 – 730 Orpington Road

Cleary Investments Inc and McLeod Real Estate Inc. / Monique Cleary

The subject property is located on the north side of Orpington Road and consists of a recently constructed, semi-detached dwelling. The property was recently rezoned to R.2 and it is designated 'Residential' on Schedule A, Land Use of the City's Official Plan.

The applicant proposes to sever the lot in half, along the party wall, to create separately conveyable lots (Exhibit A). Both lots comply with the Zoning By-law requirements for an R.2 lot and implement the residential designation outlined in the City's Official Plan.

Section 6.39 of the Zoning By-law refers to instances where lot area per dwelling unit, lot width per dwelling unit, and building setback from a side lot line that separates the subdivided lots need not apply, so long as the subdivided lots contain only one dwelling unit on each side. This provision in the Zoning By-law facilitates the division of the property in half along the party wall.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

Peterborough Distribution Inc. (PDI) has indicated that if electric heat is to be provided in rental units, then heat is to be metered separately from the renter's meter as per O. Reg. 389/10 under the *Energy Consumer Protection Act, 2010*. They have indicated that each unit is to be metered separately.

Staff recommend that the Committee of Adjustment approve the subject application, 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 severed parcel. Upon registration of the approved Reference Plan, two copies of the registered reference 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 of Peterborough 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) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- iv) Payment of a Tree Levy in the amount of \$124.55;
- v) That the applicant provides the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
- vi) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

A24/19 – 342 Downie Street – 2511514 Ontario Inc.

The subject property is on the east side of Downie Street, north of the intersection of Downie Street and Charlotte Street in the City's Central Area. The subject property is zoned R.3 in the City's Zoning By-law and is part of the Charlotte Street West Business District, as identified on Schedule J, Central Area of the City's Official Plan. The property was recently redeveloped with a four-unit dwelling and associated parking (Exhibit B).

The applicant is proposing to establish two dwelling units in the basement of the existing building. No exterior changes are proposed to the building. The applicant built the building in such a way that it could accommodate additional units in the basement by considering exiting, window sizes, etc.

The following minor variances are being sought to establish the two additional dwelling units:

- a) Reduce the lot area per unit from 230 square metres per unit to 98.8 square metres per unit; and
- b) Reduce the lot width per unit from 6 metres per unit to 2.82 metres per unit.

No parking reduction is being sought as the property is eligible for payment of cash-in-lieu of parking and the owner can enter into an agreement with the City of Peterborough regarding this payment. The property is adjacent to a municipal parking lot, is centrally located, and well served by transit.

The proposed two units will result in a residential density of 101 dwelling units per hectare, falling within the range outlined in the Official Plan, which supports up to 250 dwelling units per hectare in the subject area. The proposed additional units will not generate additional vehicular traffic from what is already facilitated on site. The built form is established and is anticipated to continue to be compatible with the surrounding land uses.

The Development Engineer has reviewed this application and has indicated that the size of the existing sanitary sewer and water service connections is to be confirmed to be adequate prior to issuance of a building permit.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

Peterborough Distribution Inc. (PDI) has reviewed the application and has indicated that if electric heat is to be provided in rental units, then heat is to be metered separately from the renter's meter as per O. Reg 389/10 under the *Energy Consumer Protection Act, 2010*. Each rental unit is to be metered separately.

Peterborough Utilities Commission has indicated that development charges and frontage charges apply and that water service sizing is the responsibility of the owner.

The subject application anticipates the addition of two units within the footprint of an existing building. These units are supported by policies in the Official Plan, being part of the Central Area and will utilize existing space within the building that was built to accommodate future units. There will be no external changes to the site and no additional parking provided, which is supported by the Cash in lieu of parking policies in the Official Plan. The proposal will result in desirable intensification within the Central area and is considered minor in nature.

Staff have considered the request for variances to permit the two additional dwelling units and support the intensification within the existing building, minimizing impacts on adjacent properties. Staff recommend the Committee of Adjustment approve the proposed minor variance application conditional upon the following:

- i) Payment of a parks levy in an amount to be determined by the City's Parks Levy Review Committee for each of the two additional units;
- ii) The owner entering into an agreement regarding the requirement of cash in lieu of parking not provided to support the development of the property; and
- iii) Confirmation that the size of existing sanitary sewer and water service connections is adequate, to the satisfaction of Infrastructure and Planning Services.

A25/19 – 205 Sherbrooke Street

Donald and Gwenyth Harterre / Emily Whetung MacInnes, LLF Lawyers LLP

The subject property is located on the south side of Sherbrooke Street, east of the intersection of Sherbrooke and Aylmer Streets in the City's Central Area. The property is zoned C5 and is identified as Commercial Core on Schedule J, Central Area of the City's Official Plan. The property is supported by an older two and a half storey building that contains two upper and two lower units and a six-unit apartment building attached to the rear. Residential units are also located in the upper storeys of the 'front' building. Parking is located at the rear of the building (Exhibit C).

Recently, the main floor of the 'front' building was converted into two dwelling units, without a Building Permit, leaving the front addition as the only commercial space on the site (Exhibit D). The C5 zoning district does not allow for ground floor residential uses. The applicant is seeking relief from this Section of the Zoning By-law to allow these two ground floor units to be legally recognized by the City. The units will have to go through Ontario Building Code and Fire review to close off any open complaints from a construction without a permit perspective.

Staff have considered the request and note that the property currently supports legal-non-complying, ground floor residential uses in the 'rear' portion of the building. Further, the residual commercial space, identified as 'Unit E' on Exhibit D, measures approximately 34 square metres in size and is large enough to support some of the permitted uses in the C.5 Zoning District such as an office, a studio or craft workshop. This commercial space directly relates to the street, which is important for a commercial space.

The City's policies relating to the Commercial Core Area in the Official Plan stipulate that retail uses that generate pedestrian traffic be located at grade level to maintain a continuous shopping function of the streetscape. The typical building form in the Commercial Core are buildings that are directly adjacent to the sidewalk – this is present along George and Water Streets and many other cross streets within the City's core. Sherbrooke Street hosts a slightly different built form, whereby former large residential buildings have changed over time via additions to support retail or office uses or remain residential at grade. The proposed two ground floor residential units would not relate directly to the street and would not introduce a disruption in the present built form. The proposed minor variances are considered minor, in keeping with the property's zoning and applicable Official Plan policies, and would result in desirable use of the land.

The Development Engineer has reviewed this application and has indicated that the size of the existing sanitary sewer and water service connections is to be confirmed to be adequate prior to issuance of a building permit.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

Peterborough Distribution Inc (PDI) has reviewed the application and has indicated that if electric heat is to be provided in rental units, then heat is to be metered separately from the renter's meter as per O. Reg. 389/10 under the *Energy Consumer Protection Act, 2010*. Each rental unit is to be metered separately.

Staff recommend that the Committee of Adjustment approve the proposed minor variance application, conditional upon confirmation of adequate size of existing sanitary sewer and water service connections, to the satisfaction of Infrastructure and Planning Services. The applicant is responsible to clear any outstanding Ontario Building Code of Fire Code related matters pertaining to these units.

A26/19 – 115 James Street – James Robert Mackie

The subject property is located on the south side of James Street, in 'East City'. The property is zoned R.1 and is designated Residential on Schedule A, Land Use in the City's Official Plan. The property currently supports a two-storey dwelling with a one-storey rear addition, parking and a detached garage. The dwelling is approximately 140 years old and is located in close proximity to the east side lot line (Exhibit E, Survey).

The owner is proposing to remove the existing rear addition and replace it with a new, slightly larger two-storey addition (Exhibit F, Plans). This addition will extend along the current setback from the east side lot line, which is 0.43 metres from the side yard. As such, the applicant is seeking a reduction in the side yard setback from the east lot line from 1.2 metres to 0.43 metres to allow the construction of the new addition. The application is proposing to demolish the existing garage to accommodate the new addition and replace it further into the rear yard in compliance with the Zoning By-law.

This property is a long narrow lot. The applicant looked at options to accommodate the full 1.2 metre setback but discovered that room sizes and interior layout would not support the intended functionality that the renovation will provide. The property to the east has their driveway and garage immediately adjacent to the subject property and is two and a half storeys in height.

The Urban Design Technologist has identified the need to demonstrate drainage along the east side with downspouts and grading.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

The proposed addition will provide added functionality and use of the residential property, while maintaining the main older portion of the dwelling. It is in keeping with the Zoning regulations and Official Plan policies for Residential areas. This proposal involves respecting the existing side yard setback from the east lot line by going no closer than where the existing building sits and will incorporate provisions to ensure drainage is adequately dealt with on site. Staff recommend that the committee approve the subject application, conditional upon demonstrating drainage along the east side of the dwelling, including downspouts and grading, to the satisfaction of the Planner, Urban Design.

A27/19 – 4 Kirk Street – Silvia Afonso and Kreig Pattyn / Ken Currie

The subject property is located at the northwest corner of the intersection of Kirk and Rubidge Streets, just west of the City's Central Area. The property is zoned R.1, R.2, R.3 and is identified as Transitional Uses in Schedule J, Central Area of the City's Official Plan. This property is a large corner property, supporting a large two and a half storey building and detached garage. This property is currently recognized as a duplex; however, an illegal unit has come to the attention of the City's Building Division.

The applicant is seeking a minor variance from the Committee of Adjustment to allow the third unit. The applicant will have to satisfy the Building Division with respect to the Ontario Building Code to lift the violations on the property.

This property can meet the minimum requirements for three units outlined in the R.3 Zoning District. The lot area per unit value meets the 80% requirement outlined in the regulations that pertain to existing undersized lots. The applicant has shown how three of the required five parking spaces can be accommodated on site, within the requirements of the Zoning By-law, however, they will require a minor variance to reduce the number of required parking spaces from 1.5 per unit to 1 per unit. This will be supported by the establishment of a driveway and parking area accessed from Kirk Street on the southwest corner of the site (Exhibit G).

The applicant originally proposed an oversized driveway expansion along Rubidge Street to support the five required parking spaces, however the proposal would have not complied with the Zoning By-law, and it would have introduced additional parking in a location where the backing out of a vehicle onto an arterial road is discouraged in the Official Plan.

The Transitional Uses Area policies of the Official Plan anticipate medium and high density residential. The policies outline the provision of adequate parking and buffering and setbacks. The proposal utilizes the existing building and one additional parking space that will be accommodated on site.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

Peterborough Distribution Inc (PDI) has reviewed the application and has indicated that if electric heat is to be provided in rental units, then heat is to be metered separately from the renter's meter as per O. Reg. 389/10 under the *Energy Consumer Protection Act, 2010*. Each rental unit is to be metered separately.

The Urban Design Technologist has indicated that a City street tree may be impacted by the establishment of the driveway at the southwest corner of the subject property. The applicant is to go through the appropriate process with Public Works to remove the street tree.

The subject property is within walking distance to the Central Area, amenities, and is well served by bus service. Staff do not anticipate issues to arise resulting from the proposed reduction in the number of required parking spaces. It is not anticipated that the proposed legalization requires extensive physical alteration of the exterior of the building. A Reconfiguration of the interior is required to comply with the requirements of the Ontario Building Code. The proposed intensification is viewed as being in keeping with the Zoning By-law and Official Plan. Staff recommend that the Committee of Adjustment approve the subject application.

B07/19, A28/19, A29/19 - 400 Ashburnham Drive – Len and Susan Vass

The subject property is on the east side of Ashburnham Drive, near the City limit. The property owner also owns adjacent property to the south of the subject lands, located in Otonabee Township. The existing residential use of the property is recognized by the City as a Legal Non-Conforming Residential use. The residential use was established on the property, legally, prior to the Zoning By-law amendment changing the zoning to the M3.2 – Enhanced Service Industrial Zoning District.

The property is identified as Service Industrial on Schedule O, Industrial Land Use of the City's Official Plan. The Cold Springs and Yankee Bonnet wetland complex is present on the subject property, as well as most of the property to the south. This is a Provincially Significant Wetland, and the policies of the Provincial Policy Statement apply to any *Planning Act* application within 120 metres of this wetland.

This is a large rural property that is privately serviced. It supports a dwelling, pool area and several out buildings (Exhibit H). The applicant is seeking consent from the Committee of Adjustment to sever 0.49 hectares of the lands used as the 'residential' components of the property, therefore limiting the amount of the property that can be used for the legal-non-conforming residential use, as well as for an easement to deal with the encroachment of a portion of a shed onto the retained lands. It is intended that the retained lands be developed, via several additions to the existing out buildings to support a microbrewery, in compliance with the permitted uses of the M3.2 Zoning District.

Due to the location of the pool, the location of numerous existing out buildings, and the proposed line of severance, approval of several variances is being sought. The majority of the variances are located on the retained lands, addressing the deficient building setbacks and landscape strips resulting from the severance.

The proposal also contemplates using a portion of the adjacent lands to the south, currently owned by the applicant, as the location for the required parking to support the new uses to be established on the retained lands. The development will require site plan approval, to be coordinated between the City, the owner and Otonabee Township. Given that the township parcel is intended to be used for access and parking related to the used on the retained parcel, Planning staff recommend the owner consolidate the Township property to the south with the retained lands. The applicant has been in contact with the Township's planning consultant and has received confirmation that the parking area proposed on the Township lands is a permitted use under their Zoning By-law, subject to Site Plan Approval.

The Otonabee Region Conservation Authority (ORCA) has indicated that they require more time to review the materials provided with their application. They are seeking a deferral of these applications to the next meeting to allow enough time to review the Environmental Impact Statement (EIS) that was prepared in support of the application. As all decisions of the Committee of Adjustment must be consistent with the Provincial Policy Statement (PPS), staff is not able to recommend approval for the subject applications until such time that ORCA has been sufficiently satisfied that the policies of the PPS have been adequately addressed. The subject property contemplates a severance of lands that currently contain a Provincially

Significant Wetland (PSW) and the redevelopment of the retained lands, which are within the 120 metres of the PSW. ORCA's satisfaction with the study and proposed works is needed prior to moving forward. The location of any development including placement of septic systems, establishment of parking, building expansions are directed by the results of the EIS. Approval is deemed to be premature until such time that ORCA concurs with the results and recommendations outlined in the EIS.

In the absence of formal comments from ORCA and Peterborough Public Health (with respect to the severance application), staff recommend that the Committee defer its decision until the next meeting of the Committee of Adjustment. This should permit ORCA and Public Health to have enough time to conduct their respective reviews of the proposal.

B08/19 – 402 Water Street; 116 and 118 Hunter Street West; and 421 and 437 Sheridan Street – The Incumbent and Church Wardens of St. John's / Kevin M. Duguay

The subject property is located on the north side of Hunter Street in the City's downtown. The property has multiple Zoning Districts, including C.6 in the location of the proposed severance, PS.2 for the Church and SP.244-114 for the Manse. The property is identified as Commercial Core on Schedule J, Central Area of the City's Official Plan.

The applicant is seeking consent to sever the southwest corner of the property, associated with the C.6 zoned lands. This piece of property is approximately 1,679 square metres in size (Exhibit E). It currently hosts two buildings, one at 116 Hunter Street East and the other at 402 Water Street. These buildings host a mix of office and residential uses.

The applicant intends to redevelop the severed lands in the future, however there are no immediate plans for redevelopment. The redevelopment of the site would be subject to Site Plan Control and would require the submission of a Heritage Impact Assessment due to the presence of the designated heritage building (St. John's Anglican Church).

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

Peterborough Distribution Inc. (PDI) has indicated that the property owner will need to contact PDI if electrical servicing is required for any new development on the severed lands.

A daylight triangle measuring 5 metres by 5 metres is to be conveyed to the City prior to issuance of a consent certificate.

Fire Services has indicated that there is an outstanding order on the property known municipally as 116 Hunter Street West (part of the severed lands). They have brought this to Planning Staff's attention and have requested that the order be dealt with prior to the severance being granted. Staff note that the proposed severance does not interfere with the presence of the fire escape and has passed the concern on to the applicant to be addressed. The *Fire Protection and Prevention Act* provides Fire Services with ample means to require compliance.

Staff recommend the Committee of Adjustment approve of the proposed severance application, 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 severed parcel, including 5 metre by 5 metre daylighting triangle. Upon registration of the approved Reference Plan, two copies of the registered reference will be provided to the Secretary-Treasurer;
- ii) Conveyance by the owner to the City, free of encumbrances and at no cost to the City, of the 5 metre by 5 metre daylighting triangle;
- iii) 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 of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- iv) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land;
- v) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

A30/19 – 137 Rubidge Street – CB Rubidge Inc.

The subject property is located on the west side of Rubidge Street in the City's Central Area. The property is zoned R.4 and is identified as Transitional Uses on Schedule J, Central Area of the City's Official Plan. The property currently has Committee of Adjustment approvals in place to develop the property with four dwelling units, with a very specific footprint (see Exhibit J).

The applicant has recently come forward with a reconfiguration of the unit sizes and is proposing to establish eight one-bedroom and bachelor units instead of the four three-bedroom units which were initially sought. The increase in the number of units from four to eight requires a further reduction in the minimum lot area per unit to 67 square metres. The applicant is not proposing any changes to the footprint of the building, and as such, the variances previously sought for the building footprint can remain in place.

The applicant is seeking approval through the City's Affordable Housing program that will require the applicant to enter into a 20-year agreement that maintains rents at or below average market rent. As such, Section 5.11 of the Official Plan allows an exemption from part of the off-street parking required, in the payment of cash in lieu of parking. In turn, the City's Affordable Housing Community Improvement Plan (CIP) offers refunds of this payment. The applicant is aware that if they do not secure an agreement with the City with respect to the provision of Affordable Housing, the property would fall back to the approved four units, as there was no parking relief sought for the eight units.

The subject property falls within the Central Area, where medium and high density residential is contemplated (up to 250 dwelling units per hectare), provided that certain parameters with respect to compatibility are satisfied. The built form of this building has received previous approval from the Committee of Adjustment, and it is proposed to be unchanged with the increase in the number units. Although not necessarily captured through the City's Zoning By-law, the shift in unit size by the applicant has reduced the overall number of bedrooms in the building from twelve to eight.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposed is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

The Urban Design Technologist has reviewed this applicant and has indicated that the current site plan applications that are with the City will need to be cancelled and a new application is to be filed due to the increase in fees. It is a standard requirement for a proposal for 4 or more units to go through Site Plan Approval.

The Development Engineer has provided review of this application and has indicated that the adequacy of the size of the existing sanitary sewer and water services should be confirmed.

Peterborough Distribution Inc (PDI) has indicated that if electric heat is to be provided in rental units, it should be metered separately from the renter's meter as per O.Reg 389/10. Each unit will need to be separately metered. Peterborough Utilities Commission (PUC) has indicated that development charges and/or frontage charges are applicable and that is the owner's responsibility to confirm suitability of water service size.

Staff have considered the proposal to change the number of units from four to eight, within the footprint of the approved building as well as the support provided in the Central Area policies of the Official Plan that support additional units. The variance considered would result in development that is in keeping with the Official Plan and Zoning By-law, would result in development that is desirable and is considered minor. Staff recommend that the Committee of Adjustment approve the minor variance application, conditional upon the following:

- i) Payment of a parks levy in an amount to be determined by the City's Parks Levy Review Committee for each of the four additional units
- ii) The cancellation of the current application for Site Plan Approval that considers four units and approval of a new Site Plan Application for the eight-unit building to the satisfaction of the Planner, Urban Design, including a lot grading plan; and
- iii) Confirmation of adequate size of existing sanitary sewer and water service connections, to the satisfaction of Infrastructure and Planning Services.

B10/19 – 1144 Lansdowne Street West

The subject property is located on the north side of Lansdowne Street West, forming part of what is known as Summit Plaza (Exhibit K). The property is supported by a Sobeys' Grocery Store and Tim Hortons. The companion property, 1200 Lansdowne Street West is supported by a Canadian Tire, Pet Value, The Brick and Scotiabank. The property is zoned SP.272, which is a site-specific Commercial Zoning District. The property is designated Special Purpose Retail on Schedule I, Commercial Area Land Use Plan in the City's Official Plan.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and has indicated that the proposal is consistent with the Natural Heritage and Natural Hazards policies of the Provincial Policy Statement.

The applicant is seeking consent from the Committee of Adjustment to facilitate a long-term lease associated with the Tim Hortons restaurant situated on the subject property (see Exhibit L).

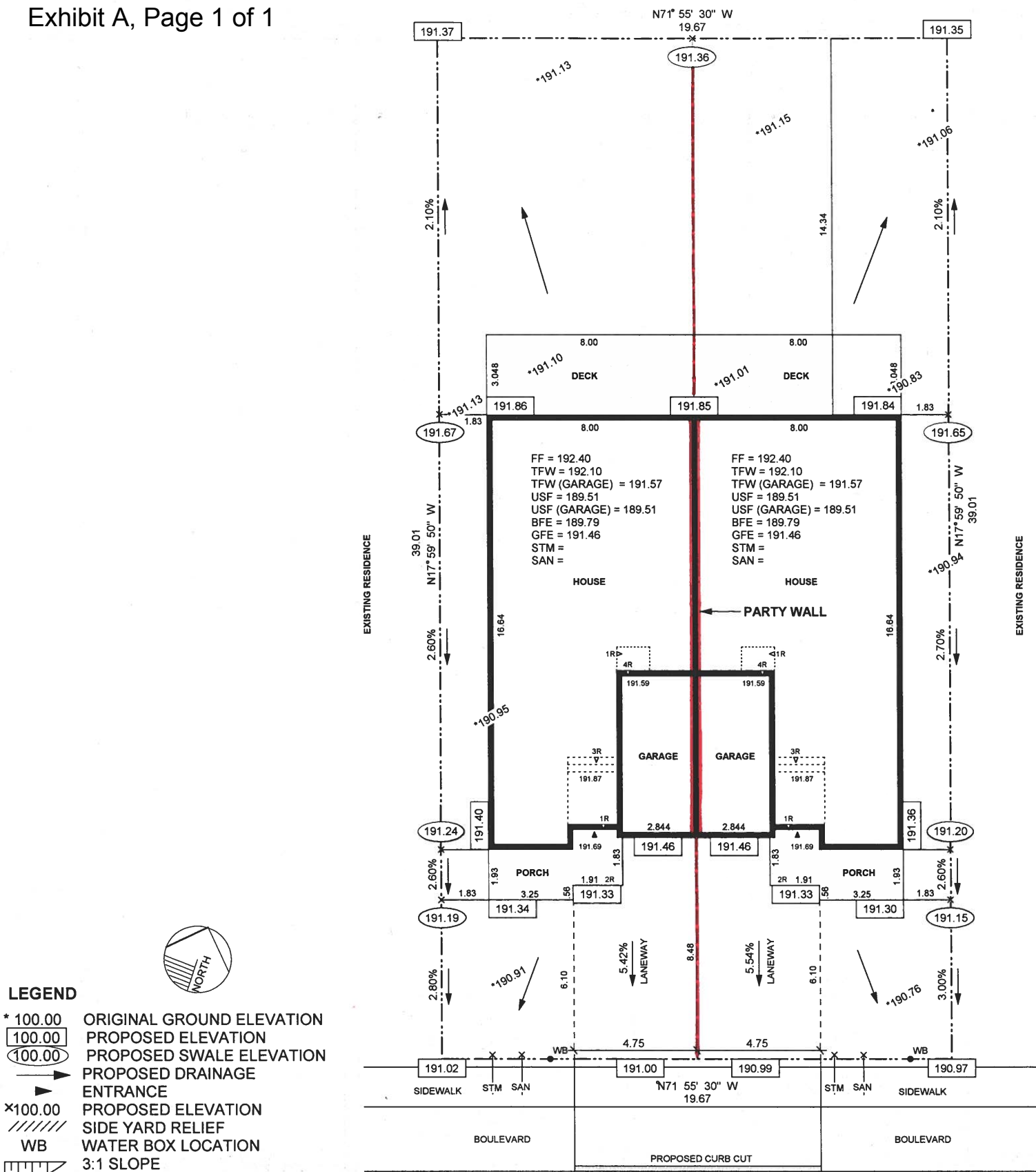
Staff received no comment in objection or concern regarding the subject proposal. Staff recommend that the Committee of Adjustment grant the consent for long term lease.

Prepared By:

Concurred With:

Christie Gilbertson R.P.P., M.C.I.P.,
Planner, Policy and Research
Planning Division,
Infrastructure and Planning Services

Dean Findlay, C.Tech., CBCO
Chief Building Official
Building Division,
Infrastructure and Planning Services

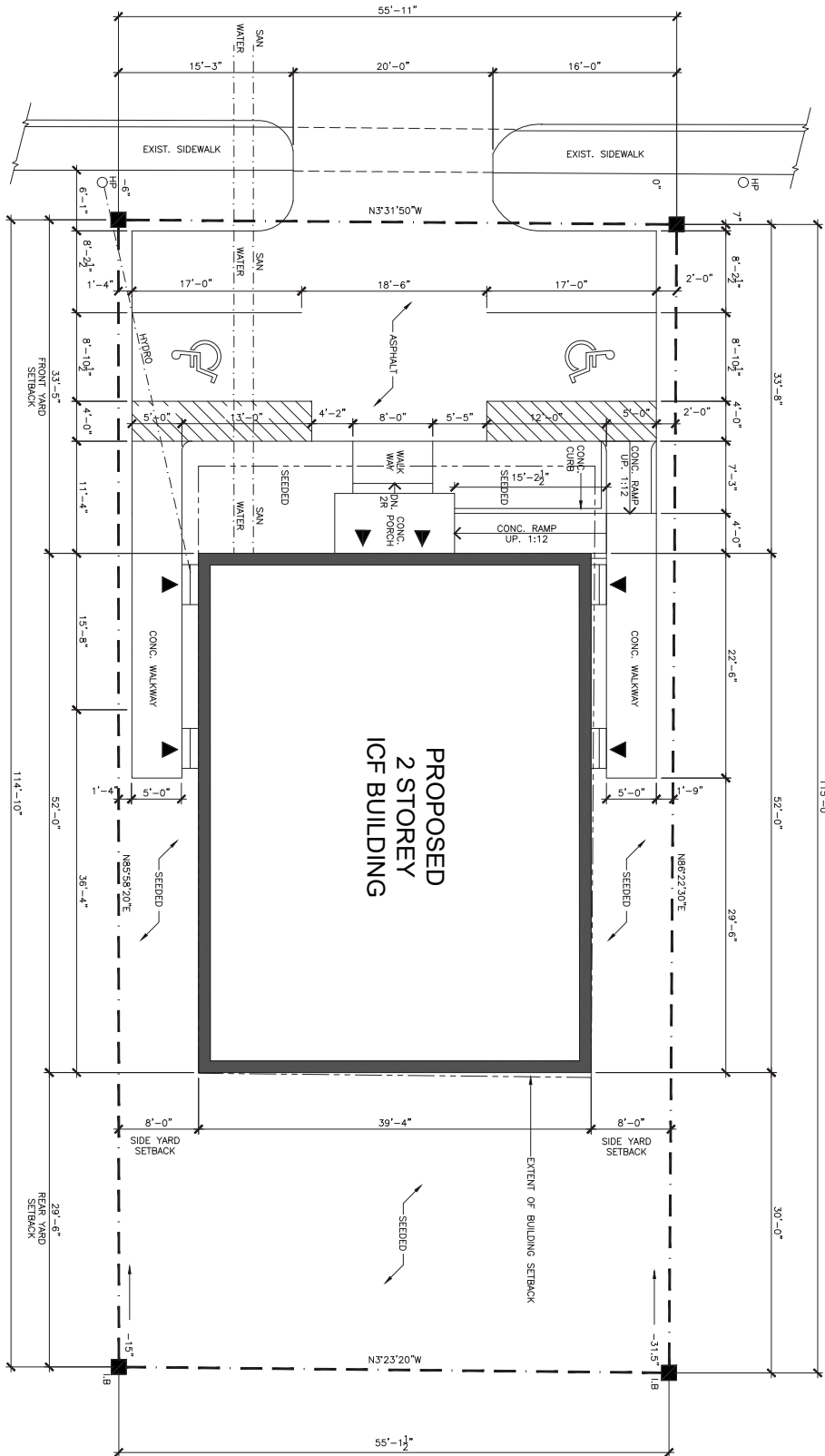


THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED DURING CONSTRUCTION; IF SO PERMISSION FROM THE NEIGHBOURS WILL BE REQUIRED

730 ORPINGTON RD.

730 Orpington Rd.	MODEL: Duplex	COMMENTS: LOT COVERAGE - 36.58% 7'-10" HIGH FND. WALL LOW LEVEL CITY OF PTBO BUILDER CODE G0045	A 1
Cleary Homes Since 1958	314 CARNEGIE AVE PETERBOROUGH ON. K9L 1M9	PHONE - 741-0004 FAX - 741-4249	SITE PLAN Scale: 1:200 DATE: April 11, 2019 DRAWN BY: M. DMYTROW

DOWNIE STREET



DRAWING NOTES

1. The plan is property of Kawartha Lakes Drafting & Design and shall remain the property of Kawartha Lakes Drafting & Design in perpetuity. It shall not be reproduced, copied, or used in any way without the written consent of Kawartha Lakes Drafting & Design.
2. The owner/contractor shall be responsible for obtaining all necessary permits and approvals from the City of Peterborough and the County of Kawartha Lakes.
3. All materials, methods of construction, and construction details shall be in accordance with the Ontario Building Code and the National Building Code of Canada.
4. The owner/contractor shall be responsible for obtaining all necessary permits and approvals from the City of Peterborough and the County of Kawartha Lakes.
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9. The owner/contractor shall be responsible for obtaining all necessary permits and approvals from the City of Peterborough and the County of Kawartha Lakes.
10. All dimensions are taken from the face of the building unless otherwise indicated.

NO.	DESCRIPTION	BY	DATE
3	ISSUED FOR PERMIT	JP	13/06/16
4	GENERAL REVISIONS	JP	16/06/16
5	GENERAL REVISIONS	JP	20/06/16
6	GENERAL REVISIONS	JP	24/06/16
7	GENERAL REVISIONS	JP	05/09/16
8	GENERAL REVISIONS	JP	07/09/16

PROJECT DESCRIPTION
342 DOWNIE STREET
4-PLEX

DWG. NAME
SITE PLAN

Kawartha Lakes
Drafting & Design
Tel: (705) 328-4518
Email: kawartha_design@yahoo.ca

DATE
SEPT. 7, 2016

SCALE
AS SHOWN

DRAWING NO.
A-1

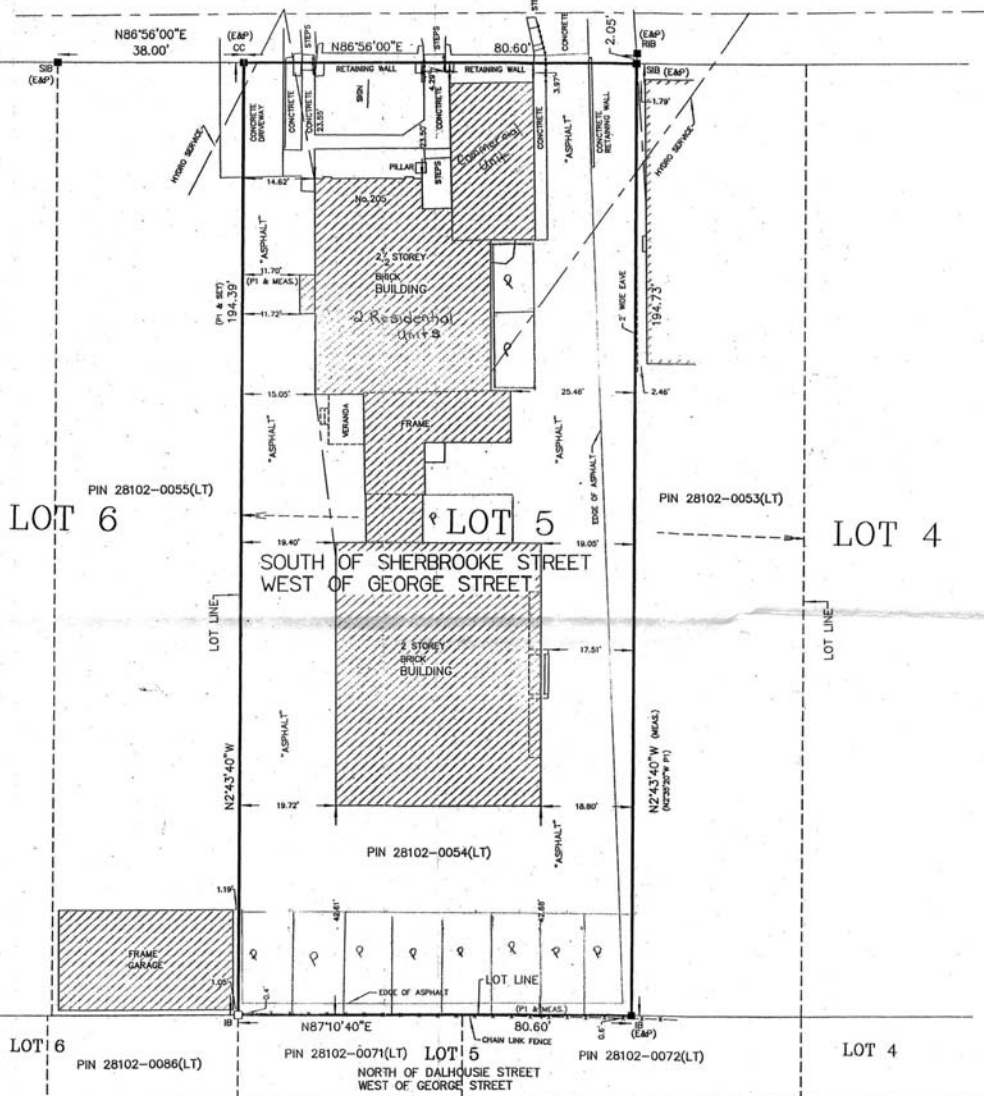
QUALIFICATION INFORMATION
Registered Professional Engineer
Name: JONATHAN PITCHER
Signature: [Signature]
Registration No.: 30427
Professional Seal: [Seal]

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

SURVEYOR'S REAL PROPERTY REPORT

SHERBROOKE STREET

PIN 28102-0083(LT)



PLAN OF SURVEY OF
PART OF LOT 5
SOUTH OF SHERBROOKE STREET
WEST OF GEORGE STREET
REGISTERED PLAN No.1
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

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

© ELLIOTT AND PARR (PETERBOROUGH) LTD.



PART 2: REPORT SUMMARY

DESCRIPTION OF LAND:
PART OF LOT 5, SOUTH OF SHERBROOKE STREET AND
WEST OF GEORGE STREET, REGISTERED PLAN No.1

REGISTERED EASEMENTS and/or RIGHTS-OF-WAY:
* NONE *

ENCROACHMENTS:

FENCING AS SHOWN ON PLAN

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
* NOT CERTIFIED BY THIS REPORT *

ADDITIONAL REMARKS:
* TIES SHOWN HEREON ARE MEASURED TO CONCRETE FOUNDATION *

BEARING NOTE:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY
LIMIT OF SHERBROOKE STREET AS SHOWN ON PLAN OF
SURVEY BY ROBERT B. PARR, O.L.S.
DATED 26 JANUARY, 1989 HAVING BEARING OF N86°56'00"E

LEGEND:

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
CC DENOTES CUT CROSS
WIT DENOTES WITNESS
P1 DENOTES PLAN OF SURVEY BY ROBERT B. PARR, O.L.S.
DATED: 26 JANUARY, 1989

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON 6 MAY, 2016

23 JUNE, 2016

SHAWN M. O'CONNOR
Ontario Land Surveyor

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF
DON HARTERRE



ELLIOTT AND PARR
(PETERBOROUGH) LTD.
ONTARIO LAND SURVEYORS
P.O. BOX 1116 211 SHERBROOKE ST.
PETERBOROUGH, ONTARIO
K9J 7H4 (705) 745-8444

DRAWN BY: RW

FILE: 115

JOB: 31335

Main Floor Total Interior Area 2094 sq ft

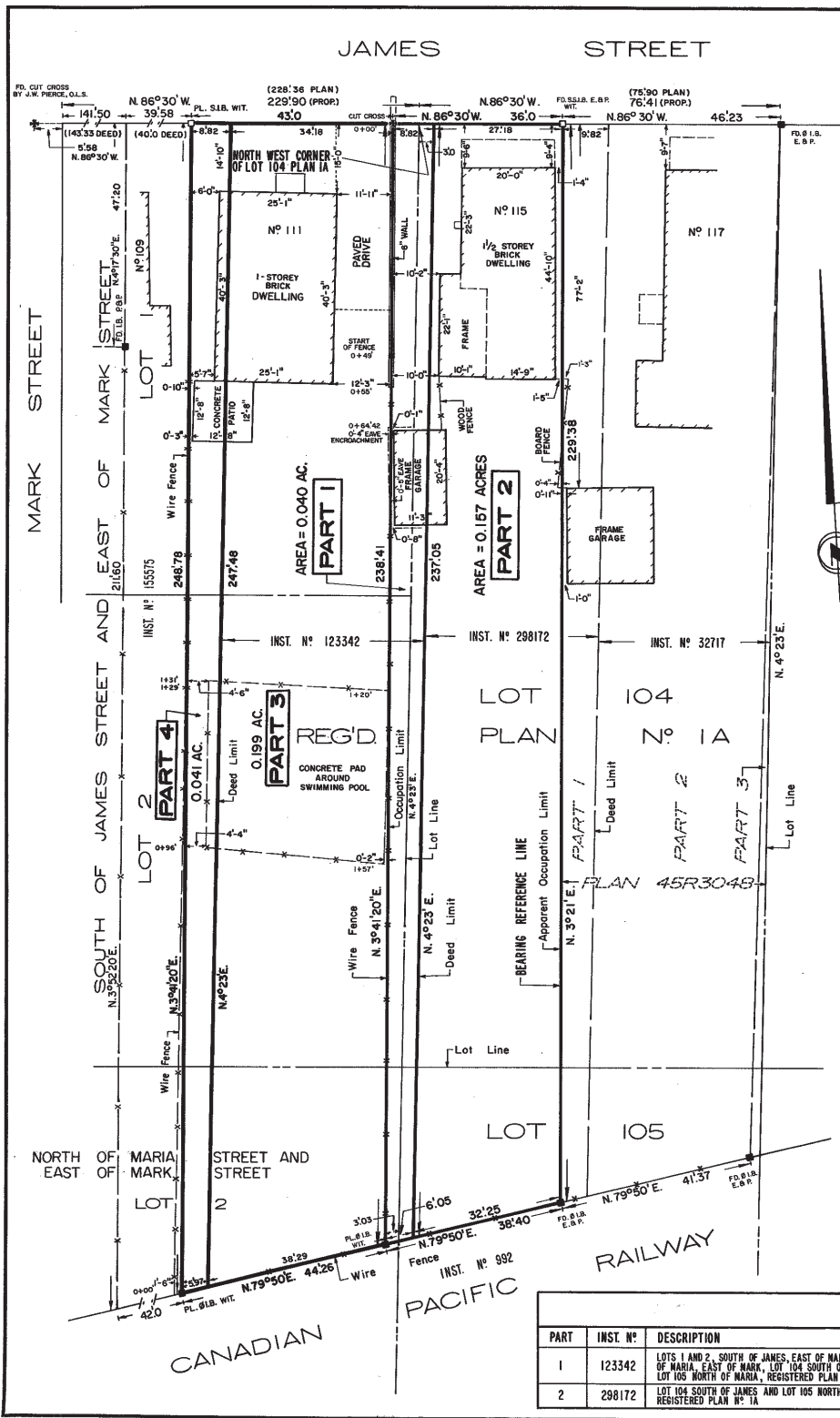


0 4 8
ft

PREPARED: Jul, 2018



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.

RECEIVED AND DEPOSITED AS

PLAN 45R3179

8 DECEMBER, 1978

DATE: 8 DECEMBER, 1978

DATE:

FRANK W. CLARK C.S.T.

JEAN D. DUMAS

LAND REGISTRAR FOR THE REGISTRY DIVISION OF PETERBOROUGH (N45)

PLAN

SHOWING SURVEY OF PART OF LOTS 1 AND 2, EAST OF MARK STREET AND SOUTH OF JAMES STREET, AND PART OF LOT 104, SOUTH OF JAMES STREET, AND PART OF LOT 2, EAST OF MARK STREET, AND NORTH OF MARIA STREET, AND PART OF LOT 105, NORTH OF MARIA STREET, REGISTERED PLAN 1A

CITY OF PETERBOROUGH

COUNTY OF PETERBOROUGH

SCALE: 1 INCH EQUALS 20 FEET

1978

ELLIOTT AND PARR LTD.

ONTARIO LAND SURVEYORS

PETERBOROUGH, ONTARIO

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF NOVEMBER, 1978

ELLIOTT AND PARR LTD.

ONTARIO LAND SURVEYORS

PETERBOROUGH, ONTARIO

16 NOVEMBER, 1978

ROBERT B. PARR,

Ontario Land Surveyor

LEGEND AND NOTE:

BEARINGS ARE ASTRONOMIC, DERIVED FROM TIES TO PLAN 45R3048 OF RECORD IN LAND REGISTRY OFFICE OF PETERBOROUGH (N45) AND ARE REFERRED TO THE SOUTH LIMIT OF JAMES STREET HAVING A BEARING OF N86°30'W.

ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.

OS.S.I.B. - DENOTES SHORT STANDARD IRON BAR.

S.I.B. - DENOTES STANDARD IRON BAR.

R.B. - DENOTES IRON BAR (ROUND).

P.L. - DENOTES PLANTED.

F.D. - DENOTES FOUND.

W.T. - DENOTES WITNESS.

CAUTION:

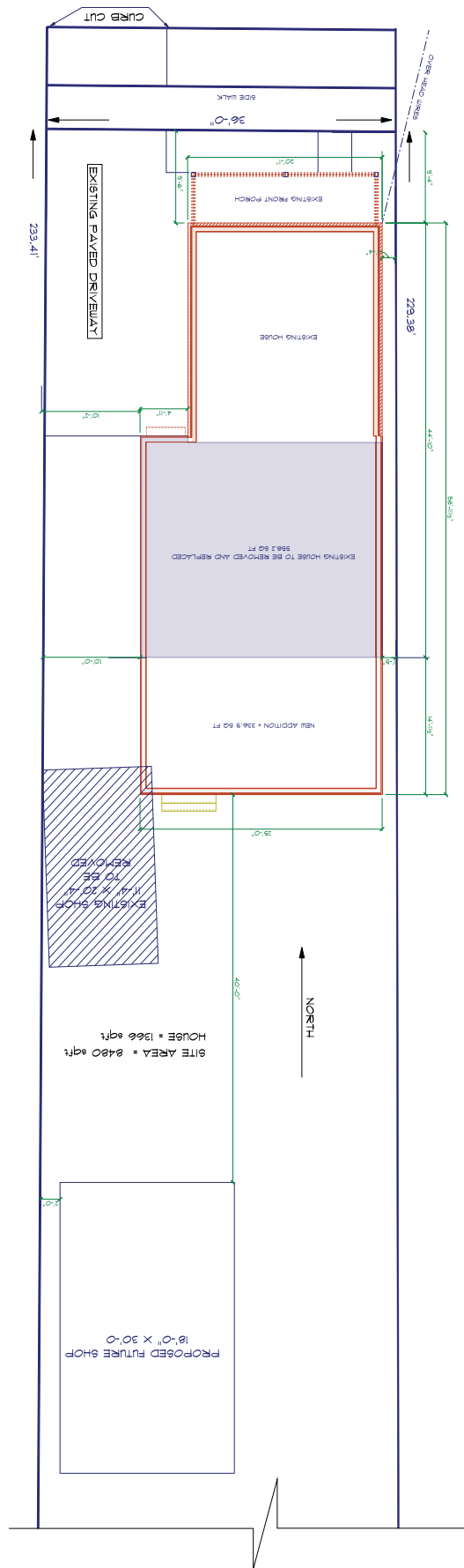
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

SCHEDULE					
PART	INST. N°	DESCRIPTION	PART	INST. N°	DESCRIPTION
1	123342	LOTS 1 AND 2, SOUTH OF JAMES, EAST OF MARK, LOT 2 NORTH OF MARIA, EAST OF MARK, LOT 104 SOUTH OF JAMES, AND LOT 105 NORTH OF MARIA, REGISTERED PLAN 1A	3	123342	LOTS 1 AND 2, SOUTH OF JAMES, EAST OF MARK, LOT 2 NORTH OF MARIA, EAST OF MARK, REGISTERED PLAN 1A.
2	298172	LOT 104 SOUTH OF JAMES AND LOT 105 NORTH OF MARIA, REGISTERED PLAN N° 1A	4	155575	LOTS 1 AND 2, SOUTH OF JAMES, EAST OF MARK, LOT 2 NORTH OF MARIA, EAST OF MARK, REGISTERED PLAN 1A.

45R 3179

NOTES / REMARKS

All dimensions and information must be verified by owner/builder. YOUR OWN DESIGN accepts no responsibility for errors omissions unless notified in writing prior to construction. All workmanship and materials to be in accordance to the ONTARIO BUILDING CODE. All exterior doors to be dead bolt locked. This plan is not to be copied without written permission from designer



REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SECTION 217.4. OF THE BUILDING CODE

I AM QUALIFIED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS/ES/CATEGORIES

ROBERT M. HYNEB

(ORIGINAL SIGNATURE ONLY IN RED)
INDIVIDUAL BCIN # 22459
FIRM BCIN # 3210



COWNER, Robert M. Hynes
B.C.I.N. • 22435

DRAWN BY: MITCH R. HYNES
B.C.I.N. • 45139

DATE: APRIL 29 2019

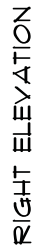
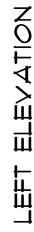
PLAN NAME: MACKIE FAMILY RENO
ADDRESS: 115 JAMES ST, PETERBOROUGH

DRAWING NAME:	SITE PLAN
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SCALE: 3/16" TO 1"

PAGE 53





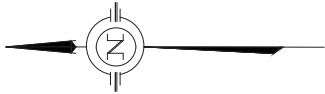
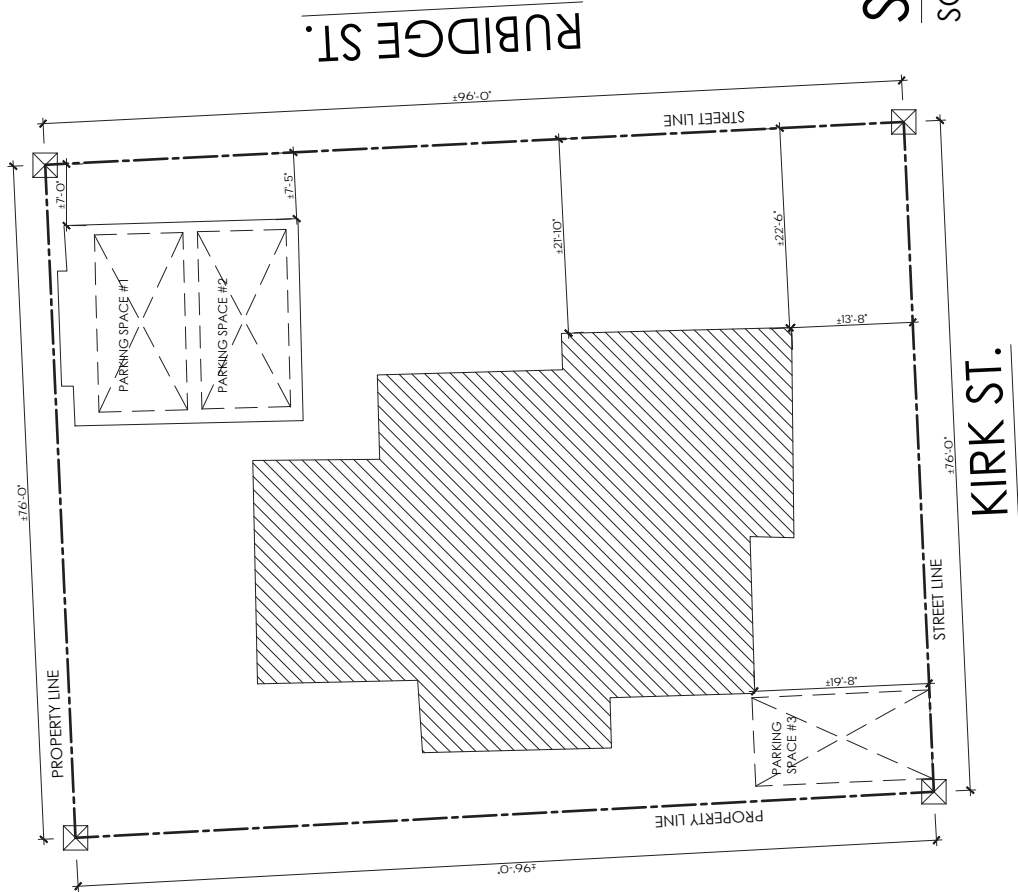
PAGE 11

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LEGEND

PROPERTY LINE

EXISTING DWELLING

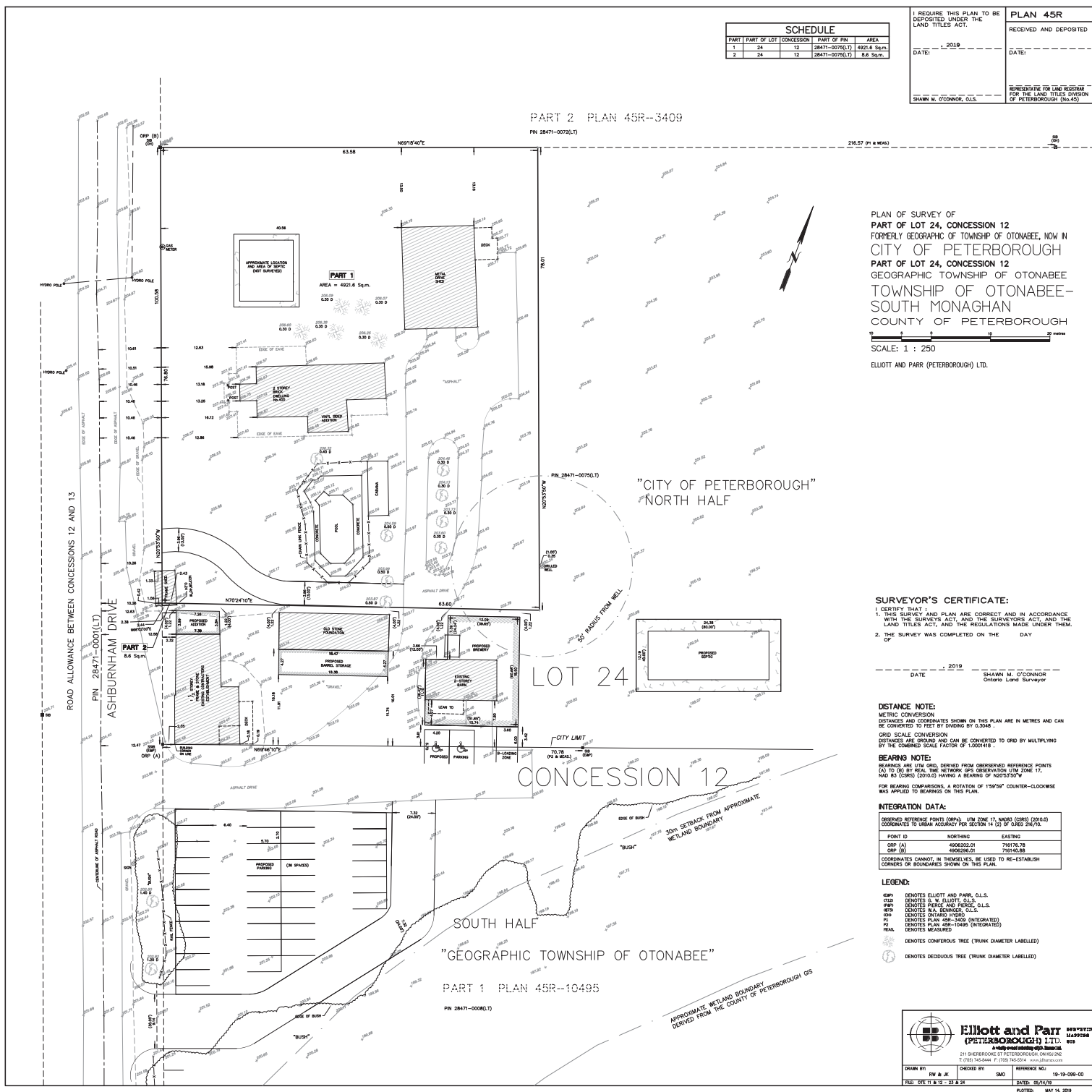


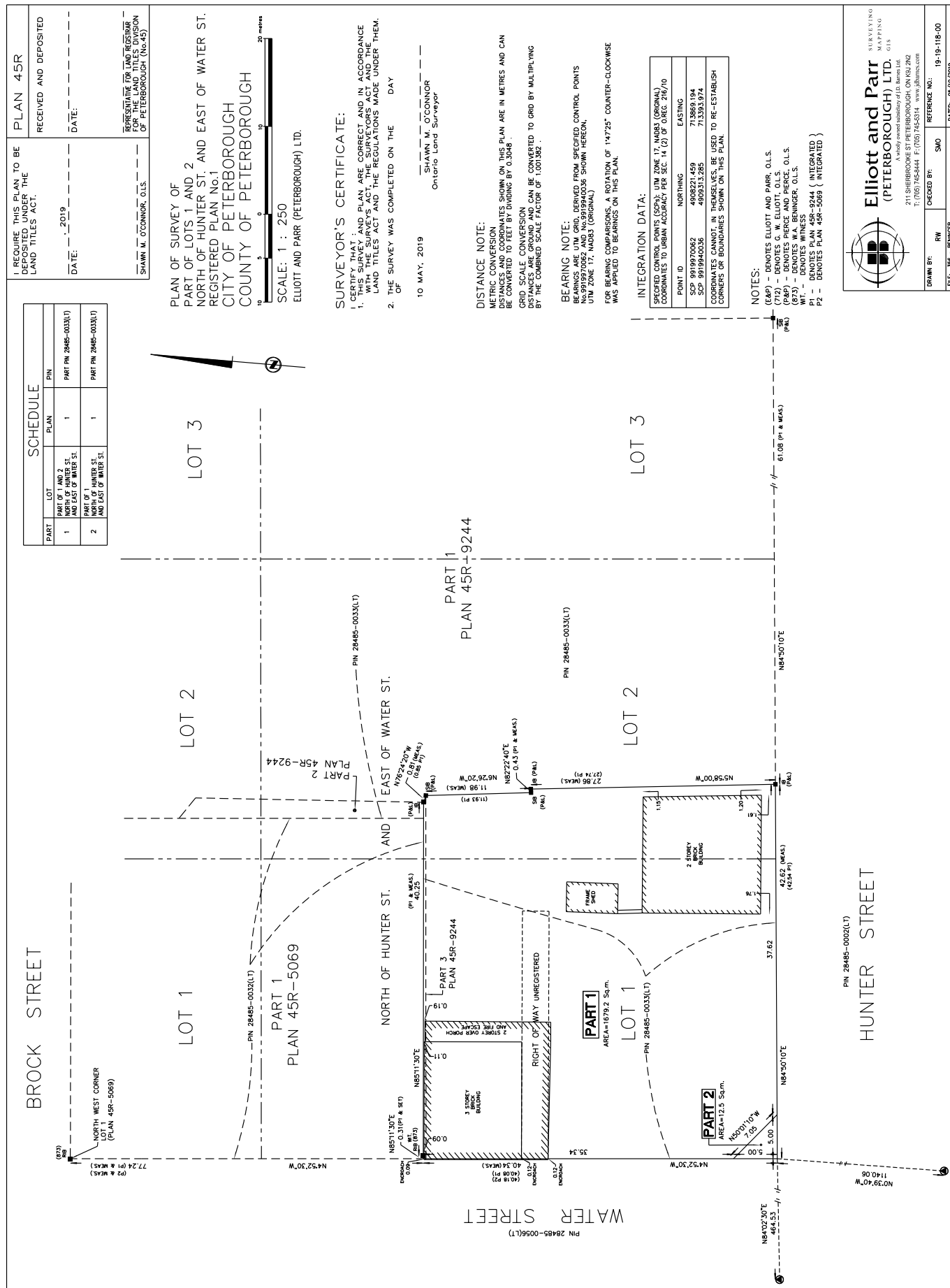
SITE PLAN

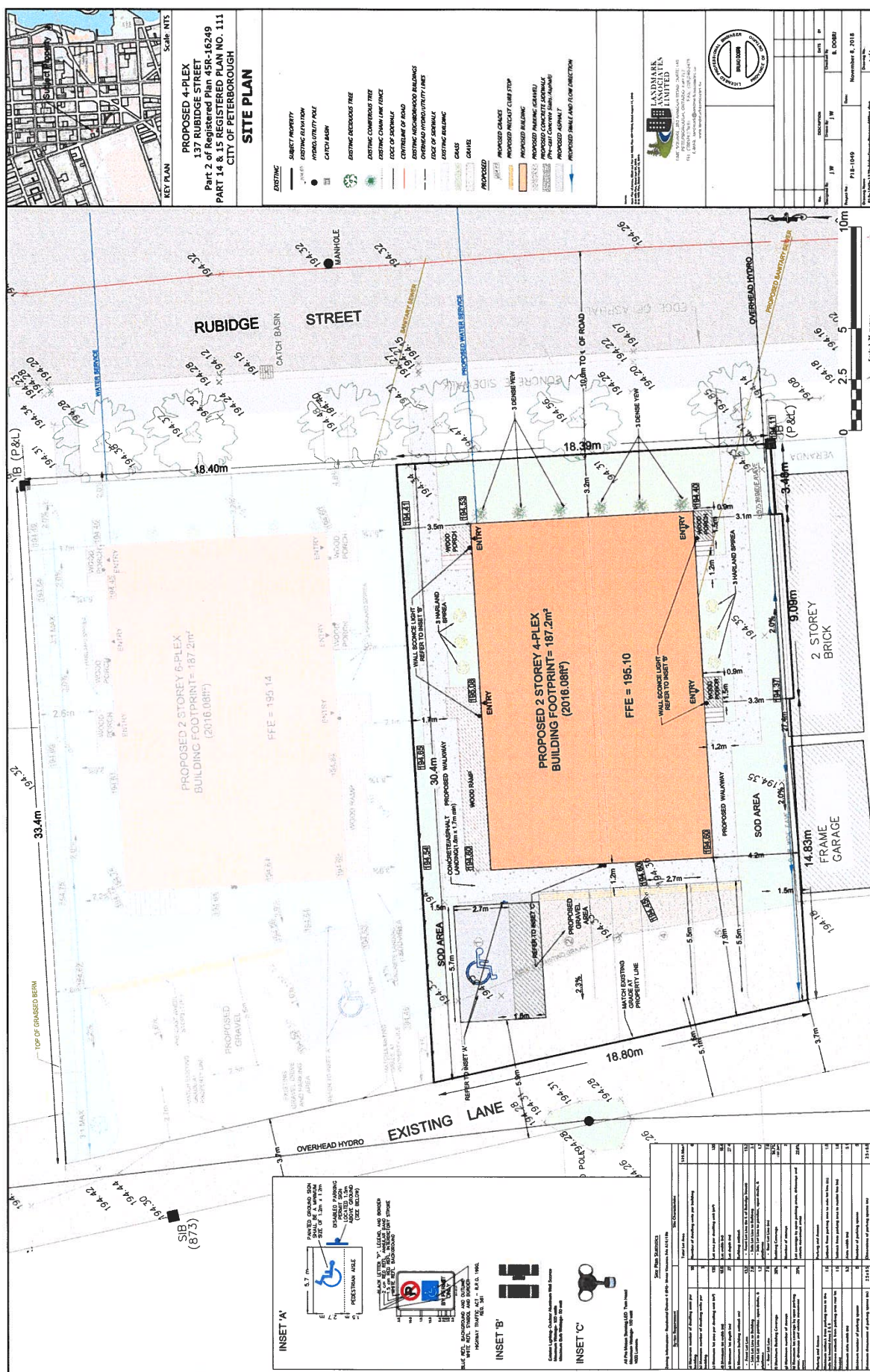
SCALE: 1"=10'-0"

LOT COVERAGE:

LOT AREA	= 7350.7 ft ² (682.9m ²)
EXISTING DWELLING SQUARE FOOTAGE	= 1875.8 ft ² (174.3m ²) = 25.5 %
EXISTING GARAGE SQUARE FOOTAGE	= 590 ft ² (54.8m ²) = 8.0 %
TOTAL EXISTING LOT COVERAGE	= 2465.8 ft ² (229.1m ²) = 33.5 %







Westgate Centre

SOURCES OF INFORMATION

1. Aerial Photographs
2. Site Visit
3. Interviews with Property Owners
4. Interviews with City Officials
5. Interviews with Neighboring Property Owners
6. Interviews with Local Businesses
7. Interviews with Local Residents
8. Interviews with Local Schools
9. Interviews with Local Churches
10. Interviews with Local Hospitals
11. Interviews with Local Universities
12. Interviews with Local Government Agencies
13. Interviews with Local Non-Profit Organizations
14. Interviews with Local Environmental Groups
15. Interviews with Local Historical Societies
16. Interviews with Local Cultural Organizations
17. Interviews with Local Religious Organizations
18. Interviews with Local Civic Organizations
19. Interviews with Local Business Associations
20. Interviews with Local Labor Unions
21. Interviews with Local Trade Associations
22. Interviews with Local Professional Associations
23. Interviews with Local Franchise Organizations
24. Interviews with Local Franchisees
25. Interviews with Local Franchise Owners
26. Interviews with Local Franchise Operators
27. Interviews with Local Franchise Managers
28. Interviews with Local Franchise Trainers
29. Interviews with Local Franchise Support Staff
30. Interviews with Local Franchise Customers

SITE INFORMATION

1. Aerial Photographs	2. Site Visit	3. Interviews with Property Owners	4. Interviews with City Officials	5. Interviews with Neighboring Property Owners	6. Interviews with Local Businesses	7. Interviews with Local Residents	8. Interviews with Local Schools	9. Interviews with Local Churches	10. Interviews with Local Hospitals	11. Interviews with Local Universities	12. Interviews with Local Government Agencies	13. Interviews with Local Non-Profit Organizations	14. Interviews with Local Environmental Groups	15. Interviews with Local Historical Societies	16. Interviews with Local Cultural Organizations	17. Interviews with Local Religious Organizations	18. Interviews with Local Civic Organizations	19. Interviews with Local Business Associations	20. Interviews with Local Labor Unions	21. Interviews with Local Trade Associations	22. Interviews with Local Professional Associations	23. Interviews with Local Franchise Organizations	24. Interviews with Local Franchisees	25. Interviews with Local Franchise Owners	26. Interviews with Local Franchise Operators	27. Interviews with Local Franchise Managers	28. Interviews with Local Franchise Trainers	29. Interviews with Local Franchise Support Staff	30. Interviews with Local Franchise Customers
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KEY MAP



Property Boundary

- PROPOSED RETAIL 104'-6" (AVERAGE) 273'-6"
- PROPOSED PAD #1 2204 sq.ft 50'-0" x 30'-0"
- PROPOSED IM LOTIRIUS 3030 sq.ft 60'-5" x 50'-3"
- EXISTING BANK



Tim Hortons

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~~PRELIMINARY SITE PLAN
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[illegible]

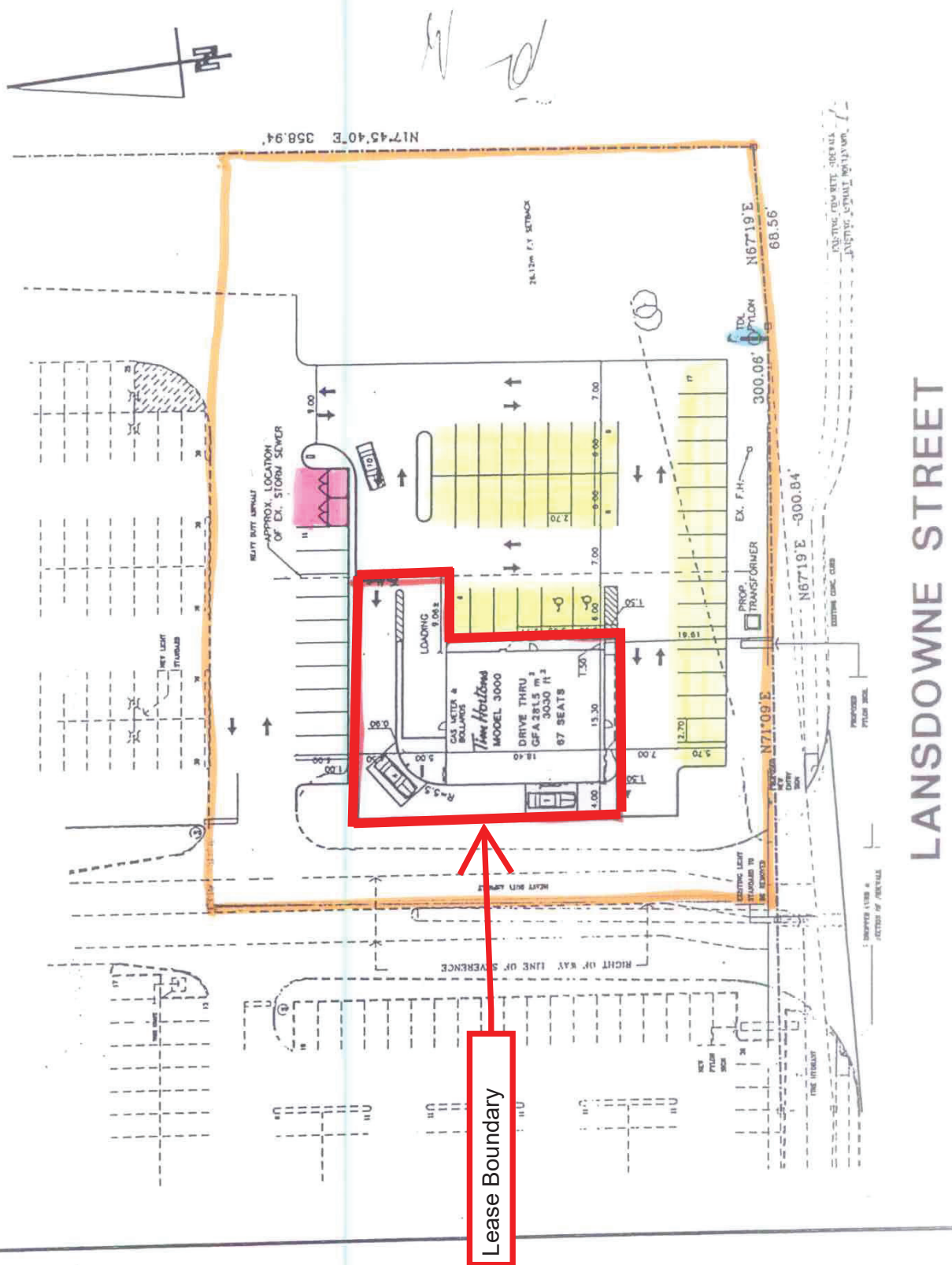
PETERBOROUGH, ONT.
1200 LANSOWNE
STREET WEST

SKETCH

DATE	TIME	BY	BOY
DECEMBER 1997			

100

SK-4a



PARKING: 50 SPACES
NO ZONING PROVIDED