



City of  
**Peterborough**

Committee of Adjustment  
Hearing Date: September 4, 2019

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**Staff Comments Regarding Files:** A23/19, B07/19, A28/19, A29/19, B13/19, A36/19, A37/19, B15/19, A38/19, A39/19, A40/19, A42/19, B09/19, A43/19, and A44/19

**A23/17 – 197 George Street North – Stonehouse Farms Ltd / Neil Campbell, Aside Architects**

The subject property is located on the west side of George Street North at the southwest corner of the intersection of Dalhousie and George Streets, in the City's Central Area. The property is zoned C.6 and is designated 'Waterfront Commercial' on Schedule J – Central Area of the City's Official Plan. The property is currently developed with a one and half storey building, used as a restaurant, and associated parking and patio areas.

The applicant has entered into an agreement of purchase and sale with a new owner who wishes to redevelop the property to support a medical clinic. The proposed new building would be located closer to the corner of Dalhousie and George Streets and, as a result, would require a variance to reduce the setback of a building from the Dalhousie Streetline from 6 metres to 1.75 metres (Exhibit A).

The proposed reconfiguration of the lot considers the preference, from an urban design perspective, to bring buildings closer to the street and corners in the downtown setting. All parking is provided on site, and the proposed site design respects an easement in favour of the City that contemplates the potential animation of lands adjacent to Jackson Creek (Exhibit B). The Waterfront Commercial policies of the City's Official Plan will be applied through the review of the Site Plan, ensuring enhanced landscaping, strong pedestrian linkages, and high standards of urban design are upheld. Most instances of the Zoning By-law in the downtown allow zero lot line setbacks from streetlines to create an urban, pedestrian-oriented look and feel.

As the proposed is located within the Central Area and involves a complete redevelopment of the property, the Site Plan Approval process will be applicable and will handle matters related to stormwater management, access, sidewalks, appearance, landscaping, etc. The subject property is adjacent to a Part IV Heritage Property. The Heritage Preservation Office has indicated that a Heritage Impact Statement will need to be conducted and provided in conjunction with the Site Plan Approval process.

The Otonabee Region Conservation Authority (ORCA) has reviewed this application. It has indicated that the property is located within the Jackson Creek Flood Plain Special Policy Area (SPA). The SPA policies allow for development and redevelopment of commercial and non-residential uses (in the Jackson Creek floodplain), provided that the policies of the SPA are adhered to. The proponent provided a Surveyor's Real Property Report, dated March 1, 2019, that indicated there is safe ingress and egress to the subject property in a flood event. The SPA policies with respect to detailed design and floodproofing measures will be addressed at the Site Plan Control stage of the redevelopment. ORCA has indicated that a permit will be required from its office prior to any construction activity taking place on site. The applicants have been in touch with ORCA throughout the process and are aware of the criteria and requirements needed to satisfy ORCA.

Peterborough Distribution Inc. (PDI) has commented on this application. It has indicated there are primary overhead electric lines on the north side of Dalhousie Street. It has indicated that the customer would be responsible for 100% of the costs associated to relocate electric servicing (for the new building).

Peterborough Utilities Commission (PUC) has commented on this application. It has indicated that the suitability of existing water service size for the proposed development is the responsibility of the owner and that development charges may be applicable.

The Development Engineer has reviewed the application and has no objection to the request.

The proposed new construction will result in an overall improvement to the subject property, bringing the building closer to the corner, as preferred from an urban design perspective. The proposed use will implement the commercial zoning and designation of the subject property. Through the Site Plan Approval process, the result will be a desirable development of the land. The proposed minor variance is considered minor, and staff recommend that the Committee of Adjustment approve the application.

### **B07/19, A28/19, and A29/19 – 400 Ashburnham Drive – Leonard and Susan Vass**

The subject property is on the east side of Ashburnham Drive, near the southern City limit. The property owner also owns the adjacent property to the south of the subject lands, located in Otonabee-South Monaghan Township. The existing residential use of the property is recognized by the City as a Legal Non-Conforming Residential use.

The property is zoned M3.2 – Enhanced Service Industrial. The property is identified as 'Service Industrial' on Schedule O – Industrial Land Use in 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 (PSW), 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 (See Exhibit C). The applicants are 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 are being sought, the majority on the retained lands, to deal with the deficient building setbacks and landscape strips.

The proposal also contemplates the use of a portion of the adjacent lands to the south, owned by the subject property owner, for the location of the required parking to support the uses to be established on the retained lands. The development will require Site Plan Approval, to be coordinated by the City, the owner, and Otonabee-South Monaghan Township. Given that the township parcel is intended to be used for access and parking related to the use on the retained parcel, Planning staff recommend the owner will be required to enter into a Merger Agreement to merge the Township property to the south with the retained lands. This will be formally dealt with through the Site Plan Approval process. The applicants have 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 applicants have indicated that they will obtain a blanket easement over the whole of the retained lands, in favour of the severed lands, for access purposes, as at this time, no separate entrance for the severed lands will be established. There is no consent needed through the Committee of Adjustment to obtain this blanket easement. Confirmation of this easement will be a condition of the minor variance application pertaining to the severed lands.

A note regarding the minimum parking requirements: the applicants provided revised calculations following the application submission indicating to staff there will either be a need to locate additional parking on the retained lands or a need to seek relief from the Zoning By-law with respect to parking. The applicants have indicated they will be able to manage the parking requirements by either reducing the building floor areas, providing parking on site or coming forward with an additional minor variance application in the future to deal with the eventual building expansions.

The application was supported by a revised Environmental Impact Statement (EIS) prepared by Niblett Environmental Associates Inc., dated August 2019.

## **The Severance Application**

The applicants are proposing to sever a 0.49 hectare parcel, associated with the legal-non-conforming residential use. This will help ensure that the proposed microbrewery use on the retained lands is separate from the continuing legal-non-conforming residential use. Staff are supportive of physically limiting the location and extent of the legal-non-conforming residential use of the property.

The applicants are also seeking consent to allow the encroachment of a shed at the southwest corner of the severed property onto the retained lands. The applicants have previously entered into an encroachment agreement with the City with respect to this shed's encroachment within the road allowance. This encroachment is presented as Part 2 on the draft reference plan provided by the applicants (Exhibit C).

Municipal services are not available to this property. It is in the City's opinion that the lack of services to lands that have the ability host a private system should not preclude its development for the uses outlined in the Zoning By-law and Official Plan. The applicants have sought a minor variance to Section 6.4 of the Zoning By-law to allow the permitted use on the retained lands on private services.

In order to satisfy the Building Division for the issuance of a building permit and Peterborough Public Health, design details and approval of the proposed system is required. The City's Development Engineer has indicated that prior to issuance of a consent certificate, the design of the septic/well for both the severed and retained parcels is to be adequately addressed and approved by the appropriate authorities.

## **The Minor Variance Applications**

A38/19, Severed Lands:

It is intended that the severed lands will be the location of the legal-non-conforming residential use. The proposed severance requires two items to be addressed via minor variance:

- a) Reduce the minimum setback of a building from 9 metres to 0 metres for the existing frame shed at the southwest corner of the severed lands; and
- b) Reduce the minimum landscaped open space width from 1.5 metres to 0 metres for a future driveway location associated with the severed lands.

The applicants have sought consent to allow the encroachment of the shed onto the retained lands and will seek a blanket easement across the entirety of the retained lands in favour of the severed lands that will, among other things, deal with access to the shed that opens from the retained lands side of the subject property.

The applicants do not have immediate plans to establish a driveway on the severed lands. They intend to continue to access the property from the Township property, also in their ownership, the south. However, the applicants have shown how a driveway could be accommodated on site should the ownership change in the future, requiring the reduction in the minimum landscaped open space width requirement. The eventual establishment of a driveway would require a permit from Public Works.

A29/19, Retained Lands:

The following variances were requested in respect to the retained lands:

- a) Reduce the minimum lot width from 30 metres to 23 metres;
- b) A variance from Section 4.10 to permit up to 36 of the minimum required parking spaces to be located within 100 metres of the retained lands;
- c) Remove the requirement for 1 'A' sized loading space and have 1 'B' sized loading space in its place; and
- d) A variance from Section 6.4 of the Zoning By-law to allow permitted use of the retained lands on private servicing, in the absence of a public water distribution and wastewater collection facilities being available to the lot;
- e) The following variances are required for the expansion of the 2 1/2 storey frame and stone building, nearest Ashburnham Drive:
  - i. Reduce the minimum building setback from the centreline of Ashburnham Drive from 24.4 metres to 12.58 metres, effectively, 2.3 metres from the streetline;
  - ii. Reduce the minimum landscape strip at the streetline from 3 metres to 0 metres;
  - iii. Reduce the minimum landscape strip at the north side lot line from 1.5 metres to 1.22 metres; and
  - iv. Reduce the minimum sideyard setback from 9 metres to 1.22 metres for the building addition on the north side of the building.
- f) The following variances are required in relation to the expansion and construction on the old stone foundation:
  - i. Reduce the minimum building setback from the north side lot line from 9 metres to 1.22 metres; and
  - ii. Reduce the minimum landscape open space width at the north side lot line from 1.5 metres to 1.22 metres.
- g) The following variances are required in relation to the expansion of the metal barn:
  - i. Reduce the minimum side yard setback from the north side lot line from 9 metres to 1.22 metres;
  - ii. Reduce the minimum side yard setback from the south side lot line from 9 metres to 3 metres;

- iii. Reduce the minimum landscape width at the north side lot line from 1.5 metres to 1.22 metres; and
- iv. Reduce the minimum landscape width along the south side lot line from 1.5 metres to 0 metres.

The minor variances sought for the retained lands predominantly centre around the introduction of a lot line between the 'residential' non-conforming use of the severed lands and the microbrewery use of the retained lands. The three main buildings (one-and-a-half storey frame and stone building closest to the road, the old stone foundation and the two-storey barn) currently exist and will be expanded upon to support the new use of the site. The applicants were directed by staff to apply for all variances that would be triggered by the eventual expansion of the buildings on site, noting that some of the expansions may not occur for some time into the future.

Many of the buildings currently exist and would continue to exist following the redevelopment of the retained lands as a microbrewery. The applicants intend to continue to live on the family homestead (the severed lands), which has existed alongside the existing outbuildings. The building footprints currently exist within proximity to the existing home and amenity space. The main change will be that a lot line will be introduced, resulting in the necessity for setbacks and variances. The buildings on the retained lands, with expansions, will go no closer than the existing old stone foundation to the new lot line.

The lot width is proposed to be reduced from the minimum of 30 metres to 23 metres. This is considered minor in nature given that the whole of the lands that extend beyond what is contained within the City limit far exceeds the minimum lot width. Further, beyond the first 63 metres of depth, the width of the property extends considerably around the severed lands.

The applicants have sought a variance to Section 4.10 of the Zoning By-law to allow parking to occur within 100 metres of the subject lands. The parking will be provided on the lands owned by the owner within the Township, directly to the south of the retained lands. The parking lot configuration and development will be in accordance with the EIS and subject to Site Plan Approval. Staff views this arrangement as being a reasonable means to provide parking to serve the intended use, provided all agencies are satisfied.

The applicants have sought relief for the loading requirements outlined in the Zoning By-law, requesting that one 'B' loading space be provided, instead of one 'A' space. The applicants have indicated that due to the nature and scale of the microbrewery business, there will be no need for the full-sized loading space (which accommodates a transport truck). Assembly, processing, or manufacturing industrial uses trigger the requirement for the larger loading area. 'Other' industrial uses trigger the smaller requirement. As the microbrewery use more likely falls within the 'other' category, it is likely that this request is reasonable and in keeping with what is anticipated in the Zoning By-law.

As previously outlined, municipal services are not available to this property, nor is it foreseeable by the City that they will be in place soon. It is in the City's opinion that the lack of services to lands that have the ability host a private system should not preclude its development for the uses outlined in the Zoning By-law and Official Plan. The

applicant has sought a minor variance to Section 6.4 of the Zoning By-law to allow the permitted use on the retained lands on private services. Provided that the agency responsible for reviewing and permitting the system (Peterborough Public Health or other, as determined by the size of the required system), Planning Staff are satisfied that the proposed use can be established on private services.

### **Agency Comments**

The Development Engineer has indicated that prior to issuance of the consent certificate, the applicant is to provide design details for the septic system and well to confirm that private servicing is possible on the property.

Peterborough Distribution Inc. (PDI) has indicated that the applicant should review the electrical servicing of the property with PDI.

The Otonabee Region Conservation Authority (ORCA) has reviewed the Environmental Impact Statement (EIS) prepared by Niblett Environment Associates Inc. (NEA), dated August 2019. With respect to the Natural Heritage Policies of the Provincial Policy Statement, the EIS has demonstrated that the development can remain outside of the required 30 metre buffer associated with the PSW. The consultant has demonstrated due diligence in assessing the potential presence of Species at Risk and significant wildlife habitat. ORCA has indicated that the applications appear to remain consistent with the Provincial Policy Statement, provided that the subsequent Planning and Permitting approvals adhere to the following recommendations:

- a) That through the Site Plan Approval process, the full delineation of the PSW boundary and its 30 metre buffer be identified;
- b) That development and site alteration adhere to the recommendations described in Sections 7.1 and 7.2 of the EIS; and
- c) That all site disturbances respect the Breeding Bird Timing Window (April 15 to August 15) described in section 6.1 in the EIS.

The Ministry of Transportation (MTO) has reviewed the application and has indicated that the property is within the MTO permit control area and the applicant should be aware that MTO Building and Land Use Permit(s), Entrance Permit and possibly Encroachment Permits are required from MTO prior to any construction commencing. They have no concerns with the applications, however, they wish to advise that MTO may expand or modify comments after reviewing the Site Plan Application and or future applications. Further they indicate that they will not issue an approval that will contravene another regulatory agency's statutory mandate, therefore MTO requires confirmation that the necessary approvals from the municipality and other regulatory agencies have been granted, approvals in principle have been provided or no approvals are required.

Peterborough Public Health has provided review of the proposed severance and minor variance applications. They have indicated that they have no concerns with the proposal and that both the severed and retained lands have suitable locations for on site sewage disposal.

## Recommendations

### A28/19, Severed Lands:

The two minor variances being sought are deemed to be minor in nature and address issues relating to the subject property continuing to be used as a legal-non-conforming residential use, however, limiting the footprint of this use considerably. Staff recommend approval of this application conditional upon the following:

- i) Submission of the registered transfer/deed of land related to file number B07/19; and
- ii) Confirmation of the presence of a blanket easement over the retained lands in favour of the severed lands.

### A29/19, Retained Lands:

Several minor variances are being sought by the applicant to facilitate the redevelopment of the lands as a microbrewery, utilizing expansions of existing buildings on site. The proposed use and redevelopment of the property is in keeping with the Zoning By-law and implements the intended uses outlined in the Zoning By-law. Given the list of permitted uses in the Zoning By-law, the proposed use will be able to coexist with the legal non-conforming residential use of the severed lands, resulting in a desirable use of the land. The proposed variances are considered minor. Staff recommend the Committee approve the applications conditional upon the following:

- i) Submission of the registered transfer/deed of land related to file number B07/19; and
- ii) The owner entering into a tri-party Site Plan Agreement with both the City and Otonabee-South Monaghan Township, including the following:
  - a. That, through the Site Plan Approval process, the full delineation of the Provincially Significant Wetland boundary and its 30 metre buffer be identified;
  - b. That development and site alteration adhere to the recommendations described in Sections 7.1 and 7.2 of the Environmental Impact Statement prepared by Niblett Environmental Associates Inc. dated August 2019; and
  - c. That all site disturbances respect the Breeding Bird Timing Window (April 15<sup>th</sup> to August 15<sup>th</sup>) described in section 6.1 in the Environmental Impact Statement.

### B07/19

Staff recommend approval of the proposed consent application conditional upon the following:

- i) Approval of minor variance applications A28/19 and A29/19;

- ii) That the owners enter into a Merger Agreement with City of Peterborough and the Township of Otonabee-South Monaghan pursuant to Sections 51(26) and 53(12) of the Planning Act, R.S.O. 1990, c.P.13 to merge together in one title the retained parcel with the abutting land to the south located in Otonabee-South Monaghan Township to be dealt with as one parcel of land.
- iii) The applicants are to provide design details for the septic system and well to confirm that private servicing is possible on the property to be reviewed by the Peterborough Public Health or the Ministry of the Environment, Conservation and Parks, as applicable.
- iv) 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;
- v) 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.
- vi) That the applicants provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land.
- vii) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

**B13/19 – 423 and 427 Mark Street and 90 Hunter Street East  
The Board of Trustees of Mark Street United Church / Kevin M. Duguay**

The properties are situated on the west side of Mark Street, north of Hunter Street East in East City. The property at 90 Hunter Street East is the home of Mark Street United Church, and the two parcels to the north, known municipally as 423 and 427 Mark Street, are currently being used as single unit dwellings, owned by the Church.

The Trustees of Mark Street United Church intend to sever the two parcels associated with the existing homes along Mark Street into conveyable lots (Exhibit D).

Early in 2019, Council approved the rezoning of the lands to R.1(F). The balance of the lands continues to be zoned PS.2(F) – Public Service. The 'F' suffix is used as a Zoning By-law tool to indicate that the property is subject to flooding, either in whole or in part, and no development may take place unless it is consistent with the Flood Plain Policies of Section 3.4 of the City's Official Plan.

There is no construction being proposed as a result of the applications. The existing residential uses at 423 and 427 Mark Street will continue to be in place. Both the severed lots and retained lands will continue to comply with the requirements in their respective zoning districts.

The Otonabee Region Conservation Authority (ORCA) has provided comment. It has indicated that the property is almost entirely within the Curtis Creek Floodplain and that typically development within a flood hazard is prohibited under Section 3.1 of the Provincial Policy Statement (PPS). In this instance, with each lot in question already developed with single unit dwellings and no further development or site alteration proposed, ORCA is of the opinion this application remains consistent with Section 2.1 of the PPS. The subject lands are under ORCA's development control area and any future development, site alteration, or placement of fill would require an ORCA Permit under Ontario Regulation 167/06.

The Development Engineer has reviewed the application and has no objection to the request.

Staff recommend that the Committee grant the consents, conditional upon the following:

- i) That all the lands (PIN 28134-0068 and PIN 28134-0055) be consolidated into one parcel;
- ii) 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;
- 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) 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;
- v) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- vi) Payment of Tree Levies in the amounts of \$184.51 and \$184.64 for the two residential lots;
- vii) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
- viii) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

**A36/19 – 696 Rye Street – 1154461 Ontario Limited / Neil Campbell, Aside Architects**

The subject property is on the south side of Rye Street in the City's southwest end. The property is zoned M1.2 (General Industrial) and is identified as General Industrial in the City's Official Plan.

The owner is proposing to construct a second storey addition at the front of the existing building to accommodate additional office space for the existing business.

The zoning district requires that the minimum building setback from a side lot line is based on the number of storeys (4.3 metres per storey). As such, the new second storey addition is subject to an 8.6 metre side yard setback, of which the applicant is seeking relief to 6.13 metres – in line with the existing side yard setback (Exhibit E).

The proposed expansion is subject to Site Plan Approval, and an application has been submitted to the Planning Division. The need for the variance was identified through the initial review of the submission.

Peterborough Distribution Inc. (PDI) has provided comment on this application. It has indicated that the setback from the overhead electric line on Rye Street must meet all Electrical Safety Authority (ESA) and PDI standards. Any costs for relocating or upgrading the electric service is to be 100% of the owner's responsibility.

The Development Engineer has reviewed the application and has no objection to the request.

The Otonabee Region Conservation Authority (ORCA) has reviewed this application. It has noted that the subject property is located outside of the floodplain associated with the Otonabee River. It has noted that the concurrent Site Plan review process will investigate the Stormwater Management Plan that is required to demonstrate there will be no increase in water quantity or decrease in water quality leaving the property and impacting other properties. With respect to natural heritage, ORCA staff note that the proposal is consistent with sections 2.1 and 2.2 of the Provincial Policy Statement. Due to the proximity to Byersville Creek, the proposal is located within the development control area and an ORCA permit will be required prior to fill placement, grade alterations, or construction activity taking place on site.

The existing landscaped open space and setback from the westerly side lot line will be unchanged as a result of the proposal. The addition is located at the front of the building. The impact of the proposed development is limited, and the variance request is considered minor, in keeping with the development of the area. The proposal is in keeping with the general intent and purpose of the Zoning By-law and Official Plan. Staff recommend that the Committee approve the subject application.

**A37/19 – 589 and 591 Douglas Avenue – Sylvia Armstrong / Molly Conlin**

The subject property is located on the south side of Douglas Avenue, east of the intersection of Douglas Avenue and Monaghan Road. The property is developed with a single dwelling unit plus attached carport. The property is zoned R.1 in the City's Zoning By-law and is designated as 'Residential' on Schedule A – Land Use in the City's Official Plan.

The owner is proposing to construct a covered front porch, requiring a reduction in the minimum building setback from a streetline from 6 metres to 2.7 metres (Exhibit F).

Peterborough Distribution Inc. (PDI) has provided comment on this application. It has indicated that all clearances to overhead electric lines are to be maintained as per the Electrical Safety Authority and PDI Standards.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement.

The Development Engineer has reviewed the application and has no objection to the request.

Covered front porches are prevalent in this neighbourhood and are considered a contributing factor to the streetscape. The proposed porch will extend to the edge of the current stairs and its impact on the streetscape is anticipated to be positive. Staff are of the opinion that the proposal is in keeping with the general intent and purpose of the residential nature of the property, as outlined in the Zoning By-law and Official Plan, is considered minor, and is desirable development of the land. Staff recommend that the Committee of Adjustment approve the proposed application.

**B15/19 – 683 Spillsbury Drive**

**Bernard William Cridland and Leila Cridland / Emily Hunt, LLF Lawyers LLP**

The subject property is in the City's southwest end. It is a large residential lot, measuring approximately 0.7 acres in size. It is developed with a residence, pool, and accessory structures. The property is zoned R.1, 1m, 2m and is designated 'Residential' on Schedule A – Land Use in the City's Official Plan. The subject property falls within the Built Boundary, as identified on Schedule A-1 – City Structure of the City's Official Plan.

The owners are proposing to sever the southerly 15.8 metres to create a new residential building lot (Exhibit G). Both the proposed severed and retained lands comply with the provisions of the R.1, 1m, 2m zoning district.

Peterborough Distribution Inc. (PDI) has provided comment on this application. It has indicated that the future customer is to arrange for the electric service layout with PDI and that the customer would be responsible for 100% of the cost of servicing the new lot.

Peterborough Utilities Commission (PUC) has provided comment on this application. It has indicated that at the time of construction of a new building, the PUC water department should be contacted for water service. Suitability of service size is the responsibility of the owner. Development charges and or frontage charges are applicable.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement.

The Development Engineer has reviewed the application, has no objection to the request, and has indicated that a lot grading and drainage plan must be submitted in conjunction with the building permit.

The Residential designation of the subject property facilitates the use of the lands for single, detached, and duplex dwellings. The proposal facilitates the creation of a new residential building lot, suitable for the construction of a single detached dwelling. The proposed lot configuration meets the minimum requirements outlined by the R.1, 1m, 2m zoning district, which requires slightly wider and larger lots than the standard R.1 zoning district.

The subject property falls within the built boundary of the City, as delineated on Schedule A-1 – City Structure of the Official Plan. This is an area that is to see intensification through infill where development can be compatibly integrated with the existing built form and land use patterns. The proposed new lot supports interests set out in the Provincial Growth Plan – A Place to Grow.

It is intended that prior to the development of the severed lands with a residential dwelling unit, that the plans be reviewed and approved by the Planner of Urban Design to ensure compatibility with the neighbourhood. When the new dwelling is proposed to be constructed, the Building Division will require that a lot grading and drainage plan be submitted prior to issuance of a building permit.

Staff recommend that the Committee of Adjustment grant the severance, conditional upon the following:

- i) The owner entering into a Development Agreement with the City, to be registered on title, requiring that building plans be provided for approval by the Planner of Urban Design to ensure compatibility of the building with other buildings in the neighbourhood prior to issuance of a building permit.
- ii) 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;
- 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) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- v) Payment of a Tree Levy in the amount of \$200.09 for the new lot;
- vi) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
- vii) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

### **A38/19 – 325 Cottonwood Avenue – Brian and Karen Bulger**

The subject property is in the City's west end on the south side of Cottonwood Avenue. The property is currently vacant. The lands are zoned SP.31, 1e, 8b, 10d, 13f and designated 'Residential' on Schedule A – Land Use of the City's Official Plan.

The applicants are proposing to construct a new, 285 square metre dwelling and a detached garage (Exhibit H). The City uses the SP.31 zoning district for residential properties that are on private services. The alternative provisions relate to situating a larger dwelling on a lot with greater setbacks than what is provided for in the standard R.1 zoning district. Most properties within the vicinity of this property are zoned R.1 with similar alternative provisions.

The SP31 zoning district was assigned to vacant lands within the subject neighbourhood. Municipal services are now available to the subject property, and the applicant intends to connect into such services.

The relief being sought is to increase the lot coverage to 23% from 20% and to increase the height of an accessory structure (the detached garage) to 4.7 metres from 4.3 metres. In consideration of the standard of development in the surrounding neighbourhood, and the allowance for identical lots to have up to 40% lot coverage for a two-storey dwelling, the requested relief to 23% is in keeping with the neighbourhood. Further, the availability of services to the subject property and the suggested condition to ensure the property is connected into municipal services will satisfy servicing. With respect to the variance sought for the garage height, there is enough distance between the garage and the side and rear lot lines, and the requested relief is a minor increase in the by-law provision. It is anticipated that given the size of the lots in the vicinity of this property, and the subject property itself, the proposed variance will have minimal impact.

Peterborough Distribution Inc. (PDI) has reviewed the application. It has indicated that the customer is to arrange for layout of the electric service by contacting PDI. All costs associated with electric servicing is responsibility of the customer.

Peterborough Utilities Commission (PUC) has reviewed the application. It has indicated that when a municipal water service is required, the customer is to contact PUC. Suitability of service size is the responsibility of the owner. Development charges and/or frontage charges are applicable.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage) and 2.2 (Water) of the Provincial Policy Statement.

The Development Engineer has reviewed the application, has no objection to the request, and has indicated that a lot grading and drainage plan must be submitted in conjunction with the building permit.

Staff have considered the minor variances requested and consider that, provided the proposed dwelling is connected to municipal sewer and water, the proposed construction is in keeping with the residential zoning and designation for the area, the request will result in desirable development of the land, and the variances are considered minor in nature. Staff recommend that the Committee approve the subject application, conditional upon demonstration that the new dwelling will be connected to municipal sewer and water services at the Building Permit stage.

### **A39/19 – 359 McGill Street – Kim Kelly / Paul Kelly**

The subject property is located at the southeast corner of the intersection of Park Street South and McGill Street in the City's south end. The subject property is a corner property, developed with a dwelling unit and a garage. The property is zoned R.1 and is designated 'Residential' on Schedule A – Land Use in the City's Official Plan.

The applicant is proposing several improvements to the existing dwelling that result in the need for minor variances. First, they intend to construct a covered front porch on the McGill Street side of the property. Secondly, they intend to construct four second storey dormers along the Park Street South side of the property. The attached elevations and sketch (Exhibit I) depict the proposed construction.

The location of this dwelling on the property is considered legal-non-complying with respect to building setbacks; therefore, changes to the building result in the need for minor variances to be sought. The applicants are seeking the following relief:

- a) Reduce the setback from the centreline of Park Street South from 19 metres to 11.28 metres for a covered front porch and second storey dormers;
- b) Reduce the minimum required setback of 21.3 metres from the point of intersection of two streetlines to allow the placement of a covered front porch 16.76 metres from the point of intersection;
- c) Increase the maximum building coverage from 40% to 44%; and
- d) Reduce the setback from McGill Street from 6 metres to 2.5 metres for a covered front porch.

Peterborough Distribution Inc. (PDI) has commented on the application. It has indicated that the customer is responsible for 100% of the costs required to ensure clearances from electric servicing conductors that enter the home on the Park Street side meet clearances from windows as per Electrical Safety Authority and PDI requirements. This is fulfilled through the building permit review stage.

The Development Engineer has reviewed the application and has no objection to the request.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement (PPS).

In consideration of the covered front porch at the McGill Street side of the dwelling: the proposed construction will introduce improved function and use of the entrance from McGill Street to this dwelling. Many of the homes on the surrounding properties have covered porches, front decks, and enclosed sunrooms at the front of their dwellings. The proposed covered front porch is in keeping with the development of the neighbourhood, is a continuation of the residential use of the property, and is considered minor. The covered front porch will remain open, and the impact with respect to a structure being within 21.3 metres of the intersection of two streetlines is anticipated to be minimal as a result.

With respect to the introduction of four second storey dormers along the Park Street South side of the dwelling, the dwelling is considered a two-storey dwelling under the Zoning By-law. Therefore, the permitted lot coverage decreases from 45% to 40 %. The impact of the proposal is minimal, as the dwelling has existed at the current setback since its construction, and the introduction of the dormers will add to the appearance of the dwelling. The proposal is in keeping with the residential nature of the property, is desirable, and considered minor.

Staff recommend that the Committee of Adjustment approve the subject application, provided that the covered front porch remain unenclosed.

#### **A40/19 – 296 Carlisle Avenue – Marcie Goldenberg**

The subject property is located on the north side of Carlisle Avenue in East City. The property is developed with a single dwelling unit. It is designated R.1, R.2 and is designated 'Residential' on Schedule A – Land Use of the City's Official Plan.

The applicant is proposing to construct a 4.88 metre by 1.49 metre, uncovered deck across the front of the dwelling. There is currently a small concrete stoop at the front of the dwelling. The applicant intends to expand this entry point into the home.

The minimum required setback from the streetline is 6 metres, with an allowance for an uncovered deck to encroach up to 1.5 metres into this setback (4.5 metres). As the existing dwelling appears to be approximately 4.5 metres from the streetline, the existing location of the dwelling is considered legal- non-complying with respect to the streetline setback. Any construction at the front of the dwelling will trigger the need for a minor variance.

The application was supported by a hand drawn sketch showing the rough dimensions of the requested relief from Carlisle Avenue (Exhibit J). There is no survey available for this property, nor did the applicant produce one. The applicant was directed to confirm

the size of the proposed deck at the front of the dwelling (1.49 metres by 4.88 metres). Should the Committee of Adjustment approve this application, it should be limited to a deck of 1.49 metres in depth, to ensure that it is no closer to the streetline than intended due to limited level of detail in the submitted sketch.

The Development Engineer has reviewed the application, has no objection to the request, and has indicated that a scaled drawing should be submitted in conjunction with the Building Permit application.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement.

A variety of structures (covered front porches, porches, etc) appear in this neighbourhood and are a reasonable component of a residential streetscape. The larger porch will add to the usability of the entry into the home. A 1.49 metre deep porch in this location is anticipated to minimally impact the surrounding neighbourhood and is in keeping with the residential zoning and designation of the subject property.

Without the confirmation of the distance of the existing dwelling from the streetline being provided in a survey, and with only the assistance of desktop aerial mapping to assist in approximating distances, staff believe the requested relief of 1.55 metres from the streetline likely over accommodates the proposed deck depth. Therefore, staff recommends that the Committee of Adjustment approve the subject application, provided the uncovered deck at the front of the dwelling not exceed 1.49 metres in depth and remain uncovered.

#### **A42/19 – 195 Hunter Street East – TVM 195 Hunter Street East Inc.**

The subject property is located at the southwest corner of the intersection of Armour Road and Hunter Street East in East City. The property is zoned SP.356-H and is designated 'Hunter Street East Business District' in the City's Official Plan. The lands are currently vacant and are anticipated to be the fifth phase of the mixed use development at the former St. Joseph's Hospital Site.

The current zoning on this property anticipates the proposed building.

The proposed building (Exhibit K) is a nine-storey, 91-unit condo building with limited commercial at the ground level. It is anticipated that parking will be provided by an underground parking garage. The initial review of the Site Plan submission to the City's Planning Division has highlighted the need to address the encroachment of the underground parking garage portion of the building with respect to the minimum building setback requirements from the centrelines of Armour Road and Hunter Street East as follows:

- a) Reduce the minimum building setback from the centreline of Hunter Street East from 16 metres to 14.145 metres; and
- b) Reduce the minimum building setback from the centreline of Armour Road from 16 metres to 13.04 metres.

In consideration of the encroachment of the underground parking garage into the minimum building setbacks from the centrelines of the two streets, the impact of this encroachment is minor in that most of the underground structure will not be visible above grade. A small portion of the parking garage will be visible at the Hunter Street East side of the building due to the fall in grade on the site, the appearance of which will be dealt with by the Planner of Urban Design through the Site Plan Approval process.

Peterborough Distribution Inc (PDI) has reviewed the application. It has indicated that the owner is responsible for 100% of the costs associated to relocate servicing across 195 Hunter Street, supplying 185 Hunter Street (PDI easement). All clearances from circuits along Armour Road must adhere to PDI and Electrical Safety Authority requirements.

Peterborough Utilities Commission (PUC) has provided comment. It has indicated that the customer is to contact the PUC water department should a municipal water service be required. The suitability of service size is the responsibility of the owner. Development charges may be applicable.

The Development Engineer has reviewed the application and has no objection to the request.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement.

The proposed development implements the zoning district applicable to this campus of properties and buildings as well as the intent set forth in the Hunter Street Business District policies of the Official Plan. The impact of the proposed variances is considered minor in nature and staff are of the opinion that the proposal will result in desirable redevelopment of this longstanding vacant parcel of land in the City's Central Area.

Staff recommend that the Committee of Adjustment approve the subject application.

**B09/19, A43/19, and A44/19 - 414 McKellar Street  
The Apostolic Church in Canada / James Baird, LLF Lawyers LLP**

The subject property is located at the northwest corner of the intersection of McKellar Street and Park Street South, in the City's south end. It is the home to Elim Church, a 12-unit apartment building, the manse associated with the church, and associated parking. The property is zoned SP.117, a site specific residential district that permits a church, apartment dwelling, and single unit dwelling. The lands are designated 'Residential' on Schedule A – Land Use in the City's Official Plan.

The church has applied for consent to sever a 16 metre by 33.7 metre lot associated with the existing residence for the purposes of selling this property (Exhibit L). This property is known municipally as 685 Park Street South. The applicants have also sought consent for an easement in favour of the retained lands regarding the hydro transformer (secondary splice box) on the proposed severed lands.

An identical application for severance was submitted in 2005 (B96/05) and was accompanied by a minor variance application (A95/05) that addressed the following minor variances to the Zoning District for the severed lands:

- a) Reduce the minimum required lot area to 541 square metres;
- b) Increase the maximum building coverage to 40%; and
- c) Reduce the number of motor vehicle spaces associated with the use of the building as a single unit dwelling to two.

Although the consent was never finalized and lapsed, the variances remain in place, as they were not contingent upon receipt of the transfer pertaining to the severance.

Staff reviewed the application for consent and identified additional deficiencies to be addressed by the accompanying minor variance applications:

Severed Lands:

- a) Reduce the minimum building setback from the south side lot line from 9 metres to 1.24 metres; and
- b) Reduce the minimum landscaped open space from the south side lot line from 1.5 metres to 1.24 metres.

Retained Lands:

- a) Reduce the minimum building setback from the north side lot line from 9 metres to 2.062 metres;
- b) Reduce the minimum number of required parking spaces from 68 to 67; and
- c) Reduce the minimum lot area from 3,750 square metres to 2,960 square metres.

With the addition of the new variances, along with the previously approved variances, the proposal will establish a separately conveyable residential property, in keeping with the residential nature of the special zoning district and official plan designation of the subject lands.

The applicant will be required to update their site plan to reflect any changes made as a result of the severance application. Staff recommend that prior to obtaining consent the church purchase the portion of the city laneway that bisects the parking lot. Following this, all lands associated with the church (425 King George Street, 414 McKellar Street, 681 Park Street South and 685 Park Street South, the laneway that bisects the parking lot, and the portion of the laneway directly adjacent to the residence) be consolidated into one parcel. This will assist with the severance and clean up the underlying property fabric.

The Otonabee Region Conservation Authority (ORCA) has reviewed the subject application and notes that the proposal is consistent with Sections 3.1 (Natural Hazards), 2.1 (Natural Heritage), and 2.2 (Water) of the Provincial Policy Statement (PPS).

The Development Engineer has reviewed the application and has no objection to the request.

Staff recommend that the Committee approve the minor variance applications, conditional upon receipt of the transfer associated with application B09/19.

Staff recommend that the Committee approve the consent for severance and consent for easement subject to the following conditions:

- i) Approval of applications A43/19 and A44/19;
- ii) That the owner purchase that portion of the City laneway that bisects the parking lot;
- iii) That the lands municipally known as 425 King George Street and 414 McKellar Street be consolidated into one parcel, together with the laneway referenced in condition ii) and Part 3 illustrated on the Consent Plan submitted with the application;
- iv) That two legal parking spaces in compliance with the Zoning By-law be established on the severed lands;
- v) That the existing driveway between the apartment building and manse be removed and the curb reinstated in accordance with the City's requirements;
- vi) 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;
- vii) 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.
- viii) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- ix) Payment of a Tree Levy in the amount of \$202.62;
- x) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
- xi) That if the above conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

Prepared By:

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

Concurred With:

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



**SURVEYOR'S REAL PROPERTY REPORT**

PLAN OF SURVEY OF  
**PART OF LOTS 1 AND 2**  
 SOUTH OF DALHOUSIE STREET  
 WEST OF GEORGE STREET  
**REGISTERED PLAN N° 1**  
 CITY OF PETERBOROUGH  
 COUNTY OF PETERBOROUGH  
 © ELLIOTT AND PARR (PETERBOROUGH) LTD.

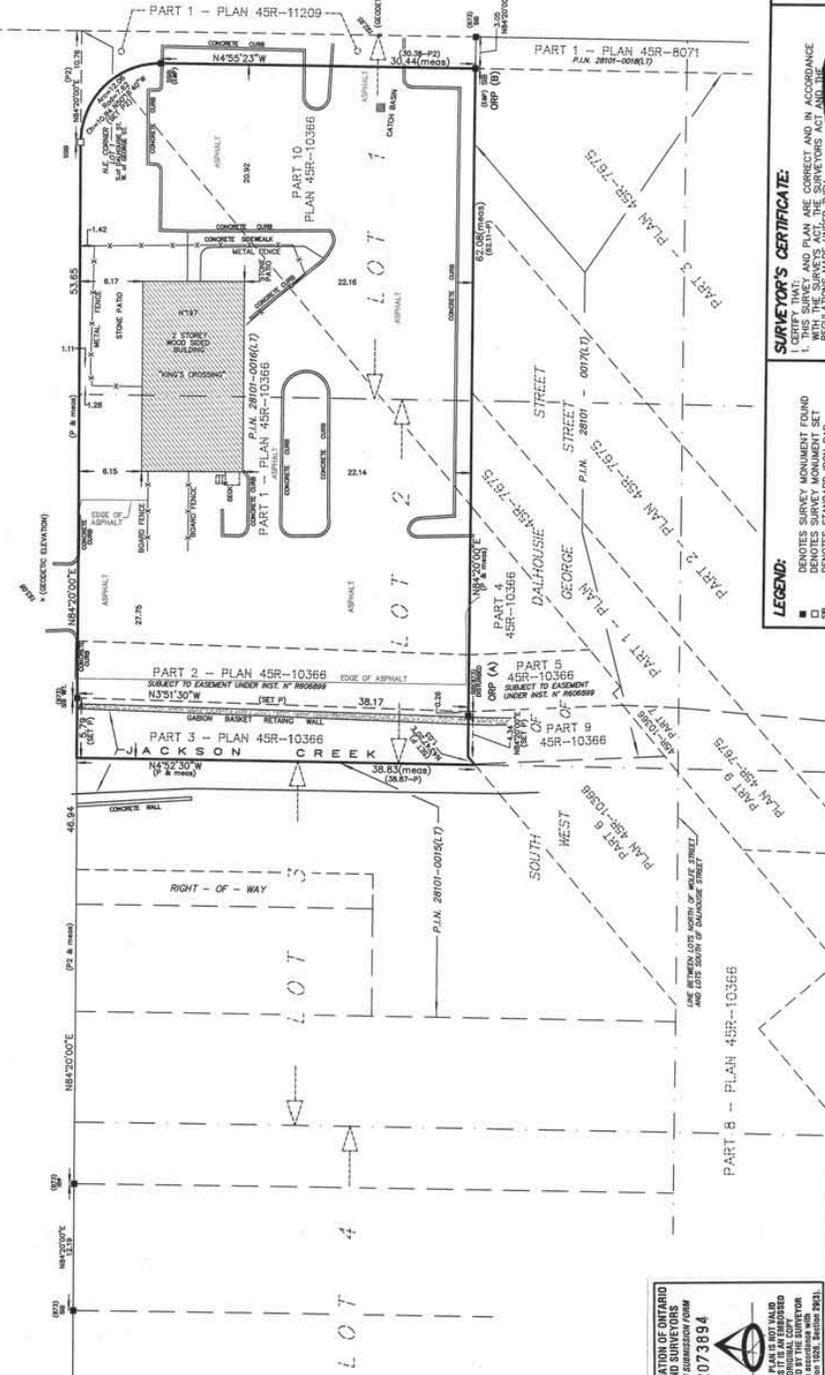


**GEORGE STREET**  
 P.L.N. 28140-019(LT)

**STREET**

**DALHOUSIE STREET**

**LOT 4**



**DISTANCE NOTE:**  
 METRIC CONVERSION  
 BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE:**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
 POINTS AND BY REAL TIME NETWORK (RTN) OBSERVATIONS  
 UTM ZONE 17, NAD 83 (CSRS) (2010.0)  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00031.

**INTEGRATION DATA:**  
 OBSERVED REFERENCE POINTS (ORP) : UTM ZONE 17 NAD 83 (CSRS) (2010.0)  
 COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF REG 216/10

POINT ID	NORTHING	EASTING
ORP (A)	488583.60	713745.65
ORP (B)	488583.60	713807.89

COORDINATES CANNOT IN THESE RESPECTS BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



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 T. (709) 745-5444 F. (709) 745-5444 www.elliottandparr.com

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.  
 2. THE SURVEY WAS COMPLETED ON JANUARY 30th, 2019.

13 FEBRUARY 2019  
 SHAWN LAMB  
 Ontario Land Surveyor

**LEGEND:**  
 ■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES STANDARD IRON BAR  
 ○ DENOTES IRON BAR  
 \* DENOTES WITNESS  
 # DENOTES W.A. BENNING O.L.S.  
 # DENOTES WITNESS  
 # DENOTES PLAN 45R-10366

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF  
 P. AND WONG.

**ELEVATION NOTE:**  
 ELEVATIONS ARE GEODETIC, DERIVED  
 FROM THE CANADIAN DATUM 1984  
 UTM ZONE 17, NAD 83 (CSRS) (2010.0)

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 REG. NO. 2073894

**PART 2: REPORT SUMMARY**

DESCRIPTION OF LAND:	<ul style="list-style-type: none"> <li>PART OF LOTS 1 AND 2, SOUTH OF DALHOUSIE STREET</li> <li>WEST OF GEORGE STREET, REGD PLAN N° 1</li> <li>REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:</li> <li>SUBJECT TO EASEMENT UNDER INST. N° R606899</li> </ul>
ENCROACHMENTS:	NONE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:	NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS:	<ul style="list-style-type: none"> <li>THIS SHOWN HEREON ARE MEASURED TO CONCRETE FOUNDATION</li> <li>AREA OF PROPERTY=250.5 Sq.m.</li> </ul>

SCHEDULE			
PART	PART OF LOT	CONCESSION	AREA
1	24	12	4921.6 Sq.m.
2	24	12	6.6 Sq.m.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

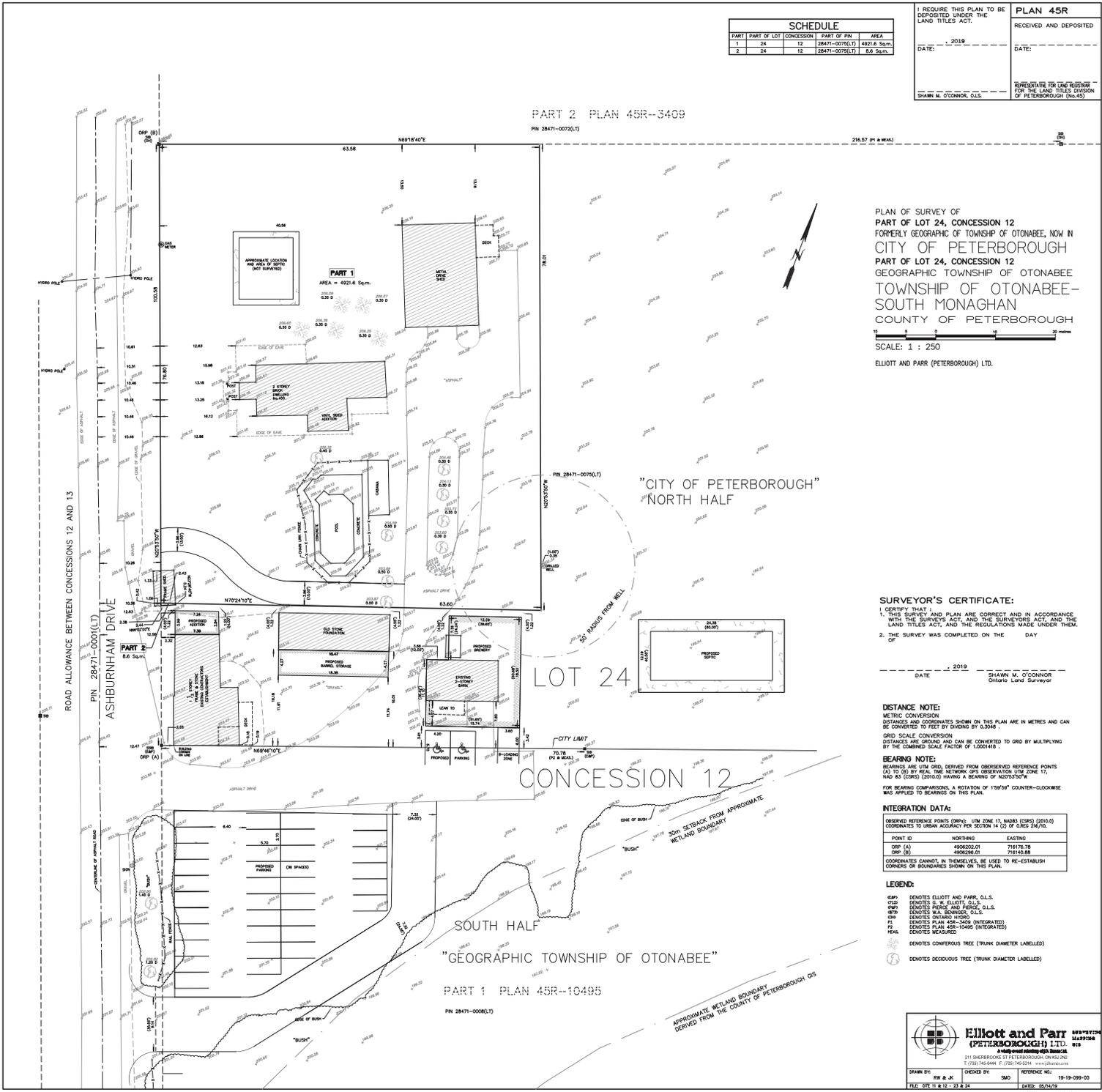
**PLAN 45R**

RECEIVED AND DEPOSITED

DATE: 2019 DATE:

REPRESANTATIVE FOR LAND REGISTRY FOR THE LAND TITLES DIVISION OF PETERBOROUGH (No.45)

SHAWN M. O'CONNOR, O.L.S.



PLAN OF SURVEY OF  
 PART OF LOT 24, CONCESSION 12  
 FORMERLY GEOGRAPHIC OF TOWNSHIP OF OTONABEE, NOW IN  
 CITY OF PETERBOROUGH  
 PART OF LOT 24, CONCESSION 12  
 GEOGRAPHIC TOWNSHIP OF OTONABEE  
 TOWNSHIP OF OTONABEE-  
 SOUTH MONAGHAN  
 COUNTY OF PETERBOROUGH

SCALE: 1 : 250  
 ELLIOTT AND PARR (PETERBOROUGH) LTD.

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, AND THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF 2019

DATE: 2019 SHAWN M. O'CONNOR  
 Ontario Land Surveyor

**DISTANCE NOTE:**  
 METRIC CONVERSION  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**GRID SCALE CONVERSION**  
 DISTANCES ARE SHOWN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0001418.

**BEARING NOTE:**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) TO (D) BY REAL TIME NETWORK GPS OBSERVATION USING ZONE 17 NAD 83 (GPR) (2011.0) HAVING A BEARING OF N205°55'00".  
 FOR BEARING COMPARISONS, A ROTATION OF 1°59'59" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON THIS PLAN.

**INTEGRATION DATA:**

POINT ID	NORTHING	EASTING
OSP (A)	4906202.01	716176.78
OSP (D)	4906295.01	716161.88

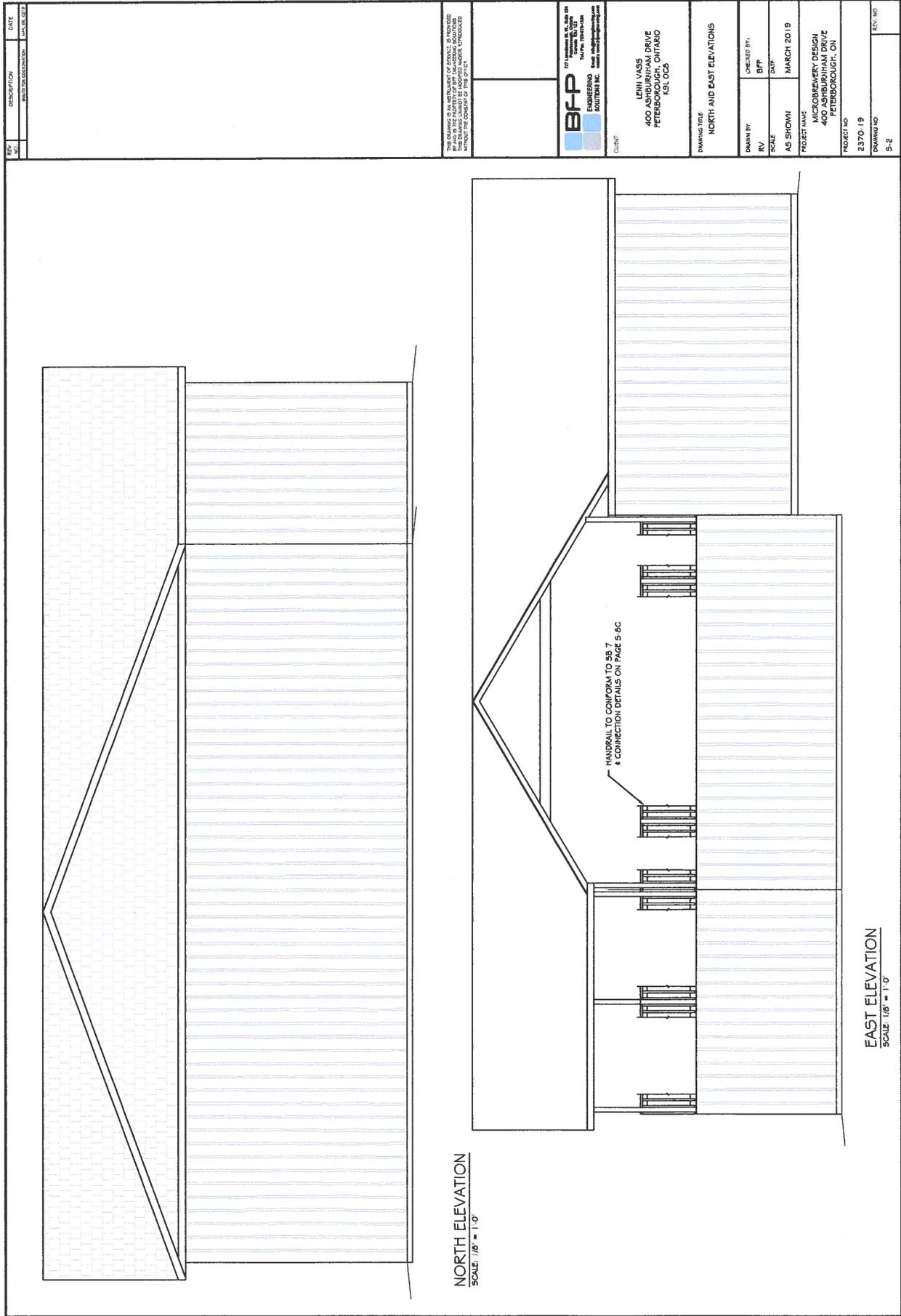
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND:**
- OSP DENOTES ELLIOTT AND PARR, O.L.S.
  - OSP DENOTES S.M. W. ELLIOTT, O.L.S.
  - OSP DENOTES PIERCE AND PIERCE, O.L.S.
  - OSP DENOTES M.A. BROWN, O.L.S.
  - OSP DENOTES OTTAWO HYDRO
  - OSP DENOTES PLAN 45R-3409 (INTEGRATED)
  - OSP DENOTES PLAN 45R-10495 (INTEGRATED)
  - OSP DENOTES MEASURED
  - OSP DENOTES CONIFEROUS TREE (TRUNK DIAMETER LABELLED)
  - OSP DENOTES DECIDUOUS TREE (TRUNK DIAMETER LABELLED)

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DATE: 2019.11.12 - 21.24  
 PLOTTED: MAY 14, 2019





**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

REV. NO.	DESCRIPTION	DATE
	ISSUED FOR CONSTRUCTION	MAR. 08, 2019

THIS DRAWING IS AN INSTRUMENT OF SERVICE. AS PROVIDED TO THE CLIENT, IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE FIRM.

<p><b>BFP</b> ENGINEERING SOUTHERN INC.</p> <p>171 Lakeshore Dr., W. Unit 104 Peterborough, Ontario K9J 8K7 Tel: (705) 751-1111 Fax: (705) 751-1112 www.bfpengineering.com</p>	<p>CLIENT</p> <p>IRVIN VASS 400 ASHBURHAM DRIVE PETERBOROUGH, ONTARIO K9L 0C6</p>
--	---

DRAWING TITLE	
NORTH AND EAST ELEVATIONS	

DRAWN BY	CHECKED BY
RV	BFP
SCALE	DATE
AS SHOWN	MARCH 2019

PROJECT NAME	MICROBREWERY DESIGN 400 ASHBURHAM DRIVE PETERBOROUGH, ON
PROJECT NO.	2370-19
DRAWING NO.	5-2
REV. NO.	

**PLAN 45R**  
RECEIVED AND DEPOSITED

6 JULY 2018  
DATE:

SHAWN M. O'CONNOR, O.L.S.  
REGISTERED PROFESSIONAL SURVEYOR FOR LAND TITLES DIVISION OF PETERBOROUGH (No.45)

SCHEDULE	
PART	PLAN
1	PART 20134-0055(LT) WEST OF MARK STREET NORTH OF HUNTER STREET
2	PART 20134-0056(LT)

PLAN OF SURVEY OF  
**PART OF LOT 1**  
WEST OF MARK STREET  
NORTH OF HUNTER STREET  
**REGISTERED PLAN No.1A**  
CITY OF PETERBOROUGH  
COUNTY OF PETERBOROUGH

SCALE: 1 : 250

ELLIOTT AND PARR (PETERBOROUGH) LTD.

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT THIS PLAN AND THE DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATIONS AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 28th. DAY OF JULY, 2018

PETERBOROUGH, ONTARIO  
SHAWN M. O'CONNOR  
Ontario Land Surveyor

**DISTANCE NOTE:**

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

GRID SCALE CONVERSION  
DISTANCES ARE GIVEN IN METRES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000135

**BEARINGS NOTE:**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) TO (B) BY REAL TIME KINEMATIC GPS OBSERVATION UTM ZONE 17, NAD 83 (CSRS) (2010.0) HAVING A BEARING OF N04°10'W FOR BEARING COMPARISONS. A ROTATION OF "39°41" COUNTER-CLOCKWISE IS APPLIED TO BEARINGS ON P1 AND P2

**INTEGRATION DATA:**

POINT ID	NORTHING	EASTING
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GRP (B)	4609420.94	714332.44

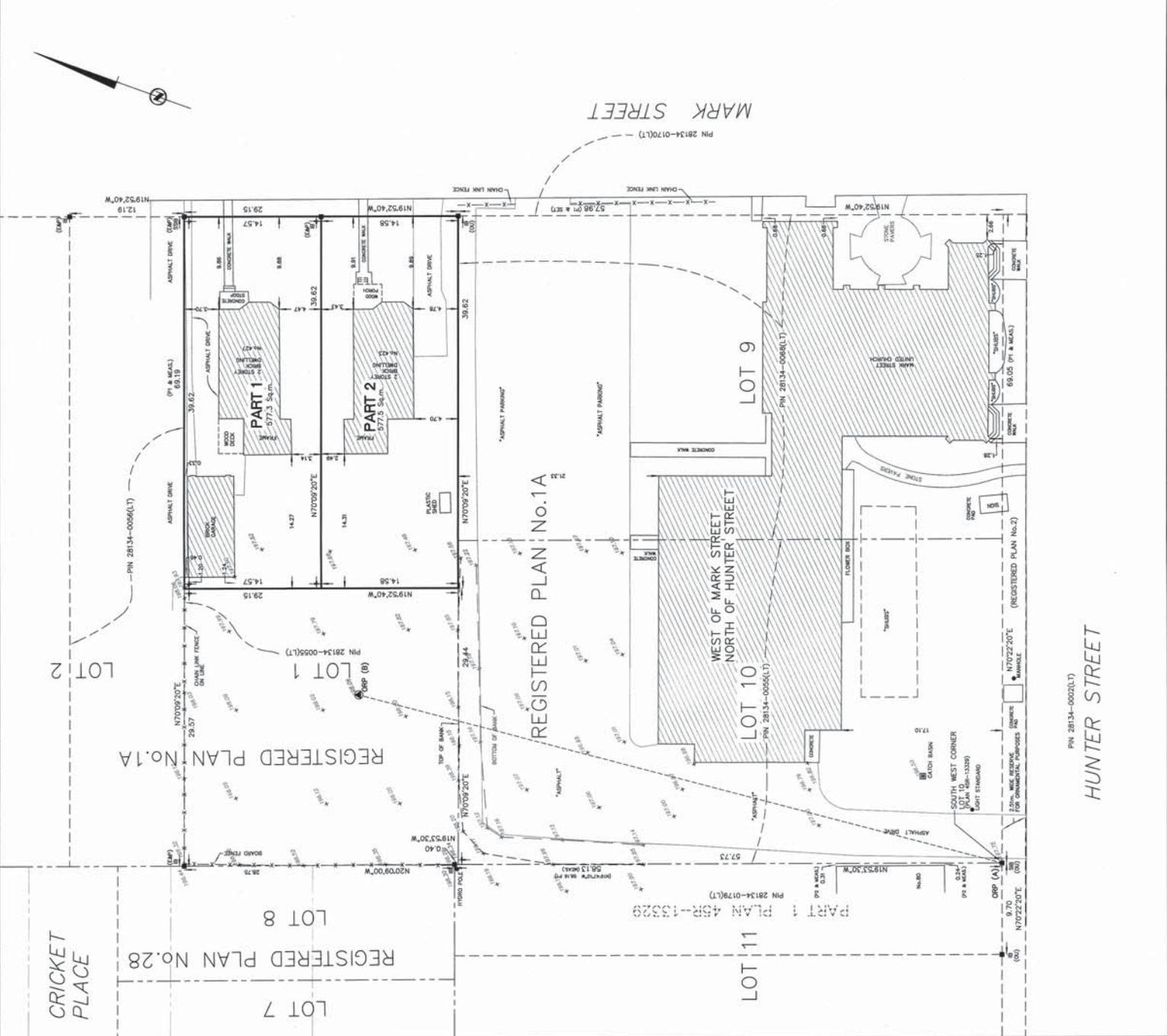
COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**BENCHMARK:**

THE BENCHMARK POSITION AND BEARING ARE DERIVED FROM OBSERVED REFERENCE POINTS (GRP) DERIVED USING REAL TIME KINEMATIC GPS OBSERVATIONS UTM ZONE 17 NAD 83 (CSRS) (2010.0).

**NOTES:**

- (EAP) - DENOTES ELLIOTT AND PARR, O.L.S.
- (W12) - DENOTES G. W. ELLIOTT, O.L.S.
- (PAP) - DENOTES PERCE AND PERCE, O.L.S.
- (W13) - DENOTES WILKINS AND WILKINS, O.L.S.
- (P1) - DENOTES PLAN OF SURVEY ROBERT B. PARR, O.L.S. ( INTEGRATED )
- (P2) - DENOTES PLAN 45R-13329 ( INTEGRATED )



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REGISTERED PROFESSIONAL SURVEYOR  
REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY: RW  
CHECKED BY: SMO  
REFERENCE NO.: 17-19-213-00  
DATE: 07/26/2018  
PLOTED: 6 JULY 2018





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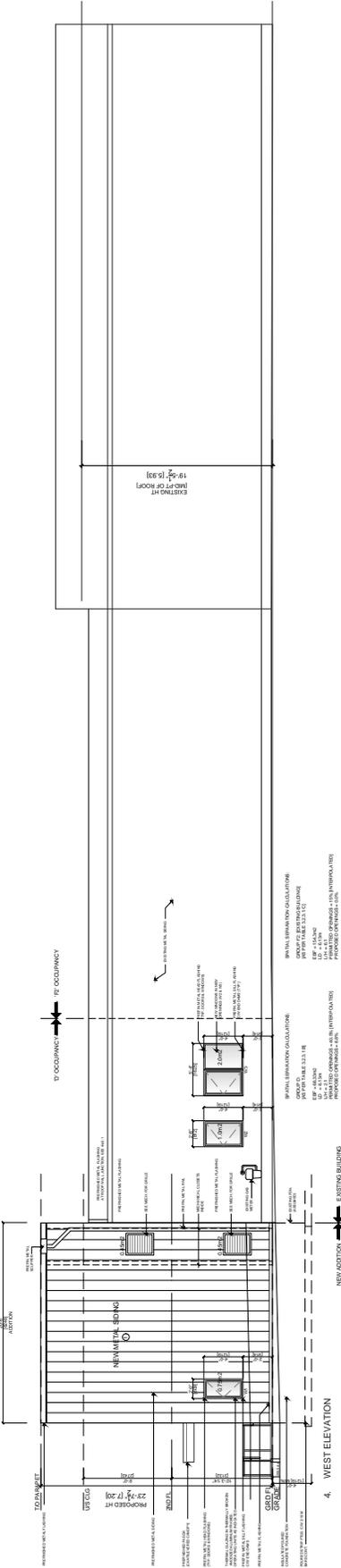
1	05/04/18	EXISTING
2	07/11/18	REVIEW
3	12/12/18	SITE PLAN
4	05/15/19	FOR BUILDING PERMIT
5	06/25/19	RESPONSE TO BP COMMENTS
6	07/03/19	MINOR VARIANCE
7		
8		
9		
10		

SCALE 3/16" = 1'-0"

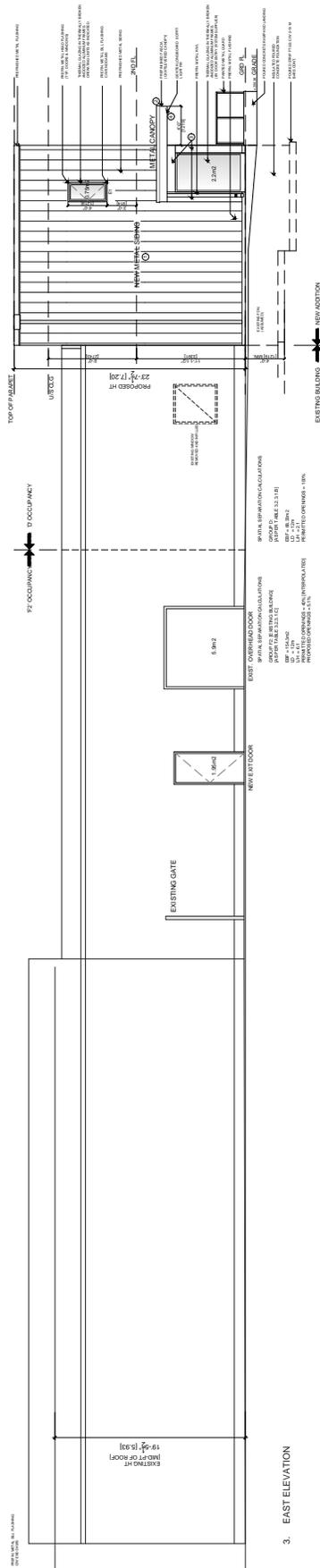
ELEVATIONS

DELTA ELEVATORS ADDITION  
688 Rye St.,  
Peterborough, ON.

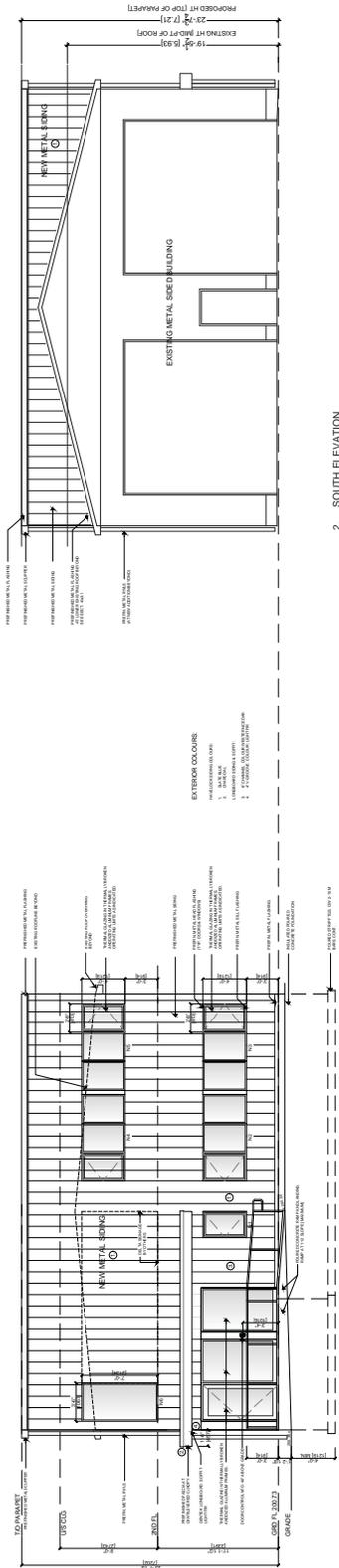
a 2.1



4. WEST ELEVATION

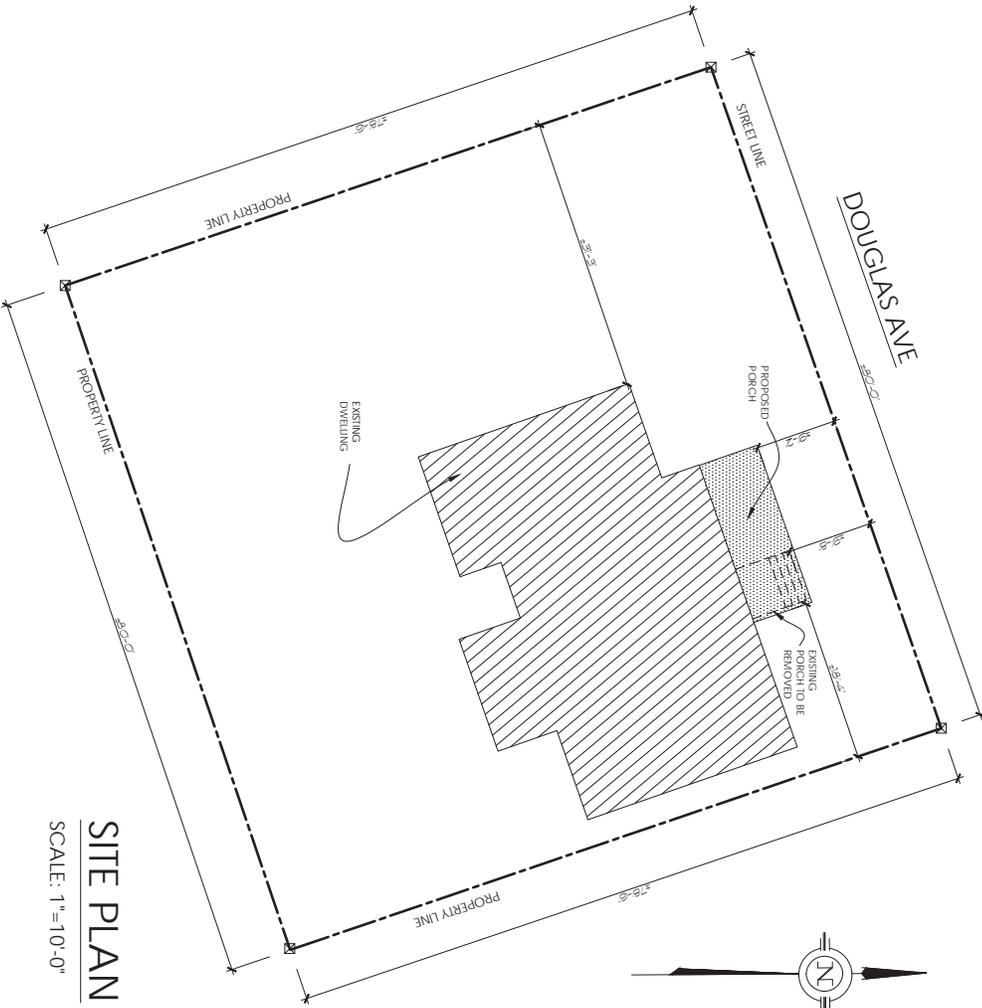


3. EAST ELEVATION



2. SOUTH ELEVATION

2. SOUTH ELEVATION



**SITE PLAN**  
SCALE: 1" = 10'-0"



LOT COVERAGE:	
LOT AREA	= 6256 ft <sup>2</sup> (581.2m <sup>2</sup> )
EXISTING DWELLING SQUARE FOOTAGE	= 1263 ft <sup>2</sup> (117.3m <sup>2</sup> )
PROPOSED PORCH SQUARE FOOTAGE	= 133 ft <sup>2</sup> (12.4m <sup>2</sup> )
TOTAL PROPOSED LOT COVERAGE:	= 1396 ft <sup>2</sup> (129.7m <sup>2</sup> )
	= 22.3 %

**GENERAL SPECIFICATIONS:**

ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 75 kpa OR GREATER.

ALL EXTERIOR FOOTINGS SHALL BE TAKEN DOWN TO A MINIMUM DEPTH OF 4'-0" BELOW FINISHED GRADE.

REMOVE ALL TOPSOIL BENEATH ALL CONCRETE SLABS.

ALL FOUNDATION WALL FOOTINGS SHALL BE A MINIMUM 6" THICK CONCRETE FOR UNREINFORCED FOOTINGS. FOUNDATION WALLS AND BASEMENT FLOOR SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 mpa.

ALL STRUCTURAL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 OR NO. 2 GRADE LUMBER UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LENGTH OF BEARING END OF BEAMS SHALL BE NOT LESS THAN 3 %.

PROVIDE MINIMUM 8" DEEP SOLID MASONRY BENEATH BEAMS SUPPORTED ON MASONRY.

LENGTH OF END BEAMS OF FLOOR, ROOF OR CEILING JOISTS SHALL BE NOT LESS THAN 1 %.

ADHERE TO ALL THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION AND TO ALL BY-LAWS OF THE MUNICIPALITY.

CLIMATIC DATA FOR THE PURPOSE OF DESIGN WAS DETERMINED USING A DESIGN SNOW LOAD OF 56 kpa (THE MINIMUM ALLOTTED IN THE TABLE 25.1A FROM THE ONTARIO BUILDING CODE, LATEST EDITION).

ALL FINISHED MATERIALS ARE TO BE SPECIFIED BY OWNERS.

ALL PLUMBING FIXTURES ARE TO BE AS SPECIFIED BY THE OWNERS.

ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH PART 7 OF THE ONTARIO BUILDING CODE, LATEST EDITION.

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO HYDRO ELECTRICAL CODE, LATEST EDITION. ALL ITEMS OF ELECTRICAL EQUIPMENT MUST BE C.S.A. APPROVED.

TABLE OF CONTENTS	
A1 -	TITLE SHEET
A2 -	PLANS & DETAILS
A3 -	ELEVATIONS & CROSS SECTIONS
<b>SYMBOLS &amp; ABBREV.</b>	
P.T.	PRESSURE TREATED
S.B.	SOLID BEARING

**armstrong**  
589 douglas ave. peterborough, ON

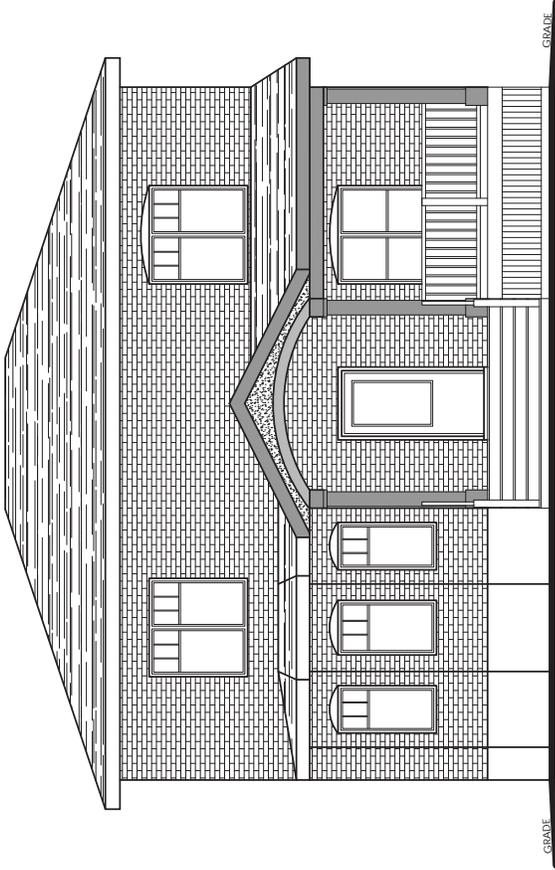
ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.  
 ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.  
 ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING ACT AND REGULATIONS. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY.  
 DRAWINGS ARE NOT TO BE SCALED.  
 DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF MOLLY CONLIN DESIGN & DRAFTING.

**LEGEND:**

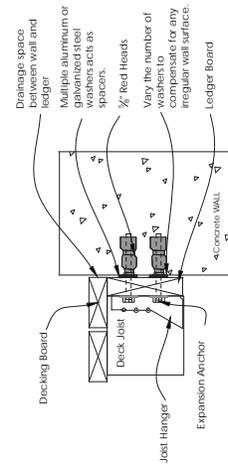
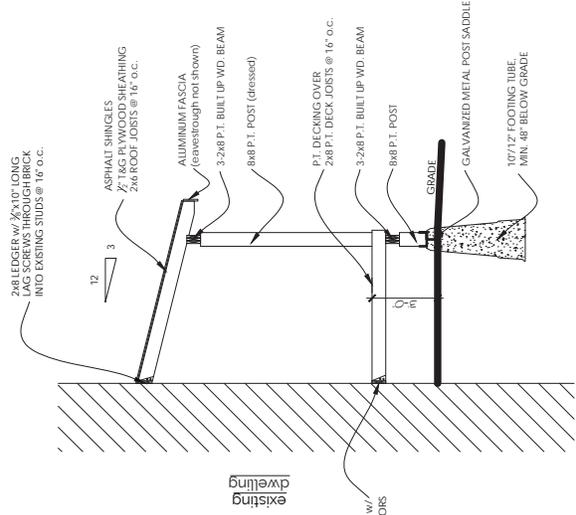
-  INTERCONNECT SMOKE & CO. DETECTOR w/ VISUAL SIGNAL
-  MECHANICAL VENT
-  SB SOLID BEARING
-  P.T. PRESSURE TREATED

<b>Drawings For:</b> ARMSTRONG 589 DODGAS AVE. PETERBOROUGH, ON	<b>Notes / Revisions:</b>
<b>Project:</b> PORCH ADDITION	<b>Title:</b> PRELIMINARY
	
FIRM NO. 190402 319 County Rd. 8 Douro, ON N0B 2R0 705-333-3314	
<b>SIGNATURE:</b>	
<b>Designed By:</b> M. CONLIN	
<b>Date:</b> JULY, 2019	<b>Page:</b> A3
<b>Scale:</b> 1/4" = 1'-0"	

Exhibit F, Page 2 of 2



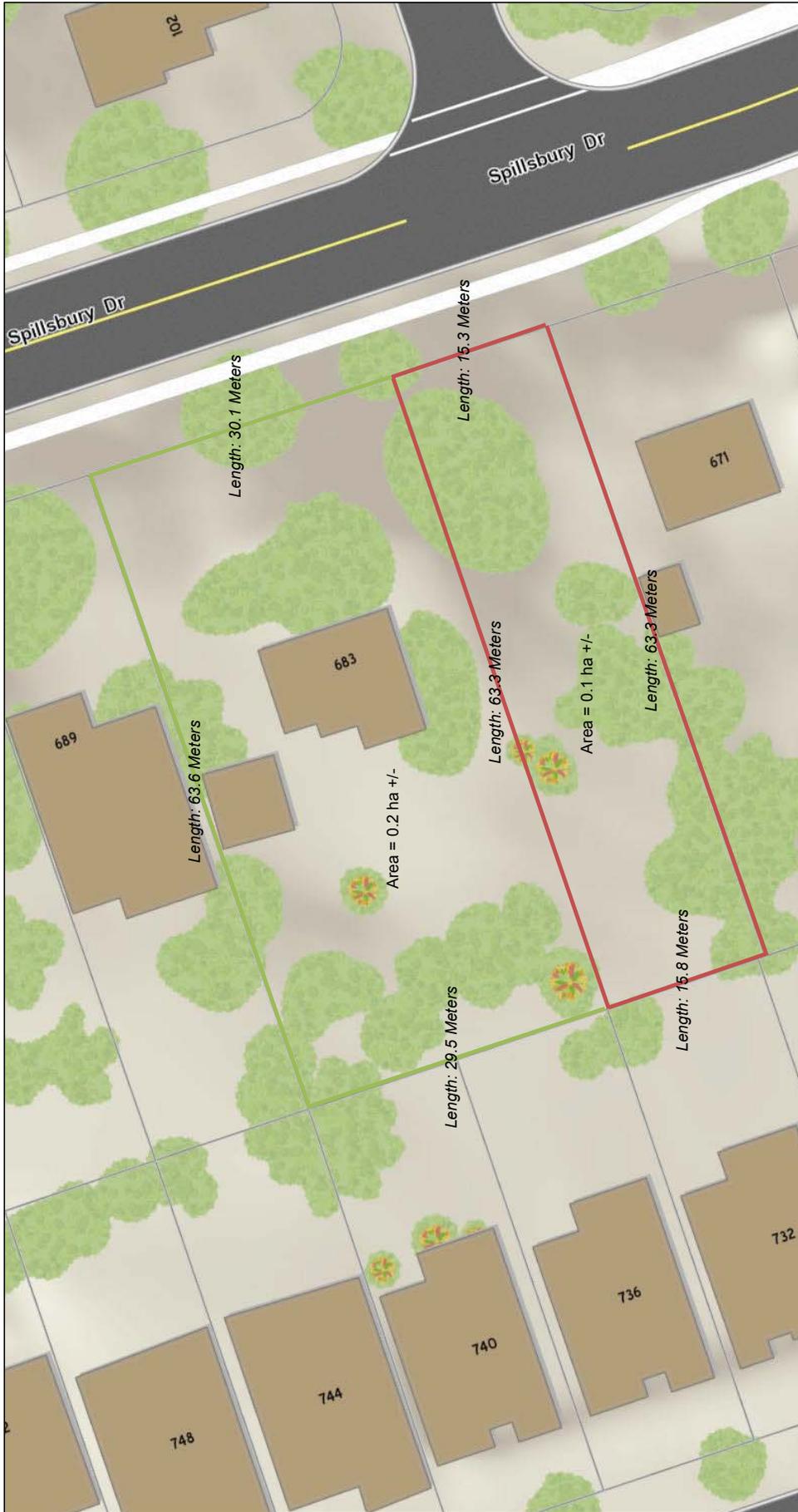
**front elevation**



**ledger board detail**  
not to scale

**cross section 'a'**

# Burnham Severance



1:500  
0 0.01 0.02 mi  
0 0.01 0.02 km

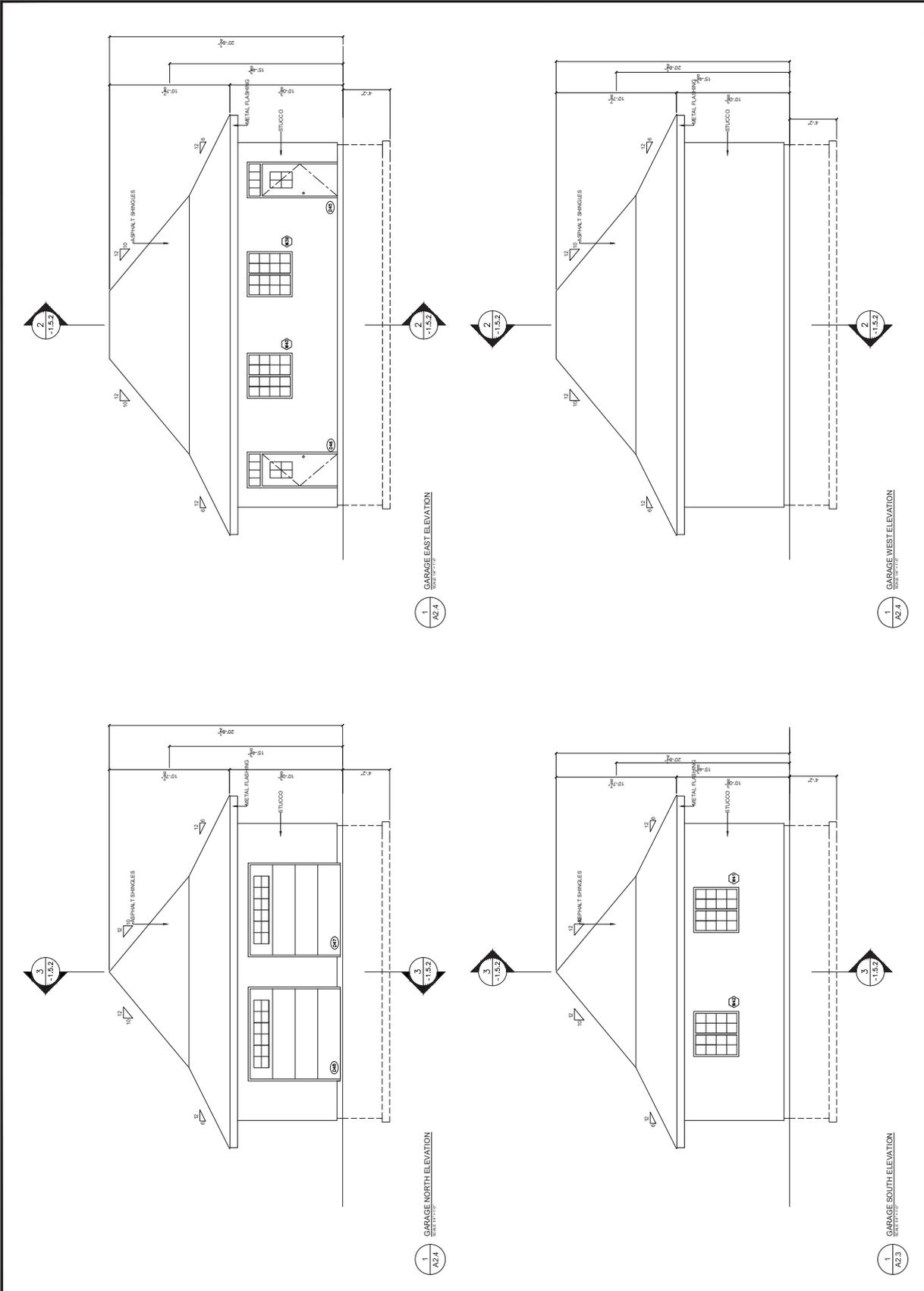
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swire, OpenStreetMap contributors, and the GIS User Community

Esri, © OpenStreetMap contributors, HERE, Garmin, FAO, USGS, EPA, NPS, AAFC, NRCAN | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, AAFC, NRCAN | City of Peterborough | City of Peterborough

5/13/2019, 10:43:08 AM



<p>Sheet No. 17-38                  Sheet C                  Detail No. B                  Sheet No. where detailed B</p>	<p>PLOT DATE: JUN 21 2019</p> <p>LEGEND</p>	<p>eco line design studio                  36 Parkside Street,                  Minden, ON, K0M 2K0,                  BCIN 33321                  email: fabiennelehmann@yahoo.ca                  tel: 705-875-0038                  www.ecolinedesignstudio.com</p>	<p>Client                  Brian and Karen                  Bulger                  Peterborough, ON</p> <p>Project                  Bulger residence                  255 Glenwood Drive                  Peterborough, ON</p> <p>Drawing Title                  GARAGE ELEVATIONS</p> <p>Scale AS NOTED                  Date December 2016                  Drawn By Fabienne Lehmann BCIN 28161                  Project No. 17-38                  Sheet No. 17-38                  Rev. No. A2.4</p>
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BUILDING LOCATION SURVEY OF

359 McGILL

# LOT 87

REGISTERED PLAN N<sup>o</sup> 30Q

Exhibit I, Page 1 of 3

CITY OF PETERBOROUGH

COUNTY OF PETERBOROUGH

SCALE · 1 INCH EQUALS 20 FEET

MEASUREMENTS ARE TAKEN TO CONCRETE BLOCK FOUNDATION OF DWELLING

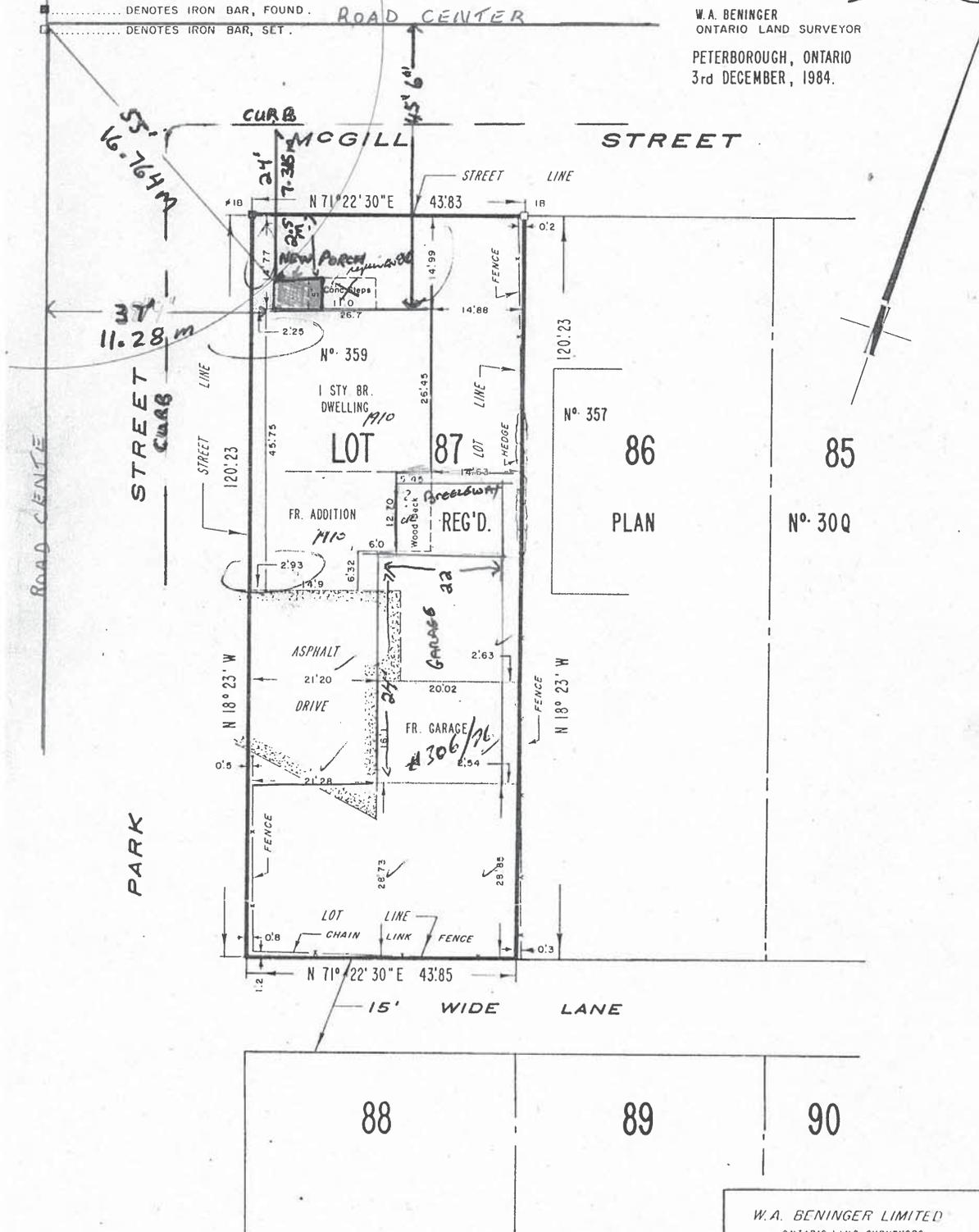
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED BY THIS PLAN  
WAS COMPLETED ON THE 29<sup>th</sup> NOVEMBER, 1984.

*W.A. Beninger*

W.A. BENINGER  
ONTARIO LAND SURVEYOR  
PETERBOROUGH, ONTARIO  
3<sup>rd</sup> DECEMBER, 1984.

■ ..... DENOTES IRON BAR, FOUND.  
..... DENOTES IRON BAR, SET.

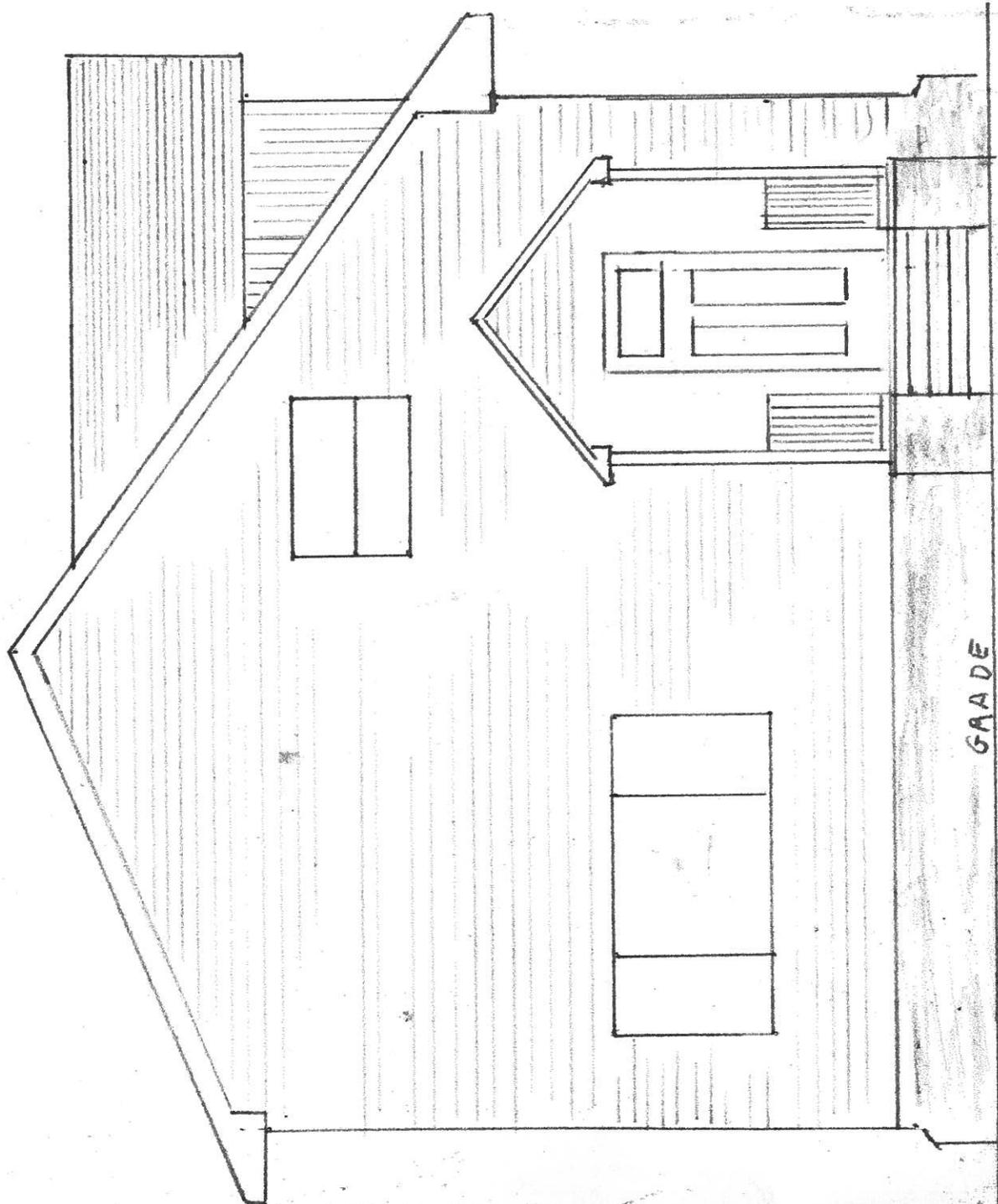


W.A. BENINGER LIMITED  
 ONTARIO LAND SURVEYORS  
 414 WATER STREET  
 PETERBOROUGH, ONTARIO  
 K9H 3L8  
 Tel 705 743 8634 File P 126

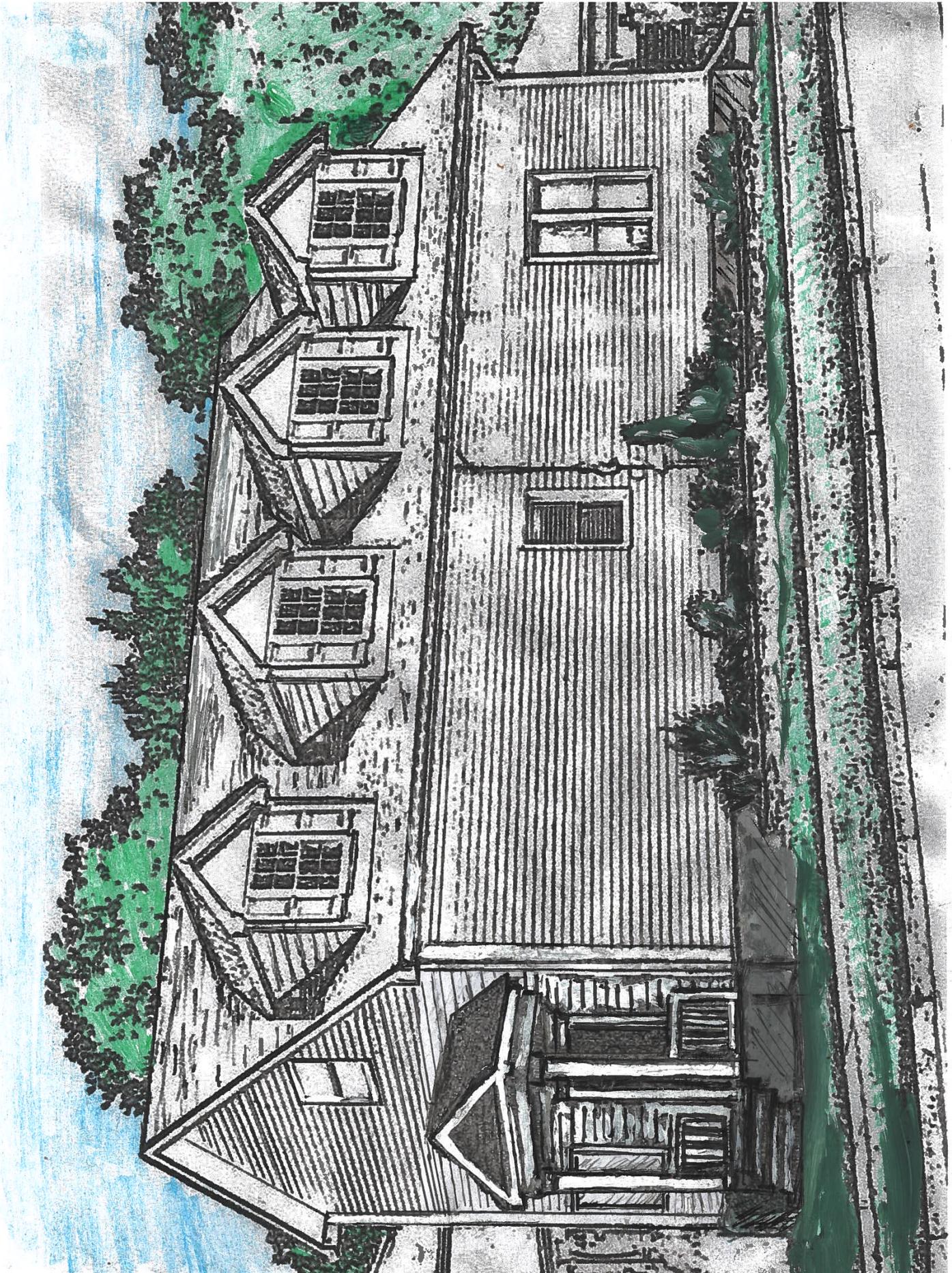
PROPOSED FRONT PORCH ADDITION TO 359 MCGILL STREET

LOT 87

FOR PAUL & KIM KELLY SCALE 1/4" TO 1 FOOT

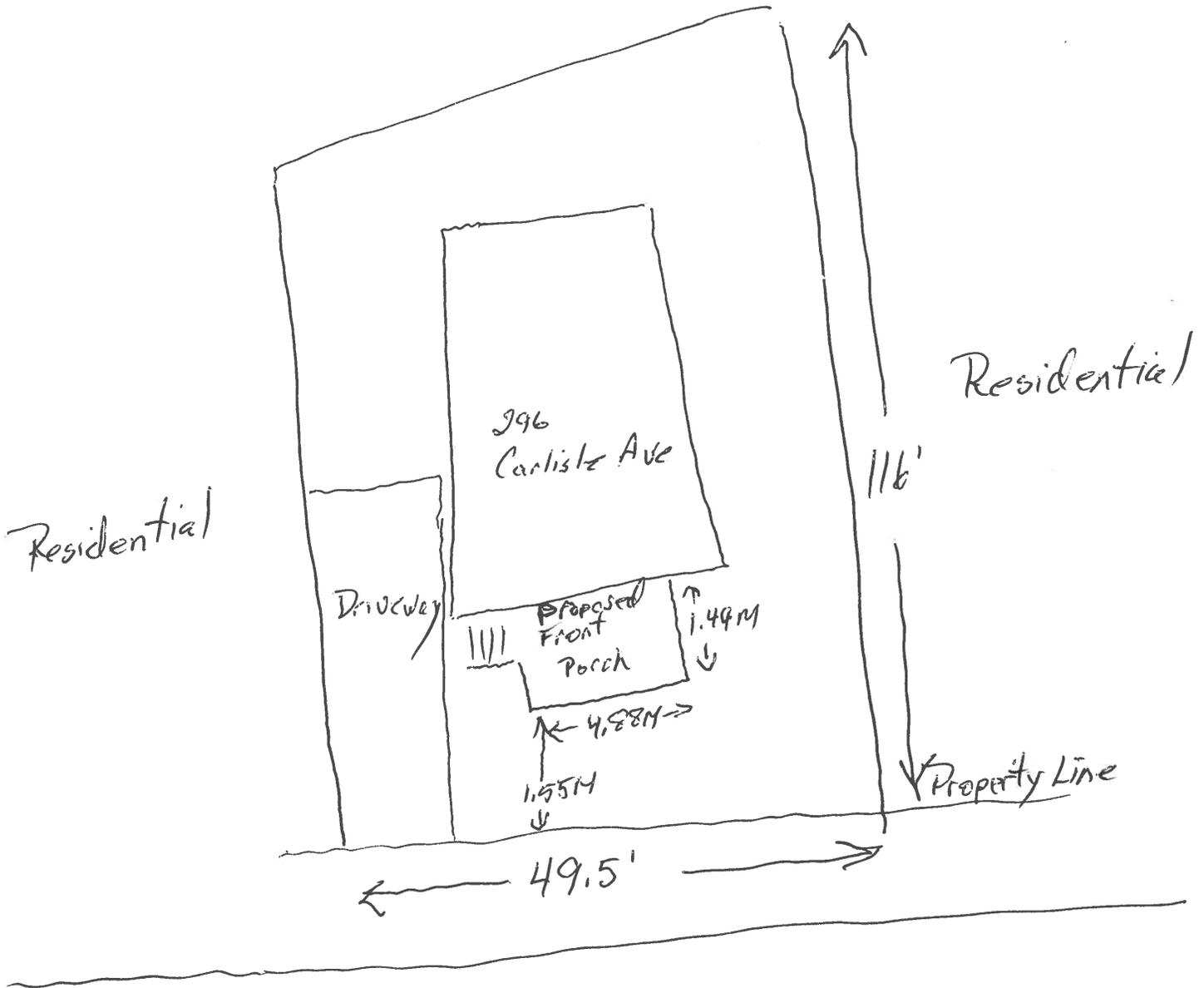


GAADE



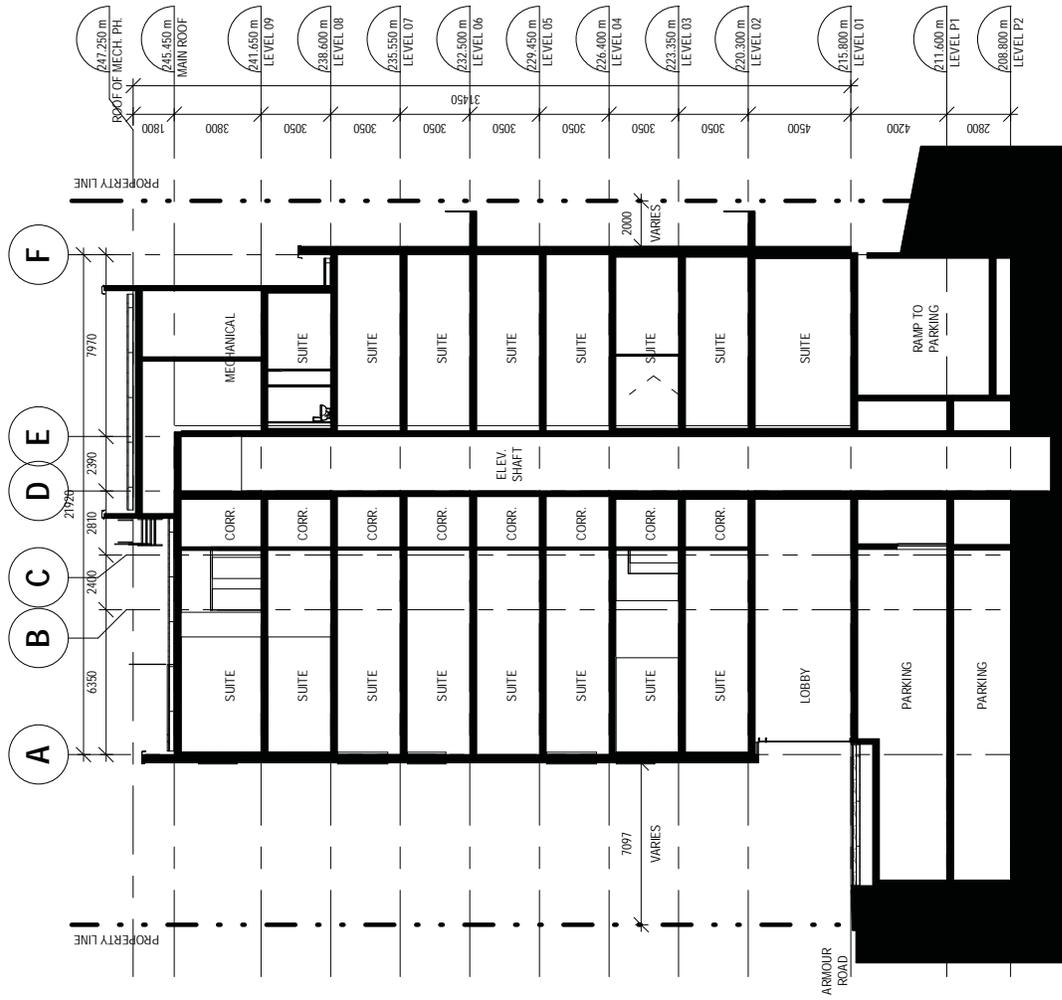
Marcie Goldenborg  
996 Carlisle Ave.

Public School Yard



CARLISLE AVE





PRES.13

EAST WEST BUILDING SECTION

Building F

17057 Schematic Design 1: 200 Scale 2019.05.10 Date



BOGDAN  
BENJAMIN  
CIBRANCI  
INC. (INCORPORATED)

410, 672 Bloor St. E.  
Toronto, Ontario M6G 1Z6  
T. 416.531.7717  
www.bncarchitects.ca



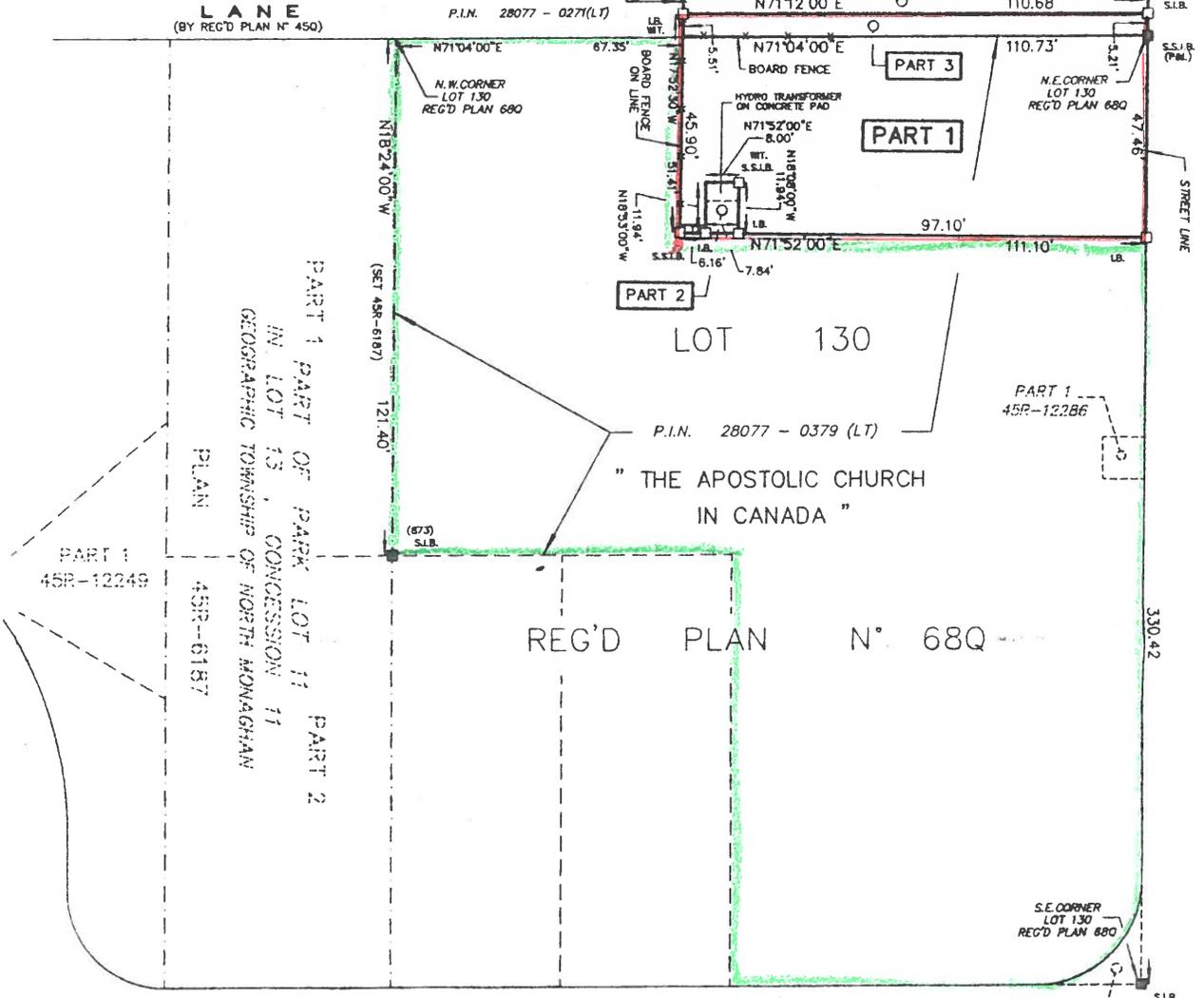
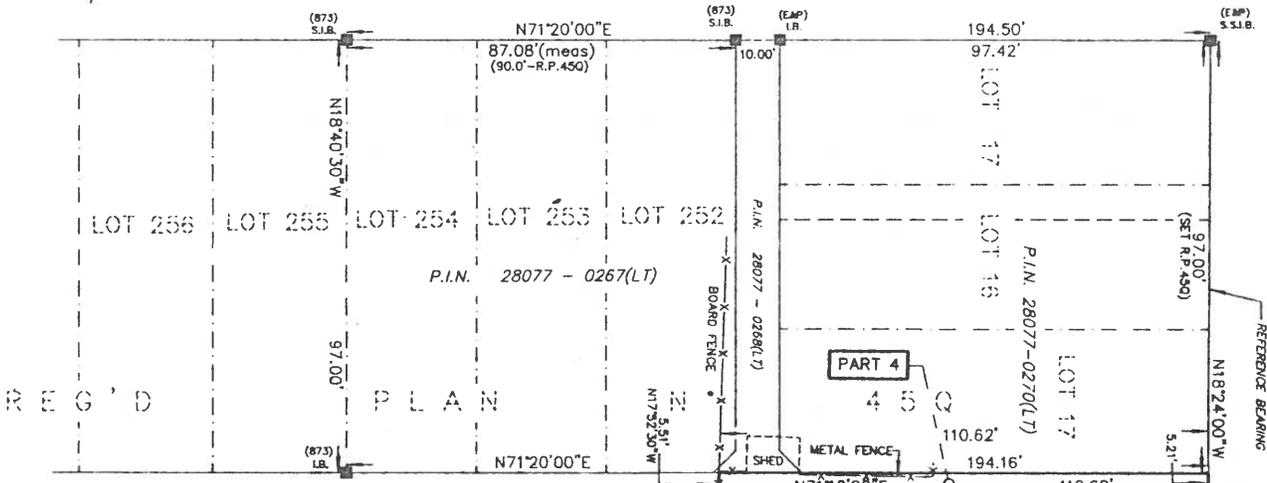






SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 130	68Q	PART OF 2807
2			-0379(LT)
3	PART OF LANE	45Q	PART OF 2807
4			-0271(LT)

KING GEORGE STREET



PARK ALLOWANCE (ROAD) BETWEEN TOWNSHIP LOTS 13 AND 14

