



City of  
**Peterborough**

## Committee of Adjustment

Hearing Date: October 6, 2020

Staff Recommendations Regarding Files: A11/20, B07/20, A14/20, A15/20, A16/20, A17/20, A18/20, A19/20, B08/20, A20/20, A21/20, and A22/20

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1. File Number: A11/20  
Address: 359 Rogers Street  
Applicant: Molly Conlin  
Owner: Chris Bridge

The subject property is located on the west side of Rogers Street between Robinson Street and Hunter Street East. The subject property is zoned R.1, R.2, R.3 residential districts and designated 'Residential' in the Official Plan. The property is currently developed with a legal non-complying triplex. As such, the application is evaluated under the regulations of the R.3 residential zoning district.

The applicant is proposing to renovate the existing triplex into a fourplex by adding an additional dwelling unit without expanding the building footprint and to expand the parking area (Exhibit A). To achieve this, the applicant has requested the following variances from regulations 9.2(c) and (h) of the R.3 zoning district:

- a) A reduction in the minimum lot width per dwelling unit from 6.0 metres to 4.4 metres, and
- b) An increase in the maximum lot coverage by open parking areas, driveways, and vehicle movement areas from 25% to 32.5%.

There is anticipated to be little perceived impact to the surrounding area resulting from the approval of this application, as there is no proposed expansion to the footprint of the existing building. The increase in lot coverage for the parking area will ensure that the proposed development can achieve the required parking ratio for the site. Staff has reviewed the concept plan submitted with the application and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The proposal supports the continued residential use of the property by providing an additional dwelling

unit within the existing building footprint. The requested variance maintains the intent and purpose of the Official Plan.

The minimum lot width per dwelling unit and maximum lot coverage for parking areas is generally intended to ensure that there is sufficient on-site amenity space for residents of the building on a property. Within East City, the subject property has access to the Rotary Trail, Trent-Severn Waterway, James Stevenson Park, and Rogers Cove, as well as the Hunter Street East commercial district, which provides several alternatives to compensate for a reduction in outdoor amenity space on-site. The proposed variances maintain the intent and purpose of the Zoning By-law.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and noted that the owner will need to contact PDI if an upgraded electric service is required.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and a grading and drainage plan for the parking and driveway area is required.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application for minor variance provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit A and conditional upon:

- i) The completion of a lot grading and drainage plan for the proposed parking and driveway area, to the satisfaction of Development Engineering, and
- ii) The removal of the porch located on the north side of the existing building.

2. File Number: B07/20  
Address: 689 Towerhill Road  
Applicant: EcoVue Consulting Services Inc.  
Owner: Muskoka D&M Corp.

The subject property is in the City's north end and is generally bounded by Towerhill Road to the north, Hillview Drive and the Simons subdivision to the east, Hillside Street to the south and the Northview Community Church to the west. The majority of the subject property is currently zoned A1 SM in the Township of Smith Zoning By-law 1971-17 and the southern portion fronting on the Hillside Street road allowance is zoned R.1 residential district with alternative regulations 1m and 2m in the City's Zoning By-law. Corresponding with the zoning districts above, the subject property is designated 'Urban Fringe Control Area' in the Township of Smith Official Plan (1995) and 'Residential' in the City's Official Plan.

The property owners are currently undertaking Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications that would re-designate the entirety of the subject lands as 'Residential' and re-zone 2.16 hectares of the southern portion of the property PS.2-334-H public service district and the balance of the lands D.2-96 development district. The Official Plan and Zoning By-law amendment applications were approved by Council on September 28, 2020 and are currently within the appeal period.

The property owner is seeking consent to sever 2.16 hectares at the south end of the property, with approximately 144 metres of lot width and 150 metres of lot depth, to create a separate building lot for a long-term care facility. An easement over the retained lands to the east of the severed lands is also being sought to permit legal access to the long-term care facility using a driveway to be constructed on the retained lands (Exhibit B). The proposed severance corresponds with the proposed PS.2-334-H zoning boundary resulting from the ZBA.

The subject lands are located within a settlement area, as defined by the Provincial Policy Statement (PPS, 2020). The PPS directs growth and development to settlement areas. Land use patterns in settlement areas shall be based on densities and a mix of land uses that efficiently use land and resources while being appropriate for, and efficiently use, infrastructure and public service facilities that are planned or available (Section 1.1.3.2). Additionally, Section 1.6.6.2 of the PPS states that "within settlement areas with existing municipal sewage systems and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services."

The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) states that the majority of growth forecasted to the horizon of the Plan is to be allocated to settlement areas that have a delineated built boundary, have existing or planned municipal water or wastewater services, and can support the achievement of a complete community (Section 2.2.1.2(a)). This application supports the achievement of a complete community by providing access to an additional public service facility, of which long-term care services are identified. The subject property is located within the City's Designated Greenfield Area

(DGA). New development in the DGA shall be planned, designated, zoned, and designed to support the achievement of a complete community (Section 2.2.7.1(a)). The proposed severance conforms with the Growth Plan as it will provide a new building lot for a long-term care facility within the City's Designated Greenfield Area.

The subject lands are currently designated 'Urban Fringe Control Area' in the Township of Smith Official Plan (1995) and 'Residential' in the City of Peterborough Official Plan. OPA File Number O1906 was recently approved by Council at its meeting on September 28, 2020 to re-designate the entirety of the subject lands as 'Residential'. At the time this consent application is heard by the Committee, the OPA file will be in an active appeal period. It is recommended that the approval of this consent be conditional upon the 'Residential' land use designation coming into effect.

Objectives of the 'Residential' designation include to "encourage residential intensification to increase the supply of housing through better use of existing resources, buildings and under-utilized sites" and "support the development, at appropriate locations, of residential facilities that meet the housing needs of persons requiring specialized care". The creation of a lot to support a long-term care facility will assist the City in achieving the objectives of the 'Residential' designation as set out in Section 4.2 of the Official Plan.

The subject lands are currently zoned A1 SM in the Township of Smith Zoning By-law 1971-17 and R.1, 1m, 2m in the City's Zoning By-law. In addition to the OPA, ZBA File Z1917 was recently approved by Council to re-zone the proposed severed lands to a PS.2 public service district, subject to exception 334 and a holding provision. The retained lands are to be re-zoned to a D.2 development district, subject to exception 96.

The PS.2 public service district will permit the long-term care facility and exception 334 refers to site-specific zoning regulations. The holding provision relates to an agreement for provision of sanitary services and other associated upgrades, an agreement relating to natural heritage, stormwater management and water monitoring, and cash-in-lieu of parkland (Exhibit C). It is recommended that the approval of this consent be conditional on the re-zoning coming into effect and the holding provision being removed from the zoning. The removal of the holding symbol will ensure that the proposed long-term care facility use is permitted on the severed lands and that appropriate agreements are in place to adequately service the site prior to the lot being created.

The proposed severed lands will have approximately 144 metres of frontage on Hillside Street. The retained lands will maintain approximately 24 metres of frontage on Hillside Street, with additional access to the municipal road network from Towerhill Road and McRea Drive. Although portions of Hillside Street remain unbuilt the entire length has been dedicated as a public highway, meeting the definition of a 'street' in the Zoning By-law.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is located outside of known flooding hazard. The applicants submitted an Environmental Impact Study (EIS) in support of the OPA and ZBA applications concluding

that the area mapped as non-evaluated wetland at the southwest corner of the property is not present. ORCA agrees with those findings. The EIS discusses an area of significant woodland and ORCA agrees with the EIS that while mitigation details are required, they can be reviewed at the detailed design stage. Portions of the property are within ORCA's regulated area so a permit from the Authority will be required prior to any construction or site alteration. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan. The proposed severance and easement are consistent with the PPS, noting that further details are required during the Site Plan Approval process.

Peterborough Distribution Inc. (PDI) reviewed the application and noted that the development is within Hydro One's service territory. The developer should contact Hydro One's local representative for connection information related to this development.

Peterborough Utilities Commission (PUC) reviewed the application and noted that a trunk watermain and associated easement is in the area of the proposed driveway. The watermain is approximately 2.1 metres from the east property line and they require a minimum 3.0 metres west of the trunk watermain for access. The access driveway on the retained lands should be a minimum of 5.1 metres from the east property line to keep their access unimpeded. It is strongly preferred that no infrastructure or surface works be constructed within the current easement that encroaches on their access. Prior to any construction it is suggested that the watermain be physically located in the field and an accurate dimensioned drawing be prepared for review, which includes the location of the watermain and the proposed offset from the driveway should this proceed further. If the driveway or any other infrastructure is constructed within 3.0 metres of the watermain it may be damaged should excavation have to occur for repair and any costs to repair the damages will be the responsibility of the owner.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

Hydro One reviewed the application and has no comments or concerns, noting that their review only considered issues affecting their 'High Voltage Facilities and Corridor Lands'.

Bell Canada reviewed the application for consent and has no concerns.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for consent conditional upon:

- i) The approval of Official Plan Amendment File O1906 and Zoning By-law Amendment File Z1917;
- ii) Removal of the Holding Provision imposed on By-law 20-065 associated with the PS.2 zoning district;
- iii) Prior to registering of 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 and easement. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;
- iv) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City's Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- 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.

### 3. File Number: A14/20

Address: 174 Evans Drive

Applicants: Don Duncan and Mary Duncan

Owners: Don Duncan and Mary Duncan

The subject property is located on the north side of Evans Drive between Milroy Drive and Tobin Court. The subject property is zoned R.1 residential district and designated 'Residential' in the Official Plan and 'Low Density Residential' in the Downey West Secondary Plan. The property is currently developed with a single detached dwelling and an accessory structure in the rear yard.

To facilitate the construction of a covered deck at the rear of the dwelling, the applicant has requested a minor variance from section 7.2(e)(ii) of the R.1 zoning district to reduce the minimum building setback from the rear lot line from 7.6 metres to 6.85 metres (Exhibit D). The rear lot line of this property is at an angle resulting in an irregular lot depth to accommodate natural heritage and valley land features within the Open Space zoning district to the rear of the property. The rear yard setback from the northwest corner of the

lot to the proposed dwelling is 6.85 metres, which represents the narrowest distance between the proposed covered deck and the rear lot line. Staff has reviewed the concept plan submitted with the application and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The Downey West Secondary Plan does not contain additional land use designations outside of the Official Plan. 'Low Density Residential' permits single-detached, semi-detached, and duplex dwellings. The proposed construction supports the residential function of the property by providing sheltered outdoor amenity space at the rear of the dwelling. The requested variance maintains the intent and purpose of the Official Plan and Downey West Secondary Plan.

The R.1 zoning district permits single-detached residential dwellings. The intent of the rear yard setback is to ensure that there is adequate privacy between neighbouring properties and that there is enough amenity space at the rear of the lot. The requested variance represents the narrowest distance between the proposed dwelling and a rear lot line and, if approved, the resulting rear yard will still provide sufficient amenity space. Additionally, as the property backs on to an Open Space block associated with natural heritage features, there is no concern of negative impacts on neighbouring landowners. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. Portions of the property are located within ORCA's regulated area; however, the proposal can be considered as a permitted activity under Section 3.1.2(1) of the Watershed Planning and Regulation Policy Manual and a permit from the Authority will not be required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit D.

4. File Number: A15/20  
Address: 922 Fairbairn Street  
Applicant: Dmitry Mishchenko  
Owner: Dmitry Mishchenko

The subject property is located on the east side of Fairbairn Street, between Hillside Street and McCrea Drive. The subject property is zoned 'Residential' in the Township of Smith Zoning By-law 1971-17 and is designated 'Urban Fringe Control Area' in the Township of Smith Official Plan (1995). The property is currently developed with a single-detached dwelling and is serviced by private well and septic services. Lands containing the subject property were annexed by the City in 2008.

The applicant sought approval from the Committee on July 16, 2019 to increase the maximum building coverage from 12% to 17% to permit the construction of a detached accessory building on the property (File A31/19). Since that approval, the applicant has revised their plans and now wants to construct an addition to the existing dwelling. A new approval is required, as the approval in 2019 specifically relates to the construction of a detached structure.

The applicant is proposing a variance from Section 11.2(c) of the Township of Smith Zoning By-law to increase the maximum lot coverage for a lot containing a single-detached dwelling with neither municipal water nor sanitary sewer from 12.0% to 15.5% to permit the construction of an addition on the north side of the existing dwelling (Exhibit E). Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The 'Urban Fringe Control Area' designation in the Township of Smith Official Plan (1995) contains policies to ensure that development is consistent with the anticipated growth of urban areas. The continued use of this property for residential purposes will not negatively impact the City of Peterborough's urban growth. The requested variance maintains the intent and purpose of the Township of Smith Official Plan.

The intent of the low lot coverage percentage on privately serviced residential lots is to ensure that there is sufficient undeveloped area for the provision of well and septic systems. The location of the proposed addition is not anticipated to have an impact on the well or septic tank and tile bed. The proposed addition will be reviewed by Peterborough Public Health as part of the building permit review process. The proposed variance maintains the intent and purpose of the Zoning By-law.



## Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit E.

### 5. File Number: A16/20

Address: 1 Lloyd Avenue

Applicants: Tatiana Alexandria Fleming and Stephenie Anne James

Owners: Tatiana Alexandria Fleming and Stephenie Anne James

The subject property is located on the west side of Lloyd Avenue at the northwest corner of Braidwood and Lloyd Avenues. The subject property is zoned R.1 residential district and designated 'Residential' in the Official Plan. The property is currently developed with a single detached dwelling and an accessory structure in the rear yard.

The applicant is proposing variances from section 6.19(b) of the Zoning By-law to increase the permitted projection of a platform into the building setback from the street line from 1.5 metres to 4.2 metres into the street line setback of Braidwood Avenue and 2.4 metres into the street line setback of Lloyd Avenue to permit the construction of a platform at the front of the existing dwelling (Exhibit F). The proposed platform is not expected to exceed 0.75 metres above grade. The proposed platform will provide outdoor amenity space at the front of the dwelling without compromising the overall function of the property or negatively

impacting the municipal rights-of-way. The subject property is currently the only property on the street without a sitting area at the front of the dwelling. Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The proposed construction supports the residential function of the property by providing outdoor amenity space at the front of the dwelling. The requested variance maintains the intent and purpose of the Official Plan.

The intent of the street line setback is to ensure, among other factors, that there is adequate separation between the road allowance and any structures, sufficient space for snow storage from road operations, sightlines for vehicles, and to provide area for parking. Projections of uncovered and unenclosed platforms are permitted to project into these setbacks as the form and scale of development has less visual impact on neighbouring properties. It is not anticipated that the proposed increase of the projection will have an impact on road operations or sightlines from the rights-of-way, as the platform is not proposed to exceed 0.75 metres above grade. Site parking is provided via driveway access from Braidwood Avenue and will not be impacted or reduced by the proposal. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit F.

6. File Number: A17/20  
Address: 1285 Scollard Drive  
Applicant: Jacob Clark  
Owners: Bill Edmanson and Nancy Endicott

The subject property is located on the south side of Scollard Drive, east of the intersection with Scollard Crescent. The subject property is zoned R.1 residential district, with alternative regulations 1k and 2k, and is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Auburn North Secondary Plan. The property is currently developed with a single detached dwelling.

The applicant is proposing to expand the existing single-detached dwelling by constructing an addition on the front of the dwelling to extend the master bedroom and an addition at the rear to construct a sunroom (Exhibit G). To achieve this, the applicant has requested the following variances from regulations 6.11(a) and 7.2(e)(ii) of the Zoning By-law:

- a) A reduction in the minimum building setback from a local street having a width of 20 metres or greater from 6.0 metres to 5.75 metres, and
- b) A reduction in the minimum building setback from a rear lot line from 7.6 metres to 5.0 metres.

Staff has reviewed the concept plan and elevation drawings submitted in support of the application and is of the opinion that the requested variances are minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The Auburn North Secondary Plan does not contain additional land use designations outside of the Official Plan. 'Low Density Residential' permits single-detached, semi-detached, and duplex dwellings. The requested variance maintains the intent and purpose of the Official Plan and Auburn North Secondary Plan.

The intent of the street line setback is to ensure, among other factors, that there is adequate separation between the road allowance and structures, sufficient space for snow storage from road operations, sightlines for vehicles, and to provide parking in the front yard. It is not anticipated that the proposal will have an impact on road operations or sightlines from the right-of-way. Driveway access is provided to the subject property from Scollard Drive and the parking area will not be impacted by the reduced setback. The intent of the rear yard setback is to ensure that there is adequate privacy between neighbouring

properties and that there is enough amenity space at the rear of the lot. The proposed addition is limited in scope and, if approved, the resulting rear yard will still provide sufficient amenity space. Visual impacts to neighbouring property owners is expected to be minimal, as the subject property backs on to the Peterborough Golf and Country Club. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comments**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and noted that if it is required to accommodate the addition, the owner will be responsible for the cost of relocating the electric service.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit G.

#### **7. File Number: A18/20**

Address: 55 Edgewater Boulevard

Applicants: Barbara Morden and David Morden

Owners: Barbara Morden and David Morden

The subject property is located on the north side of Edgewater Boulevard at the end of Burnham Point in East City. The subject property is zoned R.1 residential district and designated 'Residential' in the Official Plan. The property is currently developed with a single detached dwelling and a detached garage.

The applicant is proposing a variance from Section 6.11(a) of the Zoning By-law to reduce the minimum building setback from a local street having a width of 20 metres or greater from 6.0 metres to 1.32 metres to permit the enlargement of an existing deck at the front of the dwelling (Exhibit H). Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The proposed construction supports the residential function of the property by providing a more functional outdoor amenity space at the front of the dwelling. The requested variance maintains the intent and purpose of the Official Plan.

The intent of the street line setback is to ensure, among other factors, that there is adequate separation between the road allowance and structures, sufficient space for snow storage from road operations, sightlines for vehicles, and to provide parking in the front yard. It is not anticipated that the proposal will have an impact on road operations or sightlines from the right-of-way, as the proposed enlargement is limited in scope and dwellings on this section of Edgewater Boulevard are all located close to the street line. The existing parking area for the property will not be impacted by the proposed construction. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comments**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comment.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit H.

8. File Number: A19/20  
Address: 21 Merino Road  
Applicant: Richard Love  
Owners: Claire Horne and Neil Horne

The subject property is located on the north side of Moorecraig Road, north of Roper Drive, at the end of the cul-de-sac. The subject property is zoned R.1 residential district, with alternative regulations 1f, 2e, 8b, 10d, and 13f, and designated 'Residential' in the Official Plan. The property is currently developed with a single detached dwelling.

The applicant is proposing a variance from Section 3.4(10)(d) of the Zoning By-law (alternative regulation 10d) to reduce the minimum building setback from a rear lot line from 12.0 metres to 10.25 metres to permit the construction of an addition on the existing dwelling (Exhibit I). Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The subject property is located adjacent to a property that is designated under Part IV of the **Ontario Heritage Act** – 17 Merino Road, The Merino. According to section 2.4.9.2 of the Official Plan, "development and site alternation may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved." The minor variance application is supported by a scoped Heritage Impact Assessment (HIA) prepared by Branch Architecture, dated September 10, 2020. It was determined that the proposed addition to the subject property "does not impact the cultural heritage value and heritage attributes of The Merino." The HIA has been reviewed by the Heritage Preservation Office and they concur with its conclusions.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The requested variance maintains the intent and purpose of the Official Plan.

The intent of the rear yard setback is to ensure that there is adequate privacy between neighbouring properties and that there is enough amenity space at the rear of the lot. Due to the historic nature of the property, given its Merino Road address even though it has road frontage on Moorecraig Road, the original dwelling is set back to the rear of the lot. The alternative regulation also required an enhanced building setback to the rear yard of 12 metres, compared the R.1 standard of 7.6 metres. The requested variance represents the narrowest distance between the proposed dwelling and a rear lot line and, if approved, the resulting rear yard will still provide sufficient amenity space while also maintaining a

rear yard setback greater than the R.1 standard. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comments**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and agrees with the findings and conclusion of the scoped HIA.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit I.

9. File Number: B08/20  
Address: 1709 Glenforest Boulevard  
Applicant: Colin Darling  
Owners: Alice Collins and Karl Collins

The subject property is located on the south side of Glenforest Boulevard, between Keppler Crescent and White Crescent. The subject property has split zoning. Much of the property is zoned R.1 residential district, with alternative regulation 2k and a portion of the rear of the lot (approximately 193 square metres) is zoned R.1 residential district with alternative regulations 1f and 2e. The subject property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Jackson Creek Secondary Plan. The property is currently developed with a single-detached dwelling and storage shed.

The applicant is seeking consent to sever the rear 127.3 square metres of the subject property and add it to 345 Hywood Drive (benefitting lands) (Exhibit J). The purpose of the lot addition is to provide additional area on the north side of the benefitting lands to accommodate an addition to the existing garage. The resulting lot pattern generally reflects the existing lot fabric along both Glenforest Boulevard and Hywood Road. Both resulting lots will comply with the lot area and dimension regulations in effect on those lands.

### **Agency Comments**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

Bell Canada reviewed the application for consent and has no concerns.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application for consent conditional upon:

- 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, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;



- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-relatable 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 file;
- iii) The owner's solicitor shall provide an Undertaking to forthwith register an Application to Consolidate the severed lands with the property municipally known as 345 Hywood Road;
- iv) That the two parcels shall be considered as one lot and shall not be dealt with separately. Section 50(3) or 50(5) of the **Planning Act** shall apply to any subsequent conveyance or transaction involving the parcel of land that is subject to this application;
- v) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and
- vi) That if the conditions are not satisfied within 365 days of the circulation of the Committee's decision that this consent will lapse.

File Number: A20/20

Address: 345 Hywood Road

Applicant: Colin Darling

Owner: Frank Moloney and Jean Moloney

The subject property is located on the west side of Hywood Road, north of Linden Lee, at the end of the cul-de-sac. The subject property is zoned R.1 residential district, with alternative regulations 1f and 2e, and designated 'Residential' in the Official Plan and 'Low Density Residential' in the Jackson Creek Secondary Plan. The property is currently developed with a single detached dwelling.

The applicant is proposing a variance from Section 7.2(e)(ii) of the Zoning By-law to reduce the minimum building setback to a rear lot line from 7.6 metres to 1.2 metres to permit an addition to the existing attached garage to the north side of the existing dwelling (Exhibit J). As a result of the lot addition discussed in consent file B08/20, several lot lines will be considered rear lot lines as defined by the Zoning By-law. Although the new lot line on the north side of the property would appear to be a side lot line from a spatial perspective, since it does not intersect with a street line, it is considered a rear lot line. Staff has reviewed the concept plan and building elevations submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The Jackson Creek Secondary Plan does not contain additional land use designations outside of the Official

Plan. 'Low Density Residential' permits single-detached, semi-detached, and duplex dwellings. The requested variance maintains the intent and purpose of the Official Plan and Jackson Creek Secondary Plan.

The intent of the rear yard setback is to ensure that there is adequate privacy between neighbouring properties and that there is enough amenity space at the rear of the lot. The requested variance represents the narrowest distance between the proposed dwelling and a rear lot line and, if approved, the resulting rear yard will still provide sufficient amenity space. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comments**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and noted that the new roof should be designed so roof water is directed along the new lot line and not towards the properties fronting on Glenforest Boulevard.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application conditional upon submission of the registered transfer/deed of land related to file number B08/20 and provided that the roof design directs water runoff along the new lot line and that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit J.

10. File Number: A21/20  
Address: 339 Cullen Trail  
Applicant: Mason Homes Limited  
Owner: Mason Homes Limited

The subject property is part of the final phase of the Mason Homes Parklands subdivision in the City's north end. The undeveloped property is located on the south side of Cullen Trail at the southeast corner of Cullen Trail and Macintosh Grove. The property is zoned SP.328, 13a, SP.329.11j, 13k, and SP.330, 11j, 13k and designated 'Residential' in the Official Plan and 'Low Density Residential' in the Chemong Secondary Plan. The proposed construction of a single-detached dwelling on this property was considered under the SP.328 residential zoning district with alternative regulation 13a.

To facilitate the construction of the proposed single-detached dwelling on the subject property, the applicant has requested a minor variance from section 358.3(k)(i) of the SP.328 zoning district to reduce the minimum setback from the street line for a dwelling, excepting an attached garage or carport from 3.0 metres to 2.91 metres. Due to the conveyance of the daylight triangle at the corner of Cullen Trail and Macintosh Grove, the street line comes in at an angle that results in a lot width that is narrower at the northern portion of the property. The street line setback from the northwest corner of the lot to the dwelling will be 2.91 metres (Exhibit K). It is not anticipated that there will be a visual impact resulting from the proposal as the land that would otherwise be part of the subject property has been added to the municipal right-of-way. Staff has reviewed the concept plan submitted with the application and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The Chemong Secondary Plan does not contain additional land use designations outside of the Official Plan. 'Low Density Residential' permits single-detached, semi-detached, and duplex dwellings. The requested variance maintains the intent and purpose of the Official Plan.

The SP.328 zoning district permits single-detached residential dwellings. The intent of the street line setback is to ensure, among other factors, that there is adequate separation between the road allowance and structures, sufficient space for snow storage from road operations, sightlines for vehicles, and to provide parking in the front yard. It is not anticipated that the proposal will have an impact on road operations or sightlines from the right-of-way, due to the conveyance of the daylight triangle. Driveway access will be provided to the subject property from Cullen Trail and the parking area will not be impacted by the reduced setback. The requested variance maintains the intent and purpose of the Zoning By-law.

## Agency Comments

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area so a permit from the Authority is not required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit K.

11. File Number: A22/20  
Address: 314 Cullen Trail  
Applicant: Mason Homes Limited  
Owner: Mason Homes Limited

The subject property is part of the final phase of the Mason Homes Parklands subdivision in the City's north end. The undeveloped property is located on the north side of Cullen Trail and backs on to an Open Space zoning district that contains wetland features and the associated vegetative buffers. The property is zoned SP.328, 13a and SP.329.11j, 13k and designated 'Residential' in the Official Plan and 'Low Density Residential' in the Chemong Secondary Plan. The proposed construction of a single-detached dwelling on this property was considered under the SP.328 residential zoning district with alternative regulation 13a.

The applicant is requesting a minor variance from section 358.3(e)(ii) of the By-law to reduce the minimum rear yard setback from 6.0 metres to 2.13 metres to permit the development of a single-detached dwelling (Exhibit L). The rear lot lines of this property are at an angle resulting in an irregular lot depth to accommodate the wetland feature and

its associated vegetative buffer within the Open Space zoning district. The rear yard setback from the southwest corner of the lot to the proposed dwelling is 2.13 metres. Staff has reviewed the concept plan submitted with the application and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment." The Chemong Secondary Plan does not contain additional land use designations outside of the Official Plan. 'Low Density Residential' permits single-detached, semi-detached, and duplex dwellings. The requested variance maintains the intent and purpose of the Official Plan.

The SP.328 zoning district permits single-detached residential dwellings. The intent of the rear yard setback is to ensure that there is adequate privacy between neighbouring properties and that there is enough amenity space at the rear of the lot. The requested variance represents the narrowest distance between the proposed dwelling and a rear lot line and, if approved, the resulting rear yard will still provide sufficient amenity space. Additionally, as the property backs on to an Open Space block associated with natural heritage features, there is no concern of negative impacts on neighbouring landowners. The requested variance maintains the intent and purpose of the Zoning By-law.

### **Agency Comments**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1 (Natural Hazard) of the Provincial Policy Statement. A 15-metre vegetative protection zone was established around the provincially significant wetland and portions of Bears Creek and approved with Plan of Subdivision File 15T-10507/2010-SD001. The features and vegetative protection zone were designated 'Protected Natural Areas' and zoned OS.1 – Open Space District through that process. The agreement stipulates that construction is to remain within the lot lines and that appropriate Erosion Sediment Controls are installed between the construction site and areas of provincial interest. The property is within ORCA's regulated area. This area of development was granted permits from the Authority in 2018 as part of the construction of Phase 4 of the subdivision. The subject property is not located within an area that is subject to the Trent Source Protection Plan.

Peterborough Distribution Inc. (PDI) reviewed the application and has no comments.

Peterborough Utilities Commission (PUC) reviewed the application and has no comments.

The City's Engineering Design and Construction Technologist / Inspector reviewed the application and has no comments.

The City's Heritage Resources Coordinator reviewed the application and has no comments.

The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit L.

Prepared By:

Concurred With:

Nolan Drumm, RPP, MCIP  
Planner, Policy and Research,  
Planning Division,  
Infrastructure and Planning Services

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

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 TO AVOID 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.

## Exhibit A, Page 1 of 1

Drawings For:  
BRIDGE  
357 ROGERS ST.  
PETERBOROUGH, ON

Notes / Revisions:

Project:

SITE PLAN

Title:

SITE PLAN

**MOLLY CONLIN**  
*design & drafting*

FIRM ECRN 139422  
311 County Rd. 8  
Peterborough, ON  
K7A 1S1  
705-333-3510

SIGNATURE:

Designed By:  
M. CONLIN

Date:

JULY, 2020

Scale:

1/4" = 1'-0"

Page:

S1

### AREA CALCULATIONS

LOT AREA = 11148.1 ft<sup>2</sup> (1035.7m<sup>2</sup>)

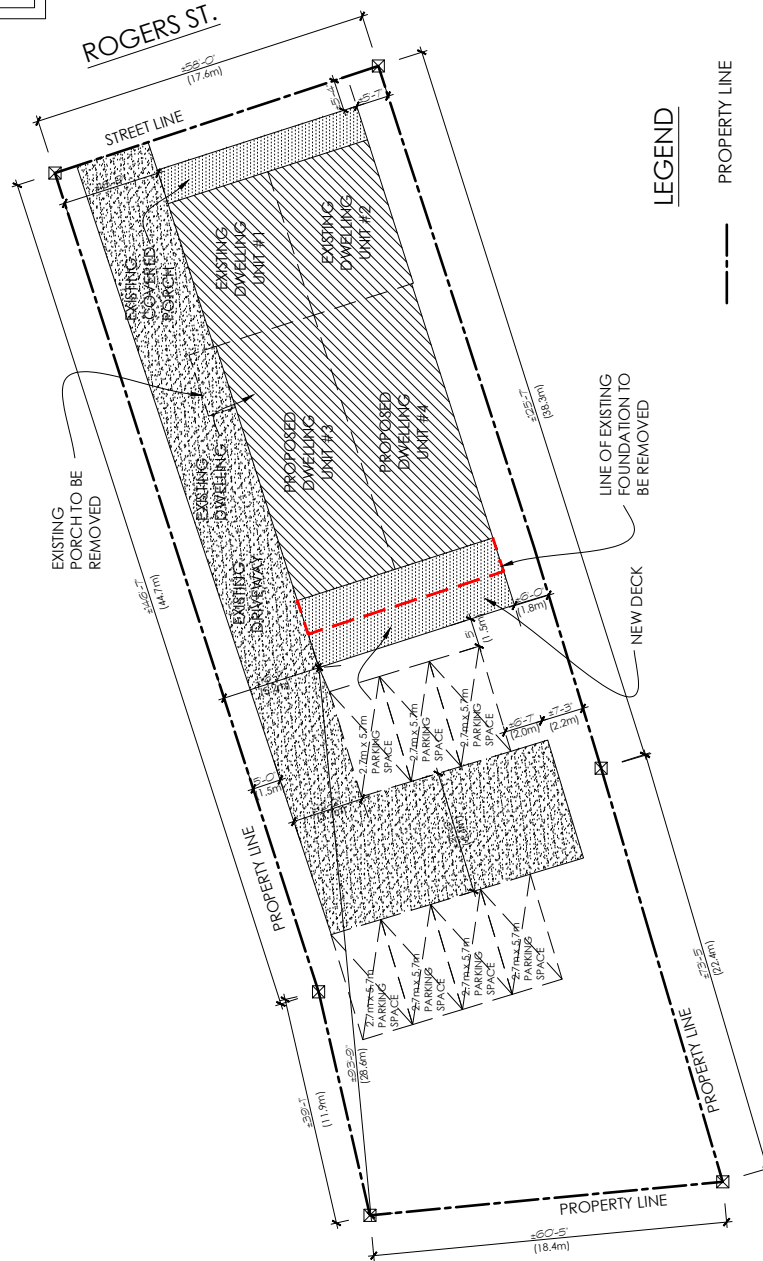
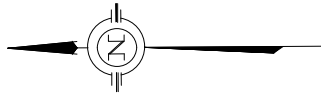
EXISTING DWELLING  
SQUARE FOOTAGE = 2509.5 ft<sup>2</sup> (233.1m<sup>2</sup>)  
= 22.5%

EXISTING FRONT PORCH  
SQUARE FOOTAGE = 214.3 ft<sup>2</sup> (19.9m<sup>2</sup>)  
= 1.9%

NEW BACK DECK  
SQUARE FOOTAGE = 420 ft<sup>2</sup> (39.0m<sup>2</sup>)  
= 3.8%

TOTAL LOT COVERAGE = 3143.8 ft<sup>2</sup> (292.1m<sup>2</sup>)  
= 28.2%

PARKING & DRIVEWAY COVERAGE  
= 3620.8 ft<sup>2</sup> (336.4m<sup>2</sup>)  
= 32.5%



### LEGEND

PROPERTY LINE

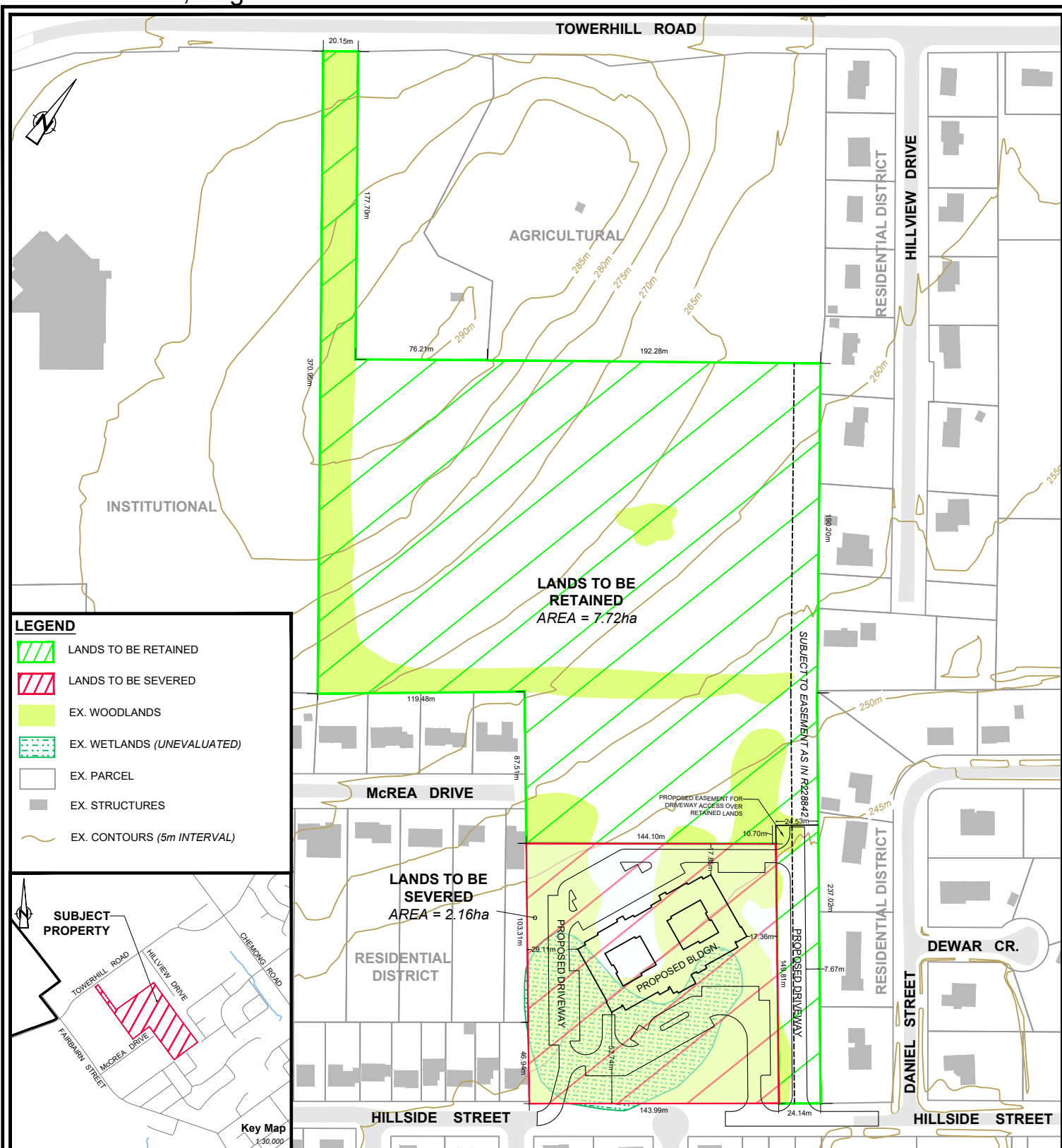
EXISTING DWELLING

EXISTING DECK

## SITE PLAN

SCALE: 1"=15'-0"

NOTE: CLOSEST FIRE HYDRANT  
IS 34m FROM PROPERTY







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## **The Corporation of the City of Peterborough**

### **By-Law Number 20-065**

Being a By-law to amend the Zoning By-law for the lands known as 689 Towerhill Road

---

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Section 3.9 – Exceptions, be amended to add the following:  
“.334 Notwithstanding the provisions of Section 22B.2, the following regulations shall apply:

- a) minimum lot width: 130 m
- b) minimum lot depth: 130 m
- c) minimum building setback from the east lot line: 15 m
- d) maximum building coverage: 17%
- e) maximum width of landscaped open space to be established and maintained shall be 3.3 m along the north lot line and 4.4 m along the east lot line

Notwithstanding the provisions of Section 4.4, 7 accessible parking spaces and 6 shared accessible parking/guest drop off spaces shall be provided.”

2. That Map 6 forming part of Schedule “A” to By-law 97-123, is amended by changing the area shown on the sketch attached hereto as Schedule ‘A’ from A1 SM – Rural Zone and R.1,1m,2m – Residential District to PS.2-334-H – Public Service District and D.2-96 – Development District.
3. That the ‘H’ Holding Symbol be removed at such time as:
  - a) The Owner has entered into an agreement with the City with respect to the provision of sanitary services to the property and has provided the City with security in the amount of 100% of the estimated cost of the required sanitary sewer installation;

- b) The Owner has entered into an agreement with the City with respect to the sharing of costs related to downstream sanitary sewer upgrades and/or sanitary sewer oversizing;
- c) The Owner has entered into an agreement with the City with respect to Natural Heritage protection and mitigation, conceptual stormwater management and Low Impact Development, and groundwater monitoring on-site and at nearby private drinking water wells; and
- d) The Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law.

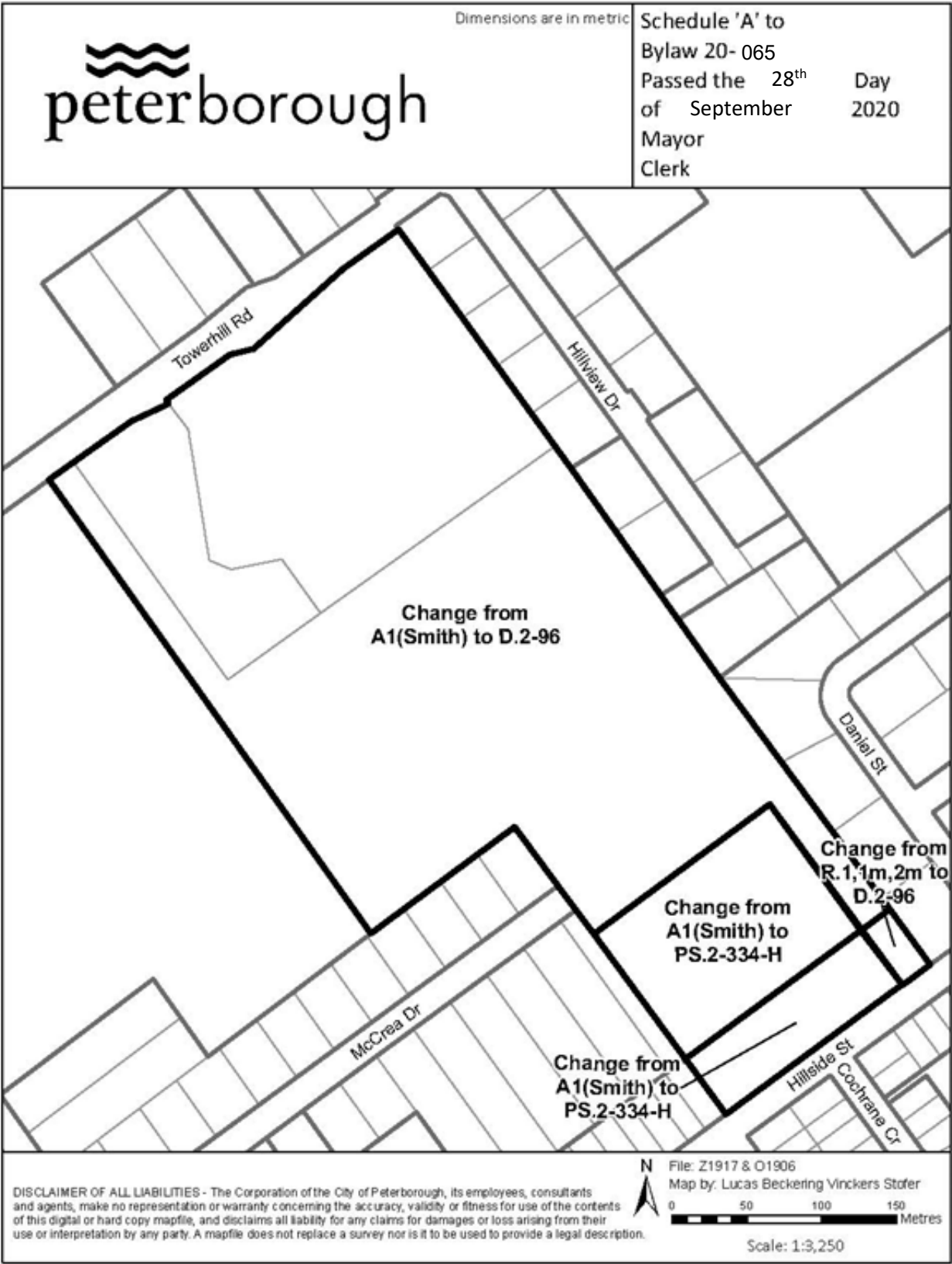
By-law read a first, second and third time this 28<sup>th</sup> day of September, 2020.

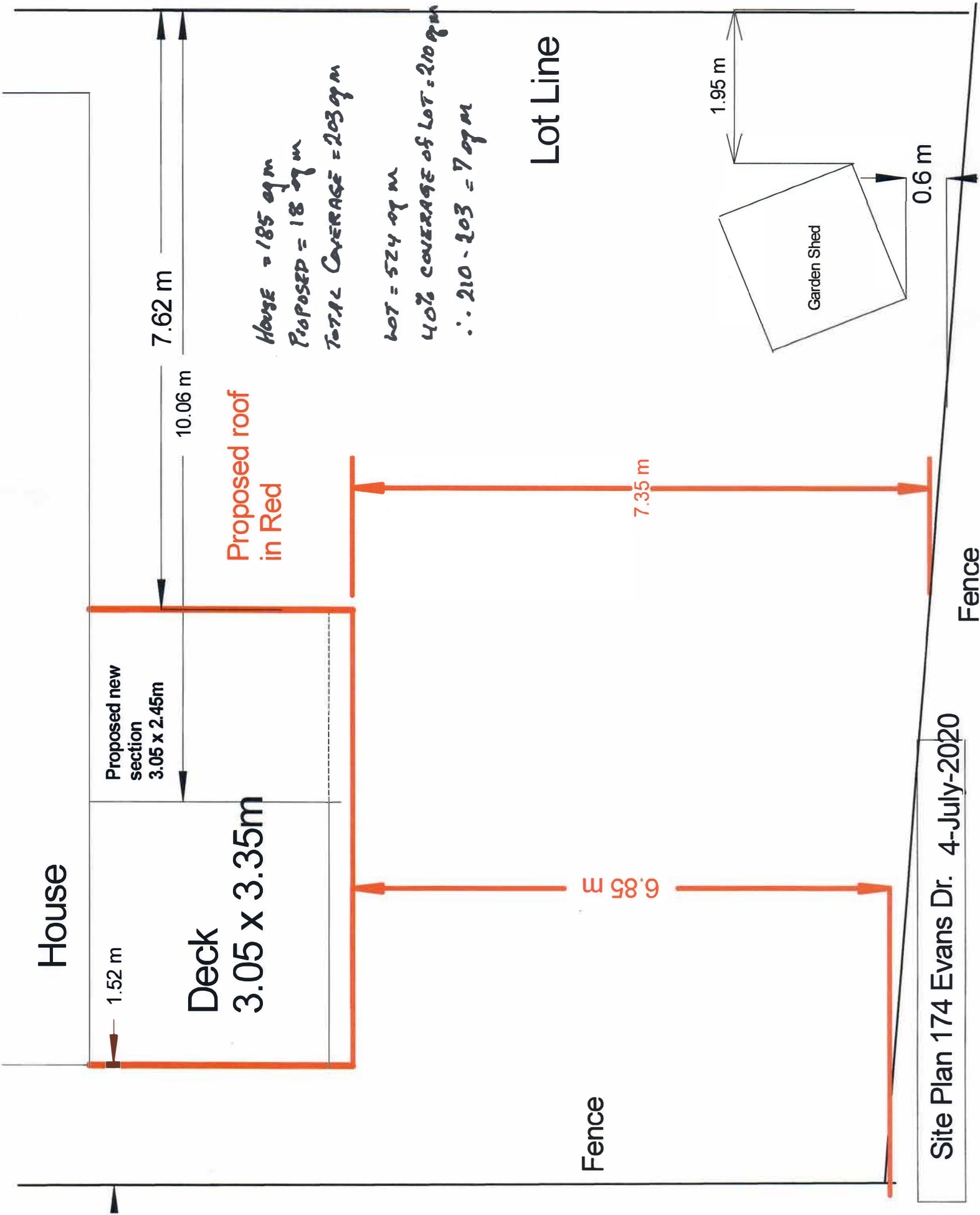
Diane Therrien, Mayor

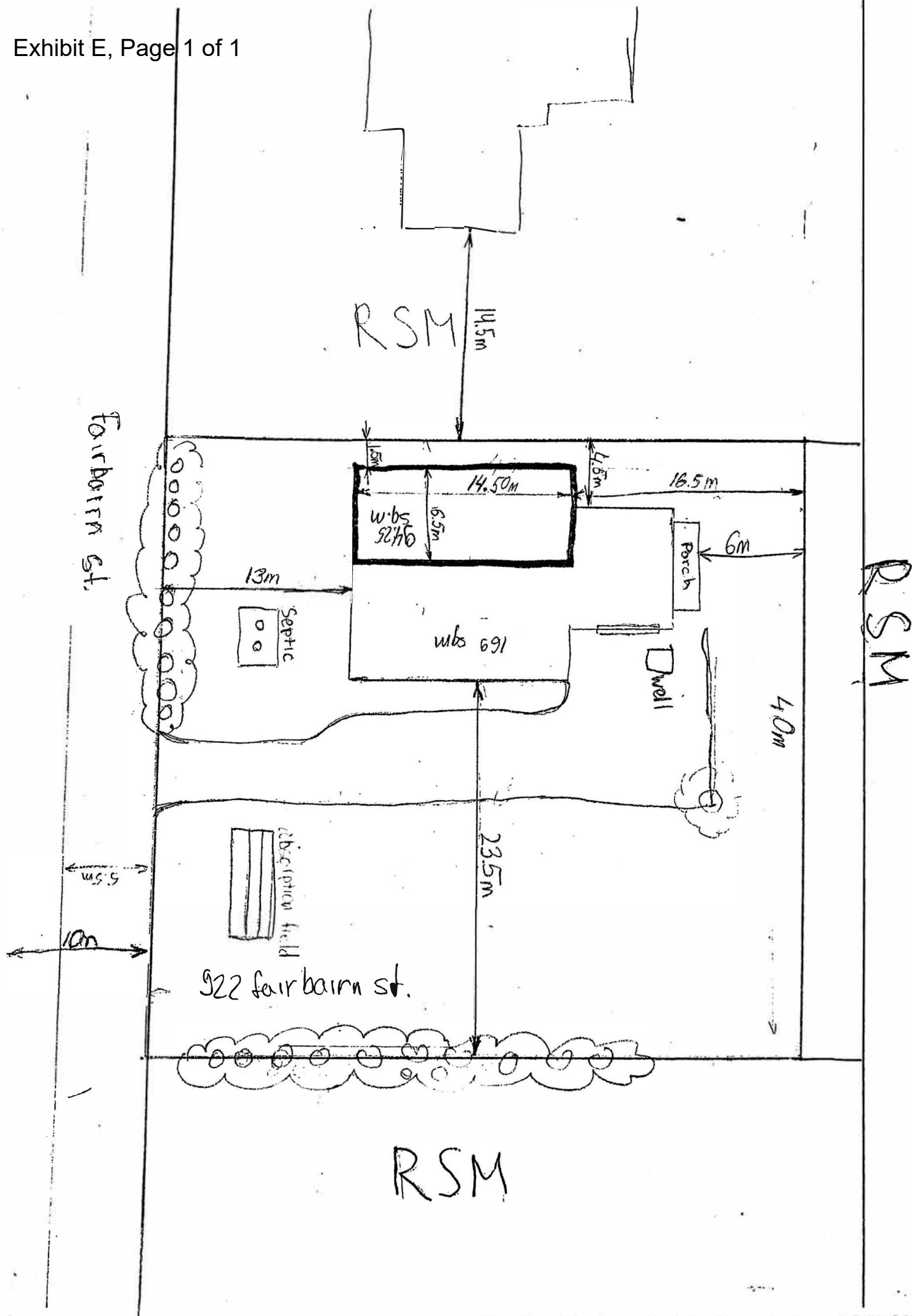
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John Kennedy, City Clerk

Schedule A

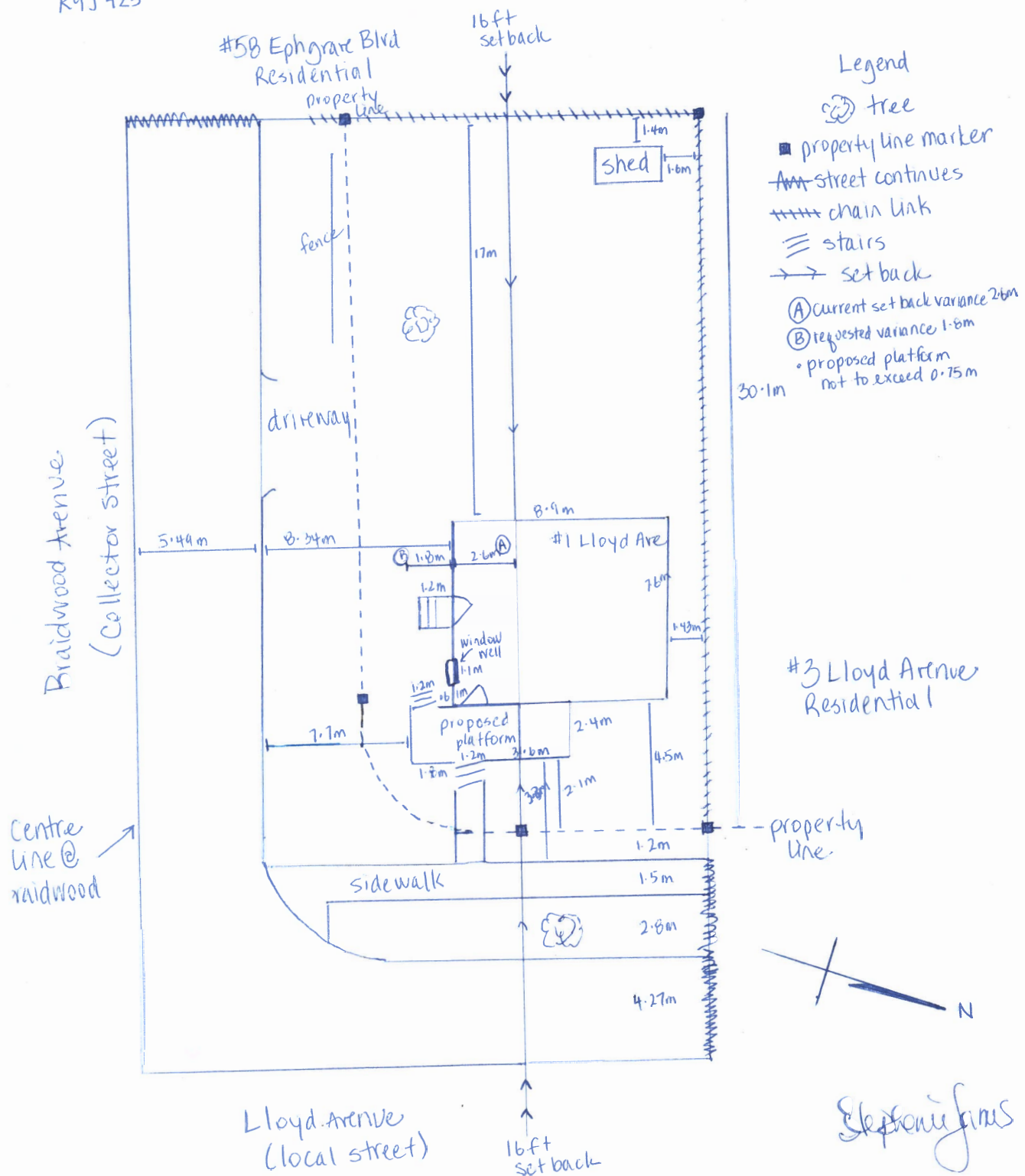


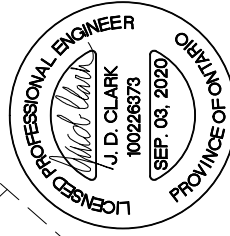




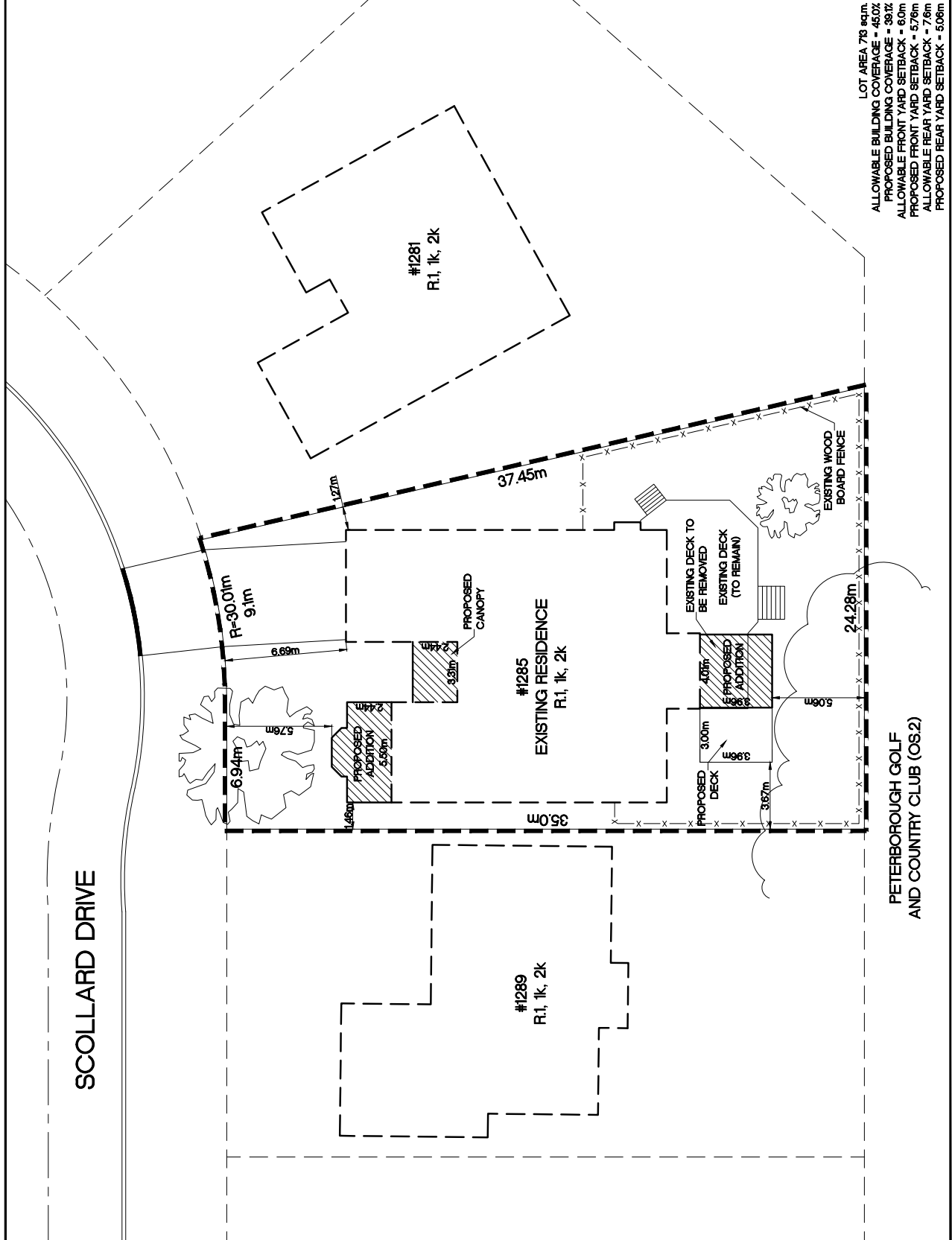
1 Lloyd Avenue  
Peterborough ON  
K9J 4Z3

Fleming/James

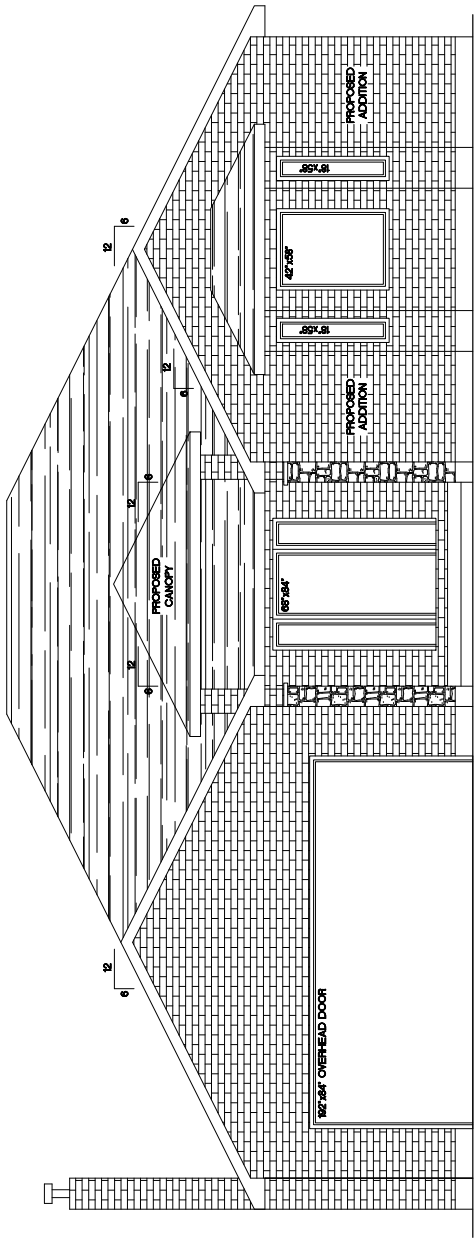




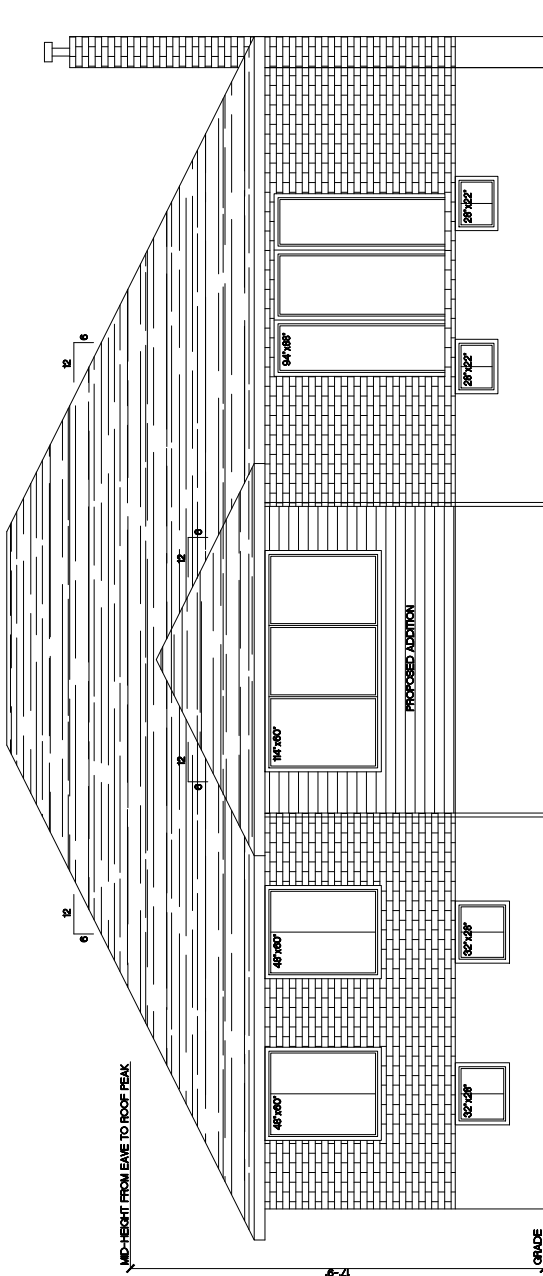
<b>M.J. DAVENPORT &amp; ASSOCIATES LIMITED</b> <small>2010 KEELE ROAD OWEN Sound, ONTARIO N4B 6B7</small> <small>TEL.: (705) 745-6678 FAX.: (705) 745-7320</small>	
<b>EDMANSON AND ENDICOTT RESIDENCE</b> <small>1285 SCOLLARD DRIVE CITY OF PETERBOROUGH</small>	
<b>LOCATION PLAN</b>	
<small>DESIGNED BY:</small> J. CLARK <small>SCALE:</small> 1:200 <small>DATE:</small> FEBRUARY, 2020 <small>PROJECT NO.:</small> 14-D-5729	<small>5729-01</small>



SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS				
WALL	AREA OF EBF (sqm)	LD (m)	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS
NORTH	51.41	5.76	52.91%	23.55%
SOUTH	54.52	5.06	41.94%	19.79%
EAST	82.97	1.27	7.24%	7.57%
WEST	91.32	1.46	7.87%	7.72%

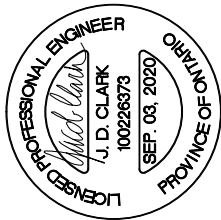


FRONT (NORTH) ELEVATION  
SCALE 3/16" = 1'-0"



REAR (SOUTH) ELEVATION  
SCALE 3/16" = 1'-0"

NOTE: PROPOSED AND EXISTING DECK NOT SHOWN ON  
ELEVATION DRAWING FOR CLARITY



**M.J. DAVENPORT & ASSOCIATES LIMITED**  
P.O. BOX 2452 STN. MAIN,  
PETERBOROUGH, ONTARIO K9J 7Y8  
TEL. : (705) 745-6676  
FAX : (705) 745-7326

**EDMANSON AND  
ENDICOTT RESIDENCE**  
1285 SCOLLARD DRIVE  
CITY OF PETERBOROUGH

**FRONT AND REAR ELEVATIONS**

DESIGNED BY: <b>J. CLARK</b>	SCALE: <b>3/16" = 1'-0"</b>
DRAWN BY: <b>J. CLARK</b>	DATE: <b>MAY, 2020</b>
PROJECT NO.: <b>19-D-5728</b>	

**5729-EI**

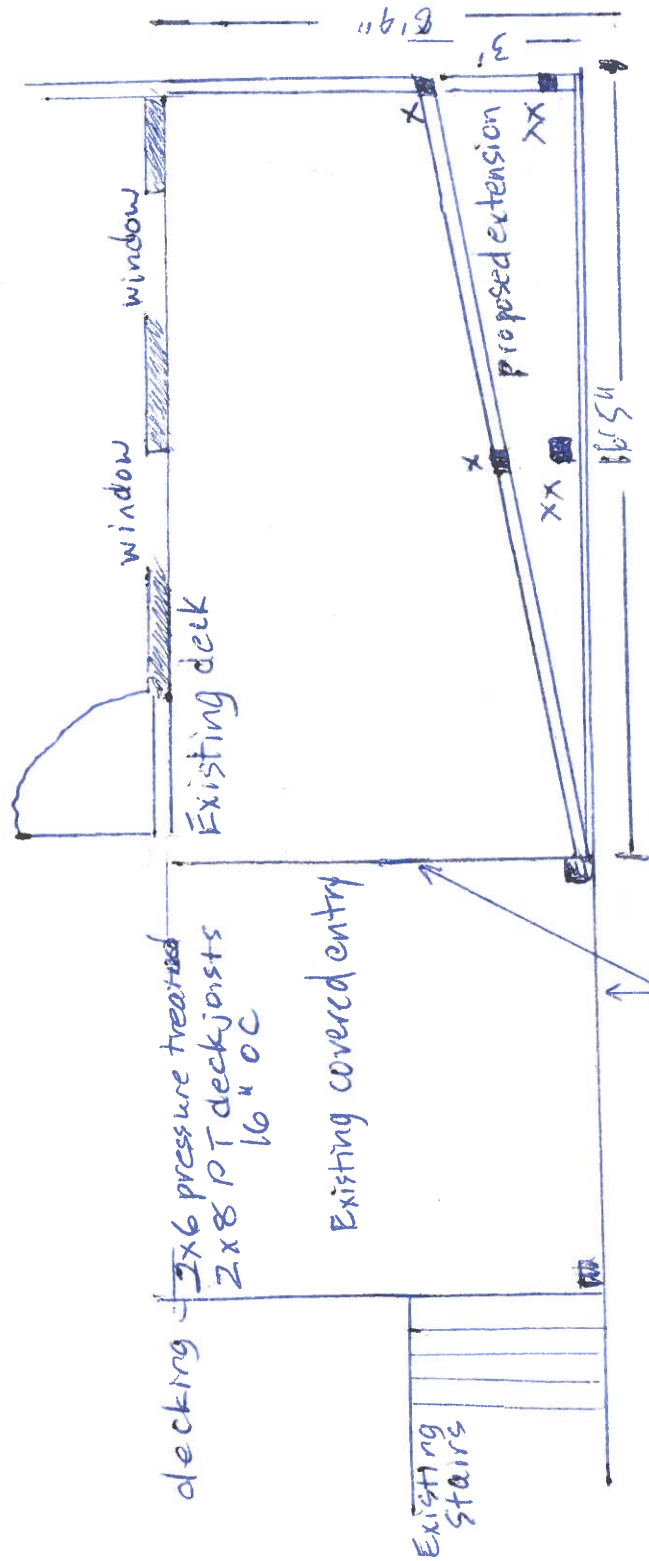




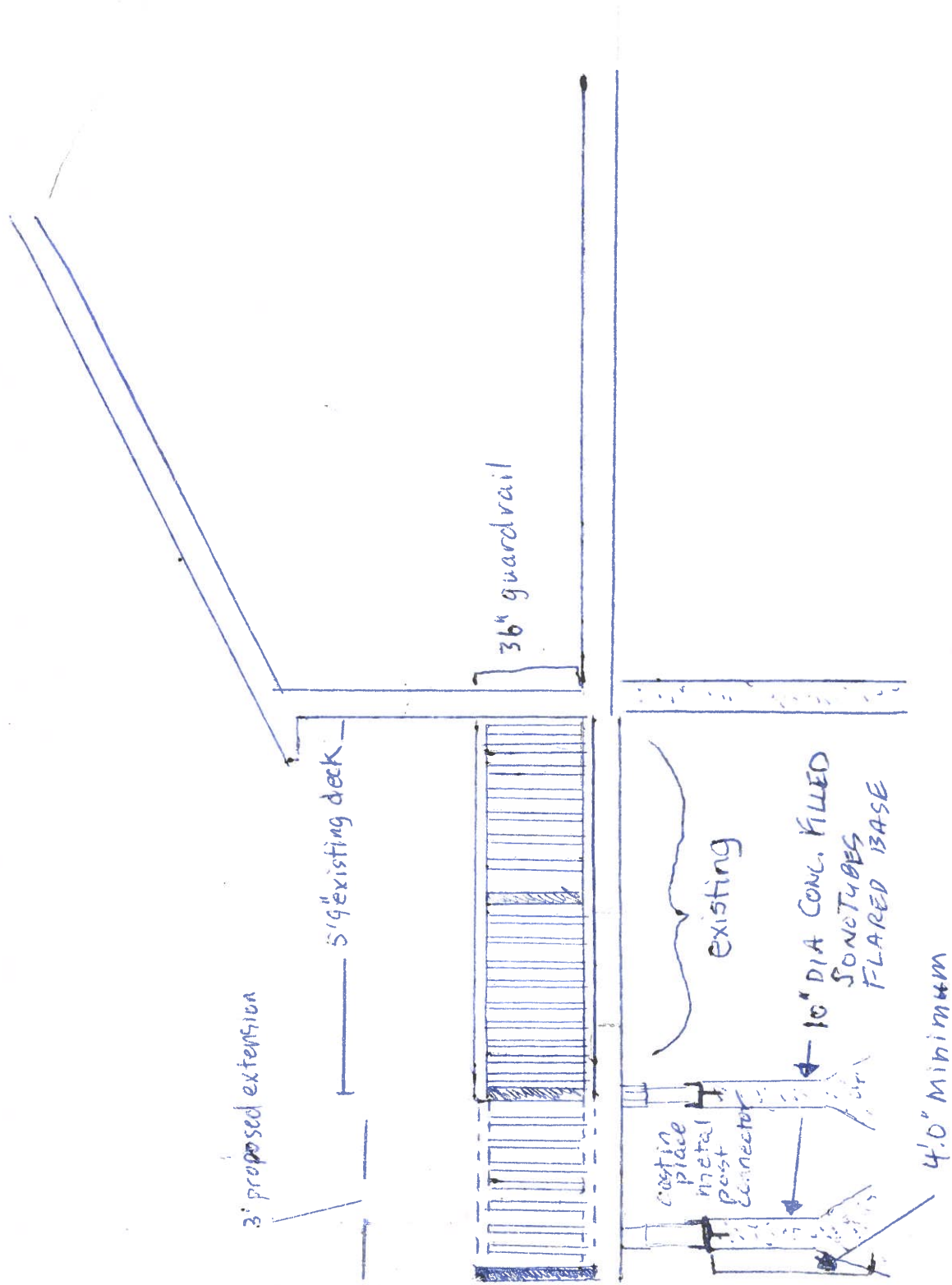
PLAN 175 LOT 5

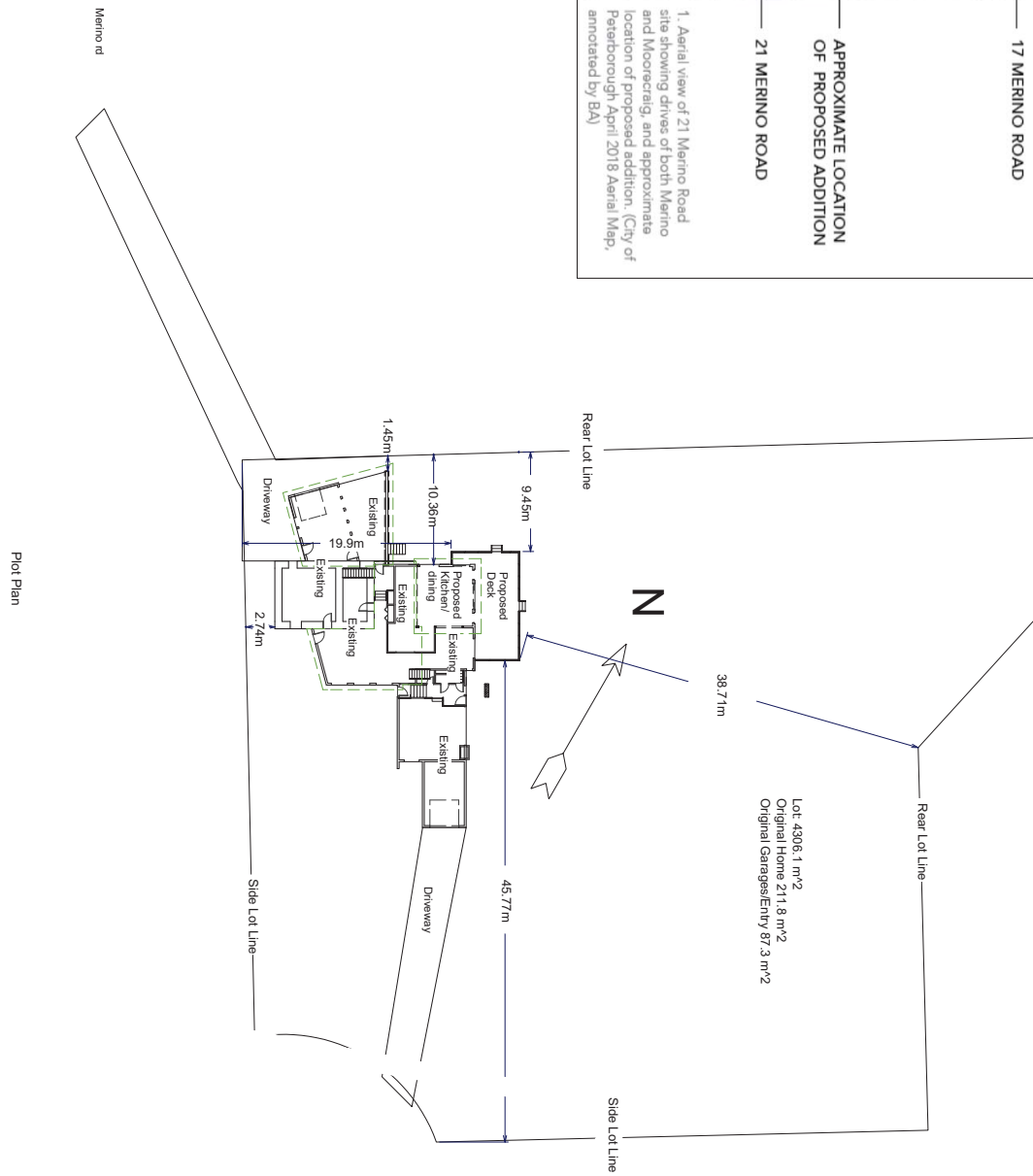


55 EDGEWATER BLVD.  
 PLAN 175 LOT 5  
 1RREG.  
 0-11 AC 87.00 F.D.



55 EDGEWATER BLVD  
PLAN 175 LOTS  
IRREG.  
0.11 AC 87.00 FR D



[illegible]


SHEET TITLE:  
Dreams to Designs-42507

Ian Sollitt-36119

PROJECT DESCRIPTION:

21 Merino

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified in Small Buildings, and the firm is registered in Small Buildings

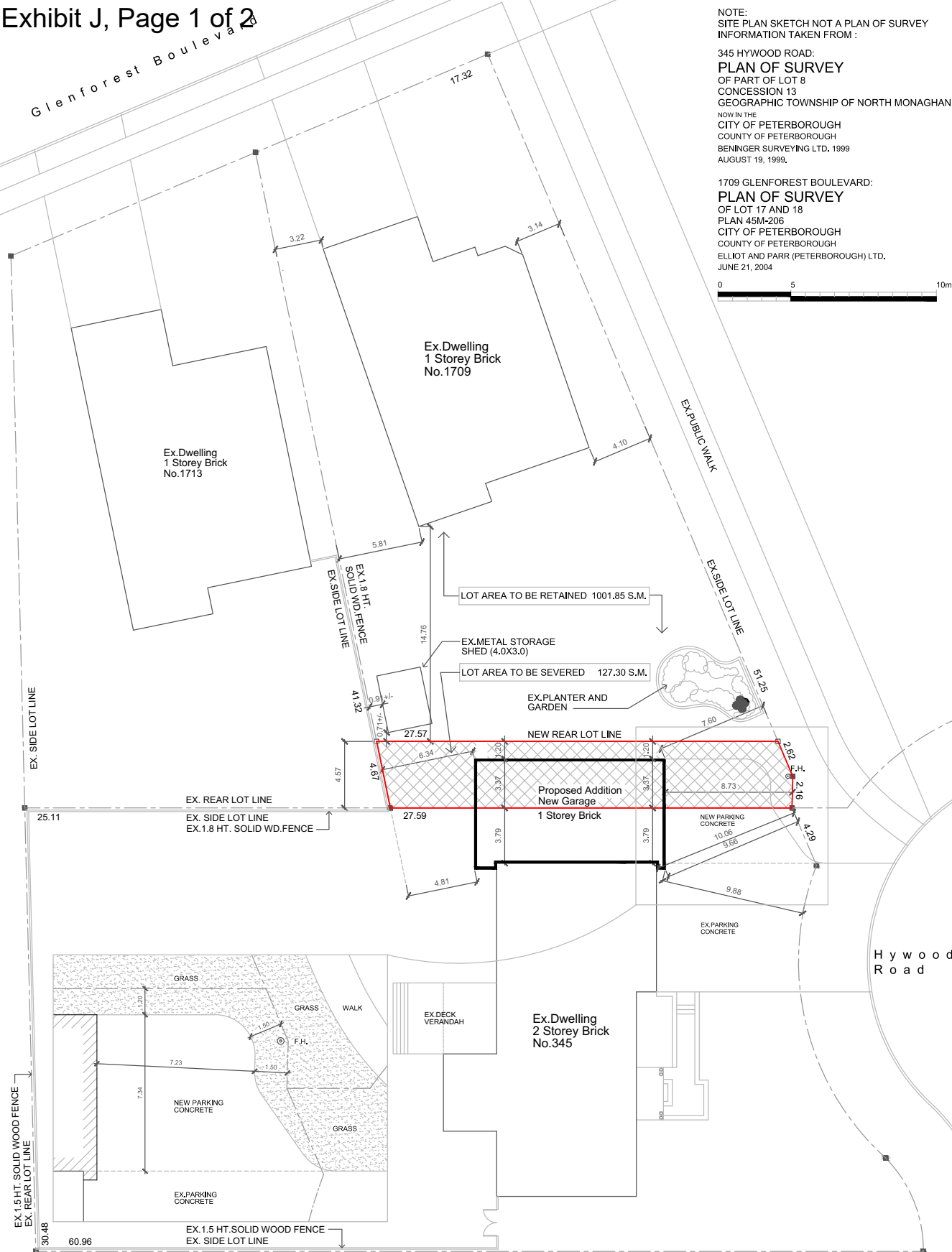
Ian Sollitt 

DATE:
2020-09-10

SCALE:

SHEET:
A-1

NOTE:  
SITE PLAN SKETCH NOT A PLAN OF SURVEY  
INFORMATION TAKEN FROM :  
  
345 HYWOOD ROAD:  
**PLAN OF SURVEY**  
OF PART OF LOT 8  
CONCESSION 13  
GEOGRAPHIC TOWNSHIP OF NORTH MONAGHAN  
NOW IN THE  
CITY OF PETERBOROUGH  
COUNTY OF PETERBOROUGH  
BENINGER SURVEYING LTD. 1999  
AUGUST 19, 1999,  
  
1709 GLENFOREST BOULEVARD:  
**PLAN OF SURVEY**  
OF LOT 17 AND 18  
PLAN 45M-206  
CITY OF PETERBOROUGH  
COUNTY OF PETERBOROUGH  
ELLIOT AND PARR (PETERBOROUGH) LTD.  
JUNE 21, 2004



Site Statistics (345 HYWOOD ROAD FOR MINOR VARIANCE)

BUILDING AREAS		ZONE	ALLOWED/EXISTING	PROPOSED
EXISTING GROUND FLOOR AREA		LOT AREA	R.1,1f.2e	
NEW GROUND FLOOR AREA			1687.57 S.M.	1814.87 S.M. (127.30)
	286.08 S.M.	MAX.DWELLING UNITS PER LOT	1/1	1/1
	94.81 S.M.	MIN.LOT AREA	925.0 S.M.	-
	380.89 S.M.	MIN.LOT WIDTH	30.0 M./31.7 M.+/-	36.4 M.+/-
		MIN.LOT DEPTH	30.0 M./52.7 M.	-
		MIN.STREET (LOCAL STREET)	6.0 M./10.06 M.	9.88 M.
		MIN.SIDE LOT LINE	1.2 M.	-
		MIN.REAR LOT LINE	7.6 M.	1.20 M.
		MAX.BUILDING COVERAGE ( 2 STOREY)	40% /17.0%	21.0%
		MAX. NO. OF STOREYS	2	1

DARLING DESIGN SERVICES AND COLIN DARLING ARE A REGISTERED DESIGN FIRM AND DESIGNER  
MMAH, O.B.C. O REG.332/12.O REG.191/14  
DARLING DESIGN SERVICES BCIN 23699  
COLIN DARLING BCIN 23392  
ALL DRAWING/SPECIFICATION HEREIN

**COLIN DARLING**  
ARCHITECTURAL DESIGN  
colindarlingdesign.ca  
darlingdesign@accol.net  
Peterborough

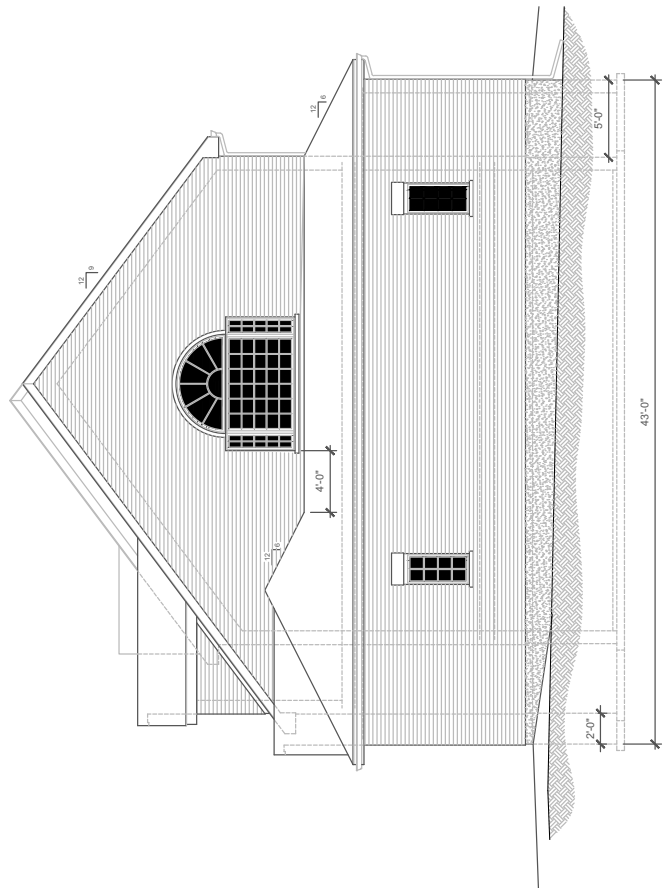


ACTIVITY	
SEPT.8/20	FOR MINOR VARIANCE/SEVERANCE

PROJECT:  
**Proposed Addition  
Attached Garage**  
345 Hywood Road  
Peterborough

TITLE:  
**Site Plan Sketch**  
For: Minor Variance  
345 Hywood Road  
For: Severance  
1709 Glenforest Blvd.

SCALE: PROJECT  
**20-871**  
  
**Sp-1**



North Elevation



East Elevation

DARLING DESIGN SERVICES AND ARCHITECTURE ARE A REGISTERED PROFESSIONAL SERVICE PROVIDER  
MAA#1 - C.B.C. - O REG.33212.O REG.19.1/4  
DARLING DESIGN SERVICES BCIN 28899  
COLIN DARLING BCIN 28382  
ALL DRAWINGS SPECIFICATION HEREIN

COLIN DARLING

COLIN DARLING  
ARCHITECTURAL DESIGN  
colindarlingdesign.ca  
darlingdesign@arcol.net  
708.755.0814  
Peterborough

North

ACTIVITY	FOR	MINOR	VARIANCE/SUBSEQUENCE
SEPT.8/20			

PROJECT:  
New Attached Garage  
345 Hwwood Road  
Peterborough

TITLE:  
Building Elevations  
(See Sp-1 dated Sept.8/20)

SCALE:  
1/8" = 1'-0"

PROJECT  
20-871

Sk-1

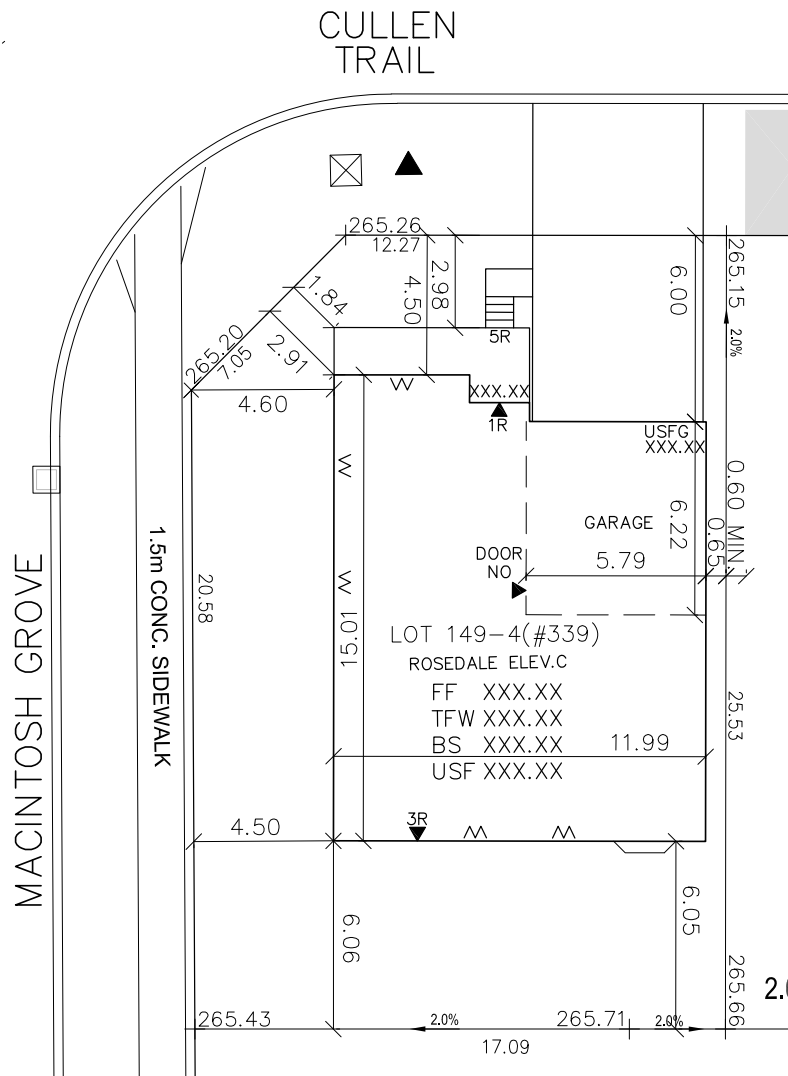


# Exhibit K, Page 1 of 1



65 Sunray Street  
Whitby Ontario L1N 8Y3  
T 1 905 686 6402 F 1 905 432 7677  
E yjones@ghd.com W www.ghd.com

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NOTE: THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

CONSULTANTS DECLARATION:  
THIS PROPOSAL CONFORMS WITH THE APPROVED SUBDIVISION LOT GRADING PLAN. THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING. THE PROPOSED DRIVEWAY LOCATIONS DO NOT CONFLICT WITH THE LOCATION OF ANY EXISTING ON STREET SERVICES.

CLIENT:  
MASON HOMES

PROJECT :  
PARKLANDS PHASE 4

CITY OF PETERBOROUGH

PROJECT No.  
11116909

SCALE 1 : 250

## General Notes

Side yard swales shall be a minimum of 0.15m deep, with maximum 3:1 side slopes.

Side yard swales shall be constructed continuously on the property line, unless otherwise noted.

Builder to verify location of all utilities and other services. If minimum dimensions are not maintained, builder is to relocate at own expense.

Driveway is not to be used as an outlet for any side yard swales or downspouts.

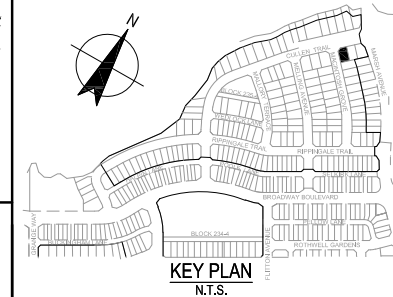
Builder to ensure min. 1.2m cover on all footings.

Underside of footing may be lower than noted elevation due to existing conditions. Exact footing elevation is to be determined onsite during excavation.

Builder to verify location and elevation of RYCB lead prior to pouring footing/foundation. Footing adjacent to RYCB lead is to be placed on undisturbed soils, as per Geotechnical Consultant recommendation.

The builder shall ensure that the siting is consistent with the approved engineering plans and shall ensure that the siting conforms to the City's Design Criteria and Standards.

Roof Leaders are to be connected/outlet as specified on the approved Engineering Plans.



KEY PLAN  
N.T.S.

REFER TO GHD PLAN 11116909 L-103

## SITE STATISTICS

### COVERAGE CALCULATION

LOT AREA:	426.84	m <sup>2</sup>
BUILDING FOOTPRINT AREA:	181.03	m <sup>2</sup>
LOT COVERAGE:	42.41	%

### LANDSCAPE AREA

LOT AREA:	426.84	m <sup>2</sup>
SOFT LANDSCAPE AREA:	XXX.XX	m <sup>2</sup>
LANDSCAPE COVERAGE:	XX.XX	%

### FRONT YARD LANDSCAPE AREA

FRONT YARD AREA:	-	m <sup>2</sup>
DRIVEWAY AREA:	XX.XX	m <sup>2</sup>
COVERED PORCH AREA:	-	m <sup>2</sup>
SOFT LANDSCAPE AREA:	-	m <sup>2</sup>
LANDSCAPE/OPEN SPACE:	-	%

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO M.T.O. BENCHMARK No. 00819828146 NORTH OF SMITH TOWNSHIP 3RD LINE ON TOP OF CONCRETE CULVERT UNDER CHEMONG ROAD (BRASS CAP NEAR WEST END OF CULVERT) HAVING AN ELEVATION OF 262.134.

## LEGEND:

- 123.45 EXIST. ELEVATION
- 123.45 PROP. ELEVATION
- 2.0% DRAINAGE FLOW
- CATCH BASIN
- HYDRANT
- VALVE
- TRANSFORMER
- LIGHT POLE
- SUMP PUMP OUTLET TO STORM SEWER
- SUMP PUMP OUTLET TO GRADE
- UNIT IS WITHIN ENGINEERED FILL AND REQUIRES SPECIAL FOUNDATION CONSIDERATION
- ROGERS PEDESTAL
- BELL PEDESTAL
- EXTERIOR DOOR
- OPTIONAL DOOR
- SIDE WINDOW LOC.
- COMMUNITY MAILBOX
- FF FINISHED FLOOR
- FF ENT. FINISHED ENTRY
- TFW TOP FOUNDATION WALL
- BS BASEMENT SLAB
- DOWNSPOUT LOCATION
- EXISTING TREE (SIZE SPECIFIED ON PLAN)
- EXISTING TREE TO BE REMOVED
- LINK WALL
- USF UNDERSIDE FOOTING
- USFR UNDERSIDE FOOTING REAR

BUILDER TO VERIFY AND CONFIRM THE LOCATION, INVERT ELEVATION AND SIZE OF THE EXISTING STORM AND SANITARY LATERAL CONNECTIONS.

#339 CULLEN TRAIL

REG. PLAN NO. 45M-254  
CITY OF PETERBOROUGH

LOT  
149-4



# SKETCH FOR MINOR VARIANCE

( 314 CULLEN TRAIL )

ON LOT 19, PLAN 45M - 254,

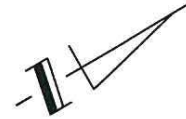
CITY OF PETERBOROUGH

COUNTY OF PETERBOROUGH,

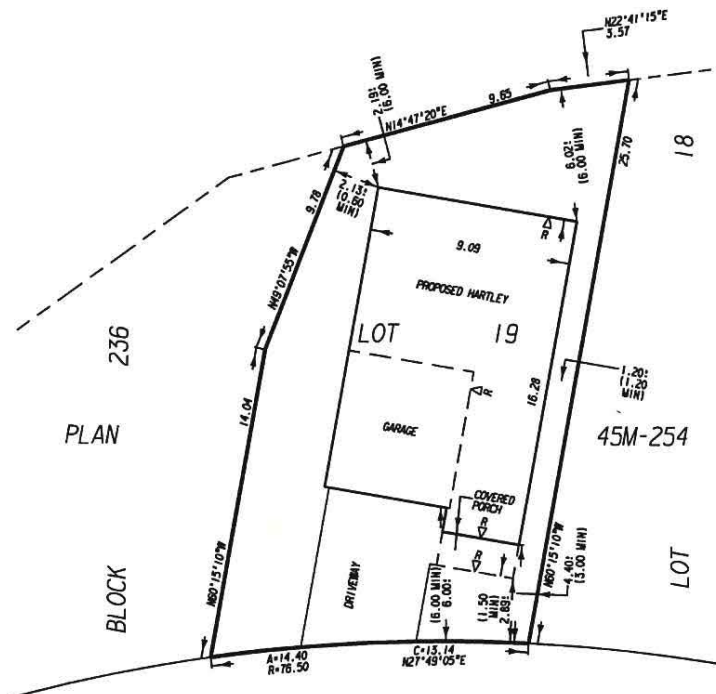
SCALE 1 : 250 METRES

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

Exhibit L, Page 1 of 1



PART OF LOT 4  
EAST OF COMMUNICATION ROAD



CULLEN TRAIL

BLOCK 234

FEBRUARY 28, 2020

CADD FILE: 7811-PH-MV-LT019.1.DPD  
PROJECT No. 7811-PH-MV-LT019