



City of
Peterborough

Committee of Adjustment

Hearing Date: May 26, 2021

Staff Recommendations Regarding Files: A25/20, A17/21, A23/21, A24/21, A/25/21, and A26/21

1. File Number: A25/20
Address: 556 Stewart Street
Applicant: Kevin M. Duguay
Owner: Blair Taylor

This application was deferred from the March 30, 2021 Hearing.

The applicant has requested that the application be deferred as they are working to complete revisions to the proposal. Staff recommends that the application be deferred sine die.

2. File Number: A17/21
Address: 215 Rogers Street
Applicant: Adam Hanes
Owner: Adam Hanes

This application was deferred from the March 30, 2021 Hearing.

Following the March 30, 2021 hearing, the applicant provided additional information and changes to the proposal to address some concerns that were brought up by the Committee. The applicant has provided a letter of support written by the neighbour to the north and photos of the contents of the existing garage, yard, and sheds on the property. Finally, the applicant provided a revision to the concept plan (Exhibit A) depicting a physical connection between the original garage and the proposed addition and a small overhead garage door at the front of the addition where the second access door was originally located. There was no change to the overall size of the proposed garage. These items are submitted for the Committee's Consideration.

Staff comments from the previous Committee of Adjustment Hearing are attached to this report as Exhibit B. Staff continue to think that the overall size of the proposed garage would result in a size of building that departs from being 'accessory' to the principal building, given the context of this lot size and the proposed garage size.

Should the Committee of Adjustment approve the requested minor variance, approval should have the proviso that the construction related to the application proceed substantially in accordance with the revised concept plan presented in Exhibit A.

3. File Number: A23/21
Address: 1122 Rippingale 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 Rippingale Trail at the intersection with Marsh Avenue. The property is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan and zoned SP.328, 13a and SP.329, 11j, 13k. The construction of the dwelling on this property was considered under the SP.329, 11j, 13k residential zoning district.

The applicant previously sought and received approval for a minor variance (A05/20) at the subject property that was specific the 'Hickory' house model. The applicant has subsequently changed the model that will be constructed at the subject property ('Auburn') and requires different relief from the Zoning By-law.

The applicant is requesting a variance from section 359.3(k)(i) of the By-law to reduce the minimum street line setback from 3.0 metres to 0.62 metres to permit the construction of a single-detached dwelling (Exhibit C). Due to the conveyance of the daylight triangle at the corner of Rippingale Trail and Marsh Avenue, the street line is at an angle resulting in a lot width that is narrow at the southern portion of the property. The street line setback from the southeast corner of the lot to the proposed dwelling is 0.62 metres. This portion of the dwelling is a covered porch. Staff has reviewed the concept plan provided by 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 proposed variance maintains the intent and purpose of the Official Plan.

The SP.329, 11j, 13k zoning district permits single-detached residential dwellings. The intent of the street line setback is to ensure that there is adequate separation between the road allowance and structures, sufficient space for snow storage from road operations, sight lines for vehicles, and to provide parking in the front yard, among other factors. It is not anticipated that the proposal will have an impact on road operations or sight lines from the right-of-way, due to the conveyance of the daylight triangle. Driveway access will be provided from Rippingale 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 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 inside ORCA's regulated area so a permit from the Authority is required. The subject property is not located in an area subject to the policies of the Trent Source Protection Plan.

Peterborough Distribution (PD) has reviewed the application and has no comments on the proposal.

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

The Ontario Ministry of Transportation (MTO) has reviewed the application and has determined that the subject lands are not within its permit control area and has no objections with the proposal as submitted.

The City's Engineer Design & Construction Technologist/Inspector has reviewed the application and has no comments on the proposal.

The City's Planner, Urban Design has reviewed the application and has no comment on the proposal.

The City's Heritage Preservation Office (HPO) has reviewed the proposal and has indicated that the property has medium archeological potential but that archaeology was completed prior to the development of the subdivision and no archeological studies are required. The property is not designated or listed and there are no designated or listed properties adjacent to the property.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for minor variance provided that the construction of the dwelling related to this approval proceed substantially in accordance with the concept sketch attached as Exhibit C.

4. File Number: A24/21
Address: 1059 Danita Boulevard
Applicants: Peter Dalliday and Sarah Dalliday
Owners: Peter Dalliday and Sarah Dalliday

The subject property is located west of the intersection of Danita Boulevard and Wallis Drive in the west end of the City. The property is zoned R.1, 1m, 2m and is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property is developed with a two-storey, single-detached dwelling. The parcel is irregularly shaped, with an indent along the rear lot line. The subject property backs onto parkland. This park space is associated with 'Wallis Heights Park' and is wooded in this particular location and

designated 'Natural Areas and Corridors' on Schedule C 'Natural Areas and Floodplain' in the City's Official Plan.

The applicant is requesting a variance from section 7.2(e)(ii) of the Zoning By-law to reduce the minimum building setback from a rear lot line from 7.6 metres to 4.8 metres to facilitate the construction of a covered, unenclosed patio at the rear of the dwelling. A concept plan was submitted along with the application (Exhibit D), depicting the proposed construction. Staff has reviewed the concept plan provided by the applicant and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land. There is minimal impact on the proposed given the heavily treed rear yards and the subject property backing onto parkland.

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 variance maintains the intent and purpose of the Official Plan.

As per comments provided by the Otonabee Region Conservation Authority, it is anticipated that through certain measures taken on site and professional knowledge of the woodland, the necessity of an Environmental Study is not required in order to be consistent with local natural heritage policies and the Provincial Policy Statement (PPS). Avoidance of trees and/or their drip line in addition to adhering to the applicable municipal by-laws pertaining to tree removal will satisfy the requirements 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 in the rear of the lot. The requested variance represents the narrowest distance between the rear lot line and the proposed covered patio space, 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 2.2 (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.

With respect to the Natural Heritage Policies of the City's Official Plan and the Provincial Policy Statement, a portion of the property appears on Schedule C in the City's Official Plan and is identified as a Natural Area and Corridor and is mapped as a woodland.

According to provincial mapping, there is a small, approximately 0.7-hectare area of treed vegetation associated with a small park (Wallis Heights) that is adjacent to the subject lands. Previous site visits to this park have confirmed that this treed area is too small to support interior habitat, and there are no other natural features associated with this feature or within proximity of the property. This treed area does not meet the significant woodland criteria as per the Natural Heritage Reference Manual. As such, PPS policies do not appear to be applicable to this application.

Section 3.3.6 of the City's Official Plan states: "Development and site alteration may be permitted within the "adjacent lands" and in fish habitat, provincially significant woodlands, valleylands, wildlife habitat and areas of natural and scientific interest if it can be demonstrated that there will be no negative impacts on the natural feature or the ecological functions for which the area is identified."

To address municipal policy regarding natural areas, ORCA recommends that the construction/footprint avoids trees and tree drip line (5-10 metres) or addresses relevant City tree/woodland cutting by-laws to protect and replant trees removed.

As a condition of approval, development and site alteration should adhere to timing windows to mitigate impacts to breeding/nesting birds. This includes no tree clearing/cutting or similar type disturbances between April 1 and August 31 of any given year.

City of Peterborough Urban Forestry Staff have reviewed this application and indicate that the property is regulated by the Woodland Conservation Bylaw and that if tree removal is required, a condition of replacement planting or compensation would be needed. It is understood that the applicant does not intend to remove any trees at this time and staff note that should any tree removal be required at the time of construction, they should contact Urban Forestry staff prior to removing any trees to ensure compliance with the Woodland Conservation Bylaw.

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

Peterborough Distribution (PD) has reviewed the application and has no comments on the proposal.

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

The City's Planner, Urban Design has reviewed the application and has indicated there is no existing site plan on the subject lands and has no comment on the proposal.

The City's Heritage Preservation Office (HPO) has reviewed the proposal and has indicated that the property has medium archeological potential but is a heavily disturbed site and no archeological studies are required. The property is not designated or listed and there are no designated or listed properties adjacent to the property.

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 the construction of the dwelling related to this approval proceed substantially in accordance with the concept sketch attached as Exhibit D and, should any tree removal be required at the time of construction, the applicants contact Urban Forestry staff prior to the removal of trees to ensure compliance with the Woodlands Conservation By-law.

5. File Number: A25/21
Address: 422 Wellington Street
Applicant: Lori Van Belle
Owner: Lori Van Belle

The subject property is located on the north side of Wellington Street, west of the intersection of Wellington and Donegal Streets in the City's north end. The subject property is zoned R.1 and is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property is developed with a single storey dwelling.

The applicant is requesting a variance from section 6.11(a) of the Zoning By-law to reduce the minimum building setback on a local street having a width of 20 metres or more from 6 metres to 1 metre for the reconstruction and slight expansion of a front deck and from 6 metres to 0.425 metres for the stairs of the deck. Staff has reviewed the concept plan provided by the applicant (Exhibit E) 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 variance maintains the intent and purpose of the Official Plan. The proposed slight expansion of the new deck will increase the useability of the front entrance of the dwelling.

The R.1 zoning district permits single-detached residential dwellings. The intent of the street line setback is to ensure that there is adequate separation between the road allowance and structures, sufficient space for snow storage from road operations, and sight lines for vehicles, among other factors. It is not anticipated that the proposal will have an impact on road operations or sight lines from the right-of-way. 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 Utilities Commission (PUC) has reviewed the application and has no comments on the proposal.

Peterborough Distribution (PD) has reviewed the application and has no comments on the proposal.

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

The City's Planner, Urban Design has reviewed the application and has indicated there is no existing site plan on the subject lands and has no comment on the proposal.

The City's Heritage Preservation Office (HPO) has reviewed the proposal and has indicated that the property has low archeological potential but is a heavily disturbed site and no archeological studies are required. The property is not designated or listed and there are no designated or listed properties adjacent to the property.

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 the construction of the deck related to this approval proceed substantially in accordance with the concept sketch attached as Exhibit E.

6. File Number: A26/21
Address: 91 Princess Street
Applicant: Lexi Kolt-Wagner, LKW Architect
Owner: Ian Burns and Pat Maitland

The subject property is located on the south side of Princess Street in the City's Central Area. The subject property is zoned R.1 and is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property is developed with a two and half-storey dwelling and partially covered rear deck.

The applicant is requesting a variance from Section 7.2(e)(i) of the Zoning By-law to reduce the minimum building setback from the west side lot line from 1.2 metres to 0.39 metres to facilitate the renovation and addition to the existing home. A concept plan (Exhibit F) was submitted in support of the application.

The proposed construction contemplates the removal of an existing single storey rear addition that sits 0.39 metres from the west side lot line and replacing it with a two-storey addition and partial one storey addition, wrapping around the rear and east wall of the dwelling.

Staff has reviewed the concept plan in support of the application it 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 proposed construction supports the residential function of the property by providing additional living space. The requested variance maintains the intent and purpose of the Official Plan.

The intent of the side yard setback is to ensure, among other factors, that there is adequate separation between buildings on neighbouring properties, that there is adequate landscape open space, and that privacy and overlook are managed between properties. The proposed development on site involves removing the existing one storey addition and replacing it with a two-storey addition, going no closer to the lot line than the existing structure, plus a one storey addition on the ground level.

The reduction to 0.39 metres is very close by any standard. However, staff believe there are several mitigating factors of this property and the neighbouring property that need to be considered when reviewing this request. The two-storey portion of the proposed addition will sit in the current location of the one-storey addition – it will be no closer to the lot line than the existing addition and is buffered by the presence of the one and a half storey attached garage with living space above located at 93 Princess Street. It is anticipated that the one-storey addition that will extend beyond the two-storey addition will be appropriately buffered by existing vegetation and the aforementioned attached garage on the neighbouring property. There are no window openings proposed along the west side of the addition.

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

Peterborough Distribution (PD) has reviewed the application and has no comments on the proposal.

The City's Engineering Design and Construction Technologist/Inspector has reviewed the application and has indicated that downspouts should be installed so that water is directed into the rear yard and not the side yard.

The City's Planner, Urban Design has reviewed the application and has indicated there is no existing site plan on the subject lands. They have indicated that the Committee should consider how the owner will maintain the 0.39 metre setback without encroaching on the neighbouring property.

The City's Heritage Preservation Office (HPO) has reviewed the proposal and has indicated that the property has high archeological potential but is a heavily disturbed site and no archeological studies are required. The property is not designated or listed and there are no designated or listed properties adjacent to the property.

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

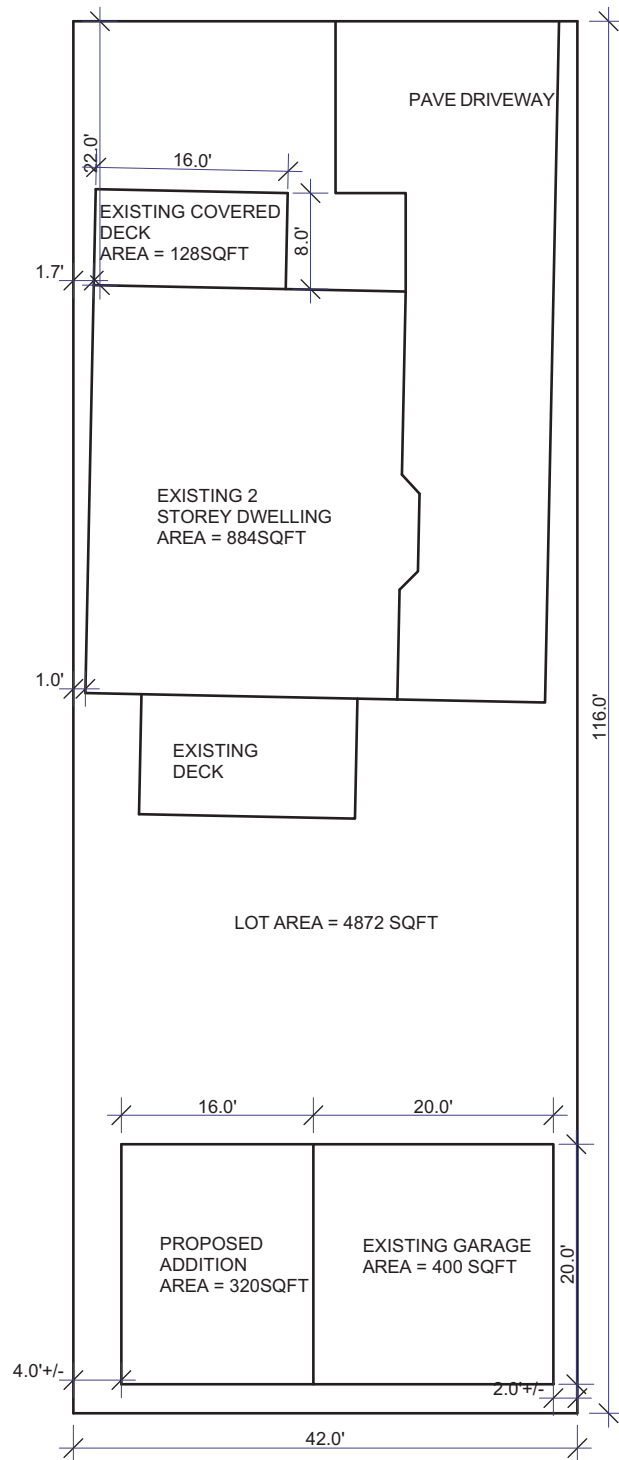
Staff recommends that the Committee of Adjustment **approve** the application provided that construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit F and that eavestroughing and downspouts be placed on the addition in such a way that rainwater is directed into the rear yard.

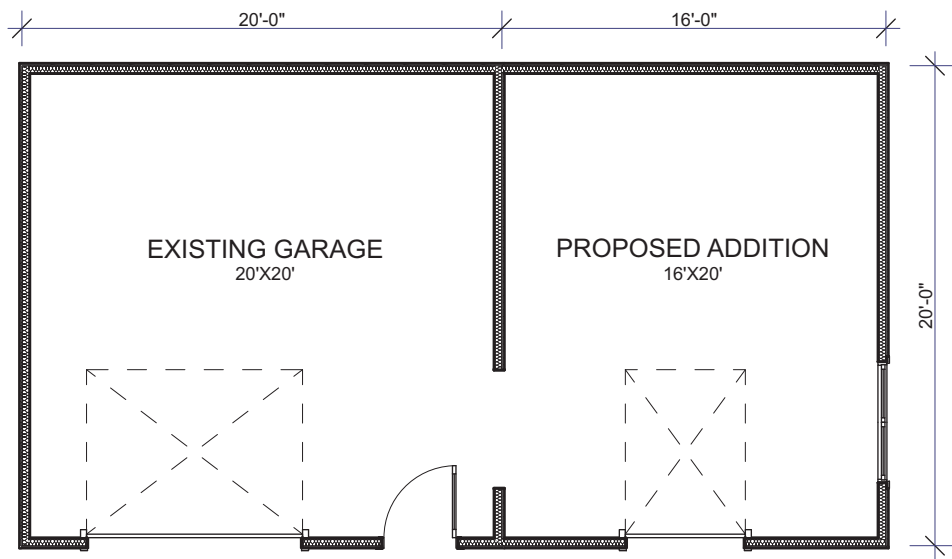
Prepared By:

Concurred With:

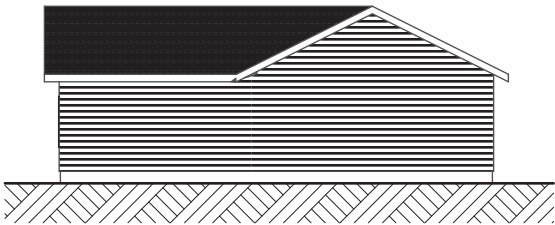
Christie Gilbertson, RPP, MCIP
Planner, Policy and Research,
Planning Division,
Infrastructure and Planning Services

Andrea Stillman
Zoning Administrator
Building Division,
Infrastructure and Planning Services

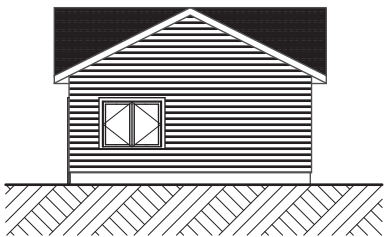




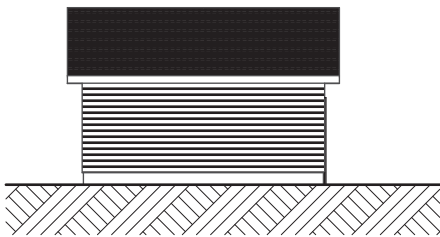
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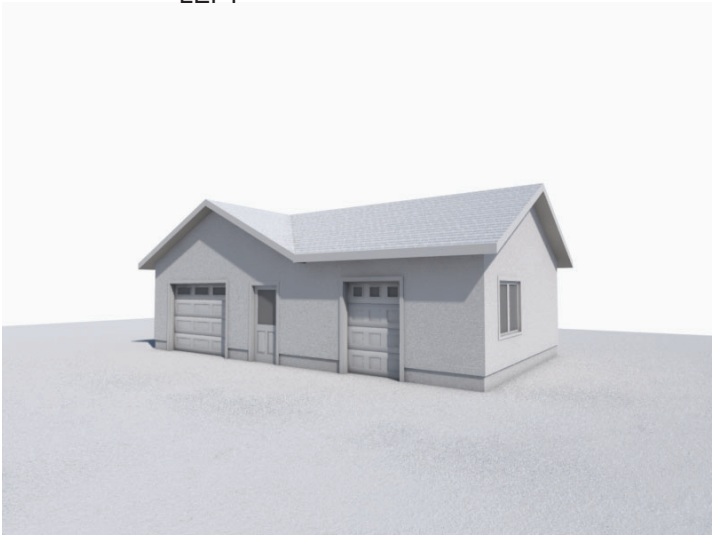
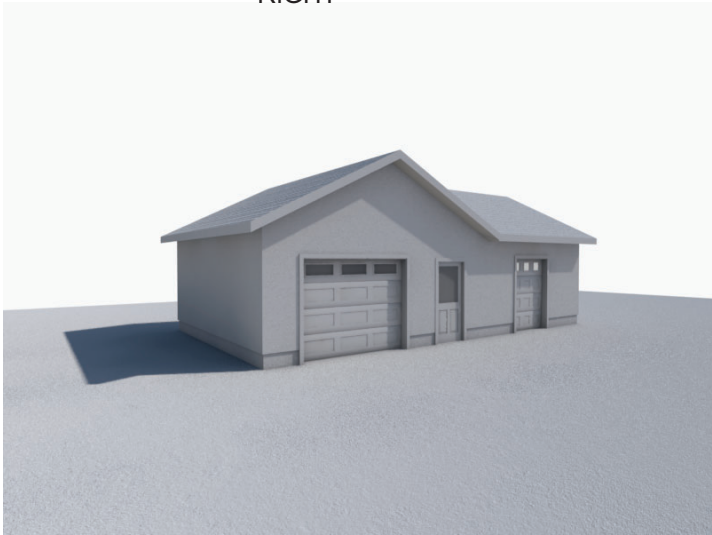
REAR



RIGHT



LEFT



10. File Number: A17/21
Address: 215 Rogers Street
Applicant: Adam Hanes
Owner: Adam Hanes

The subject property is located on the west side of Rogers Street, north of the intersection of Maria and Rogers Streets in East City. The property is zoned R.1 and is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property is developed with a one-storey detached dwelling and detached garage.

The applicant is seeking a variance from 6.18 of the Zoning By-law to increase the maximum lot coverage of a residential accessory building from 10% to 14.8% of the lot area to permit the construction of a 29.7 square metre addition onto the existing detached garage (currently 37.16 square metres in size).

The applicant has submitted a concept plan, including floorplans and elevations to support the proposed garage expansion (Exhibit J) for the purpose of storing tools. From the supporting materials, the addition is in the form of a separate room with separate entrance, and not an additional garage bay. Staff have reviewed the proposed minor variance request and consider the definition of accessory building: "means a detached building that is used solely for an accessory use or uses" and accessory use: "means a use that is clearly incidental, subordinate and exclusively devoted to a permitted use and carried on within the same lot". Considering the definitions presented in the Zoning By-law and the nature of residential accessory structures in the surrounding neighbourhood, staff are of the opinion that the proposed built form that corresponds to the relief being sought presents a departure from maintaining the general intent and purpose of the Zoning By-law, that the request is not minor and would not meet the test of desirable for the appropriate development or use of the land.

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

Peterborough Distribution (PD) has reviewed the application and has no comments on the proposal.

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

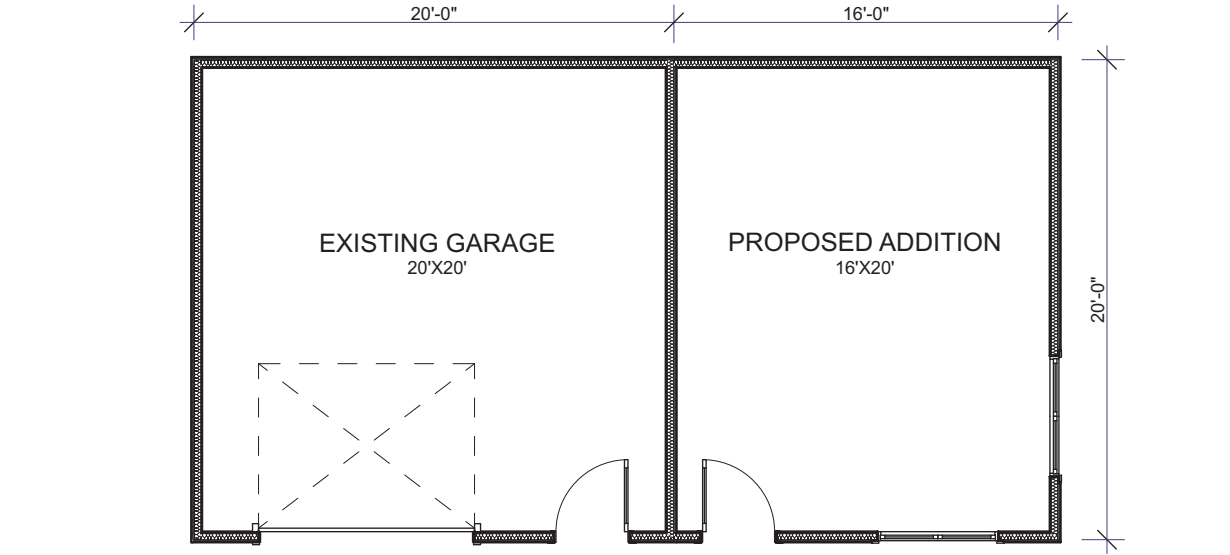
The City's Planner, Urban Design has reviewed the application and has provided comment. They have indicated there is no existing Site Plan on the subject lands. The proposed variance will allow for the accessory building to be only 25% (approximately) smaller than the main building. Consideration should be given to whether this building can be considered "accessory" given the scale in comparison to the main dwelling. The proposed addition reads as a second dwelling structure.

The City's Heritage Preservation Office (HPO) has reviewed the proposal and has indicated that the property is in an area of high archaeological potential. However, the work proposed in the application is identified as occurring in an area which is deemed to be heavily disturbed by previous development and site alteration. As such, there is little likelihood of encountering significant archaeological resources in situ, and the Heritage Preservation Office has no concerns at this time regarding the proposed undertaking. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

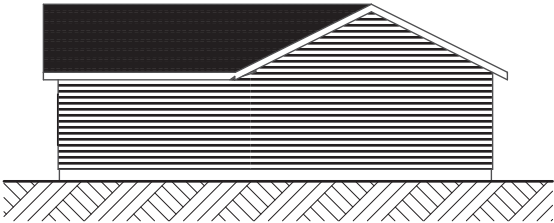
The Ministry of Transportation of Ontario (MTO) reviewed the application in accordance with the **Public Transportation and Highway Improvement Act** and its Highway Access Management Guidelines and has no comments as the subject lands are located outside their permit control area.

Recommendation

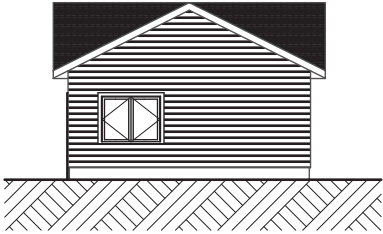
Staff recommends that the Committee of Adjustment **deny** the minor variance on the basis that the request does not maintain the general intent and purpose of the Zoning By-law, the request is not minor, and that it is not desirable for the appropriate development or use of the land.



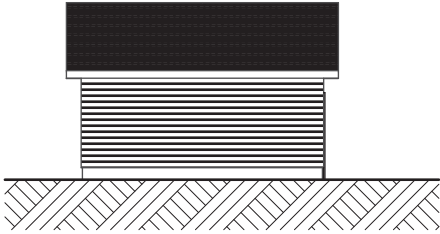
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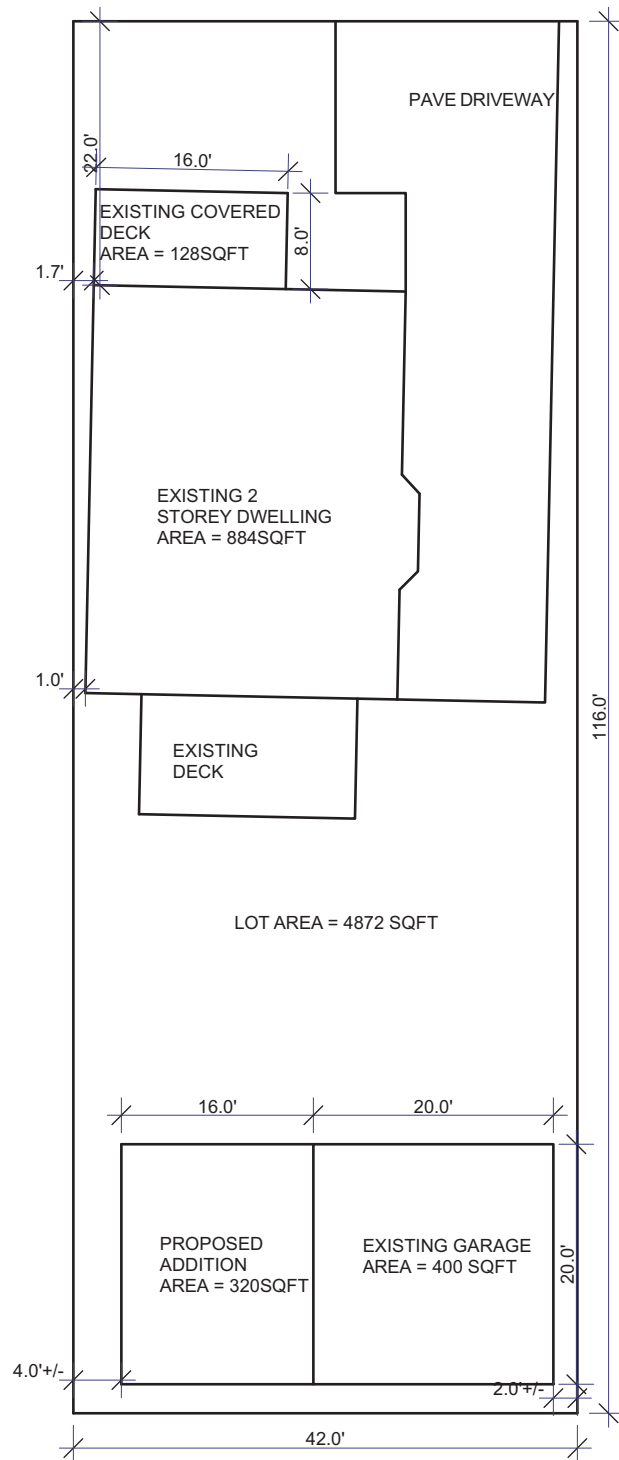
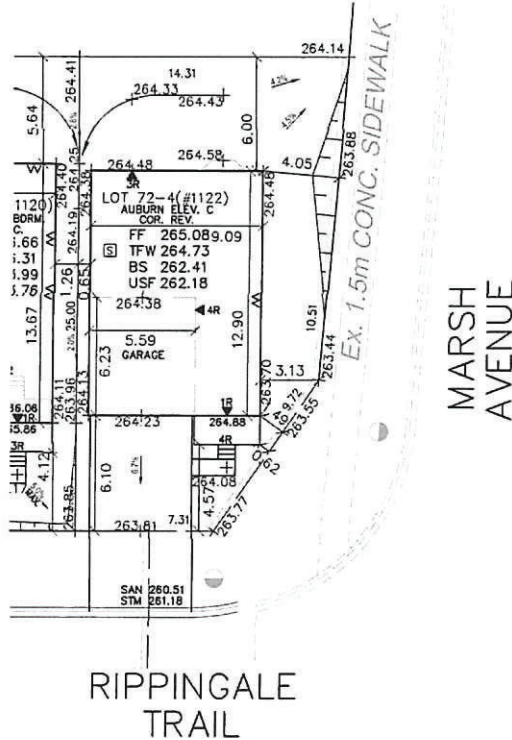




Exhibit C, Page 1 of 2



RIPPINGALE TRAIL

REFER TO GHD PLAN 11116909 L-101

SITE STATISTICS	
COVERAGE CALCULATION	
LOT AREA:	311.82 m ²
BUILDING FOOTPRINT AREA:	122.63 m ²
LOT COVERAGE:	39.33 %
LANDSCAPE AREA	
LOT AREA:	311.82 m ²
SOFT LANDSCAPE AREA:	156.35 m ²
LANDSCAPE COVERAGE:	50.14 %
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	- m ²
DRIVEWAY AREA:	32.84 m ²
COVERED PORCH AREA:	- m ²
SOFT LANDSCAPE AREA:	- m ²
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 CHEWONG 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.



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E jploma@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.

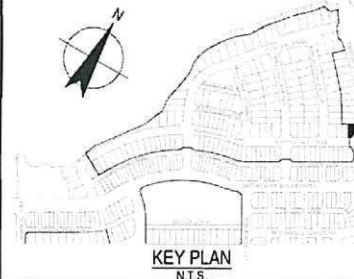
Builder to ensure min. 1.2m cover on all footings.

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.



#1122 RIPPINGALE TR.
REG. PLAN NO. 45M-254
CITY OF PETERBOROUGH

LOT
72-4

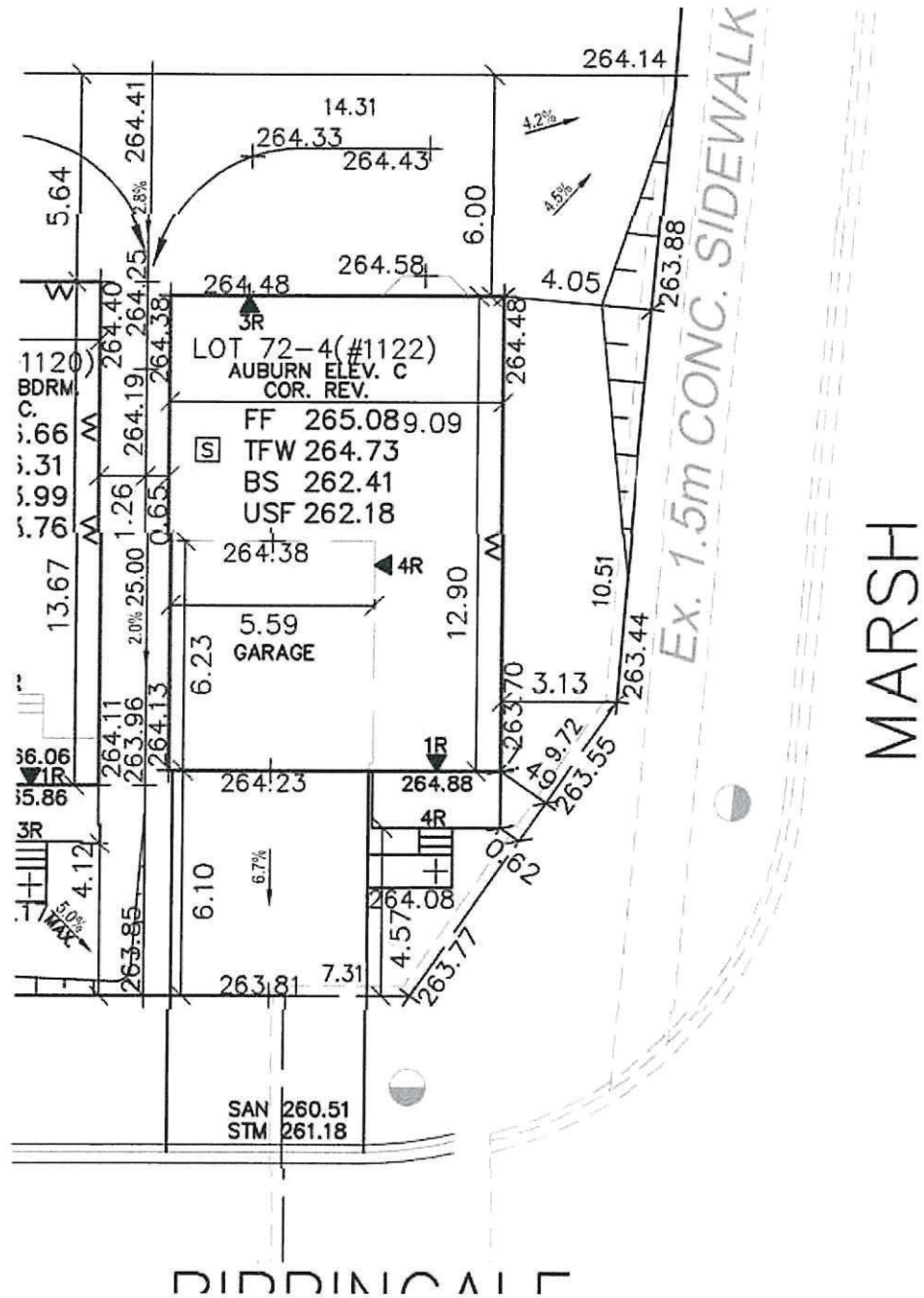
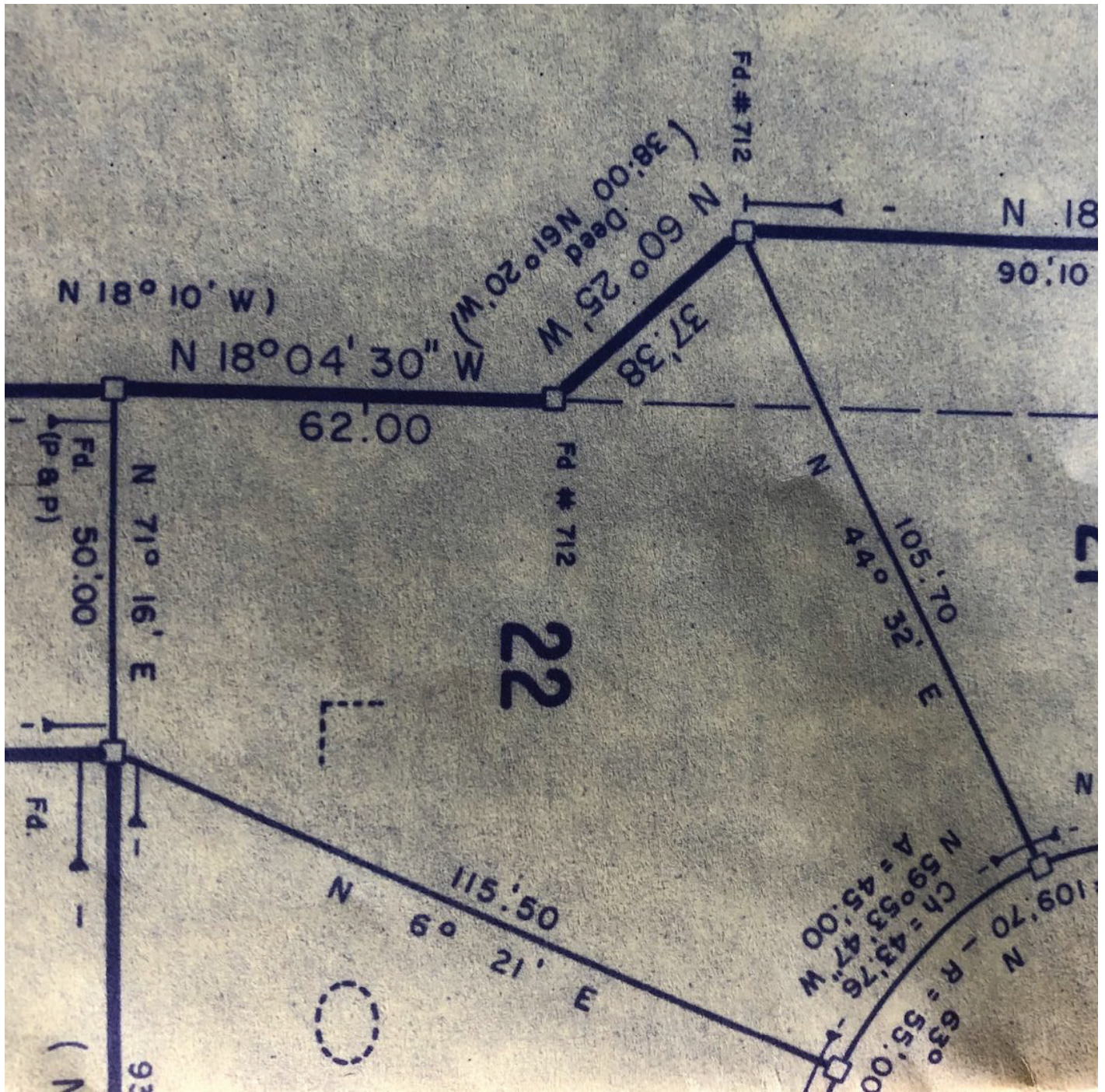


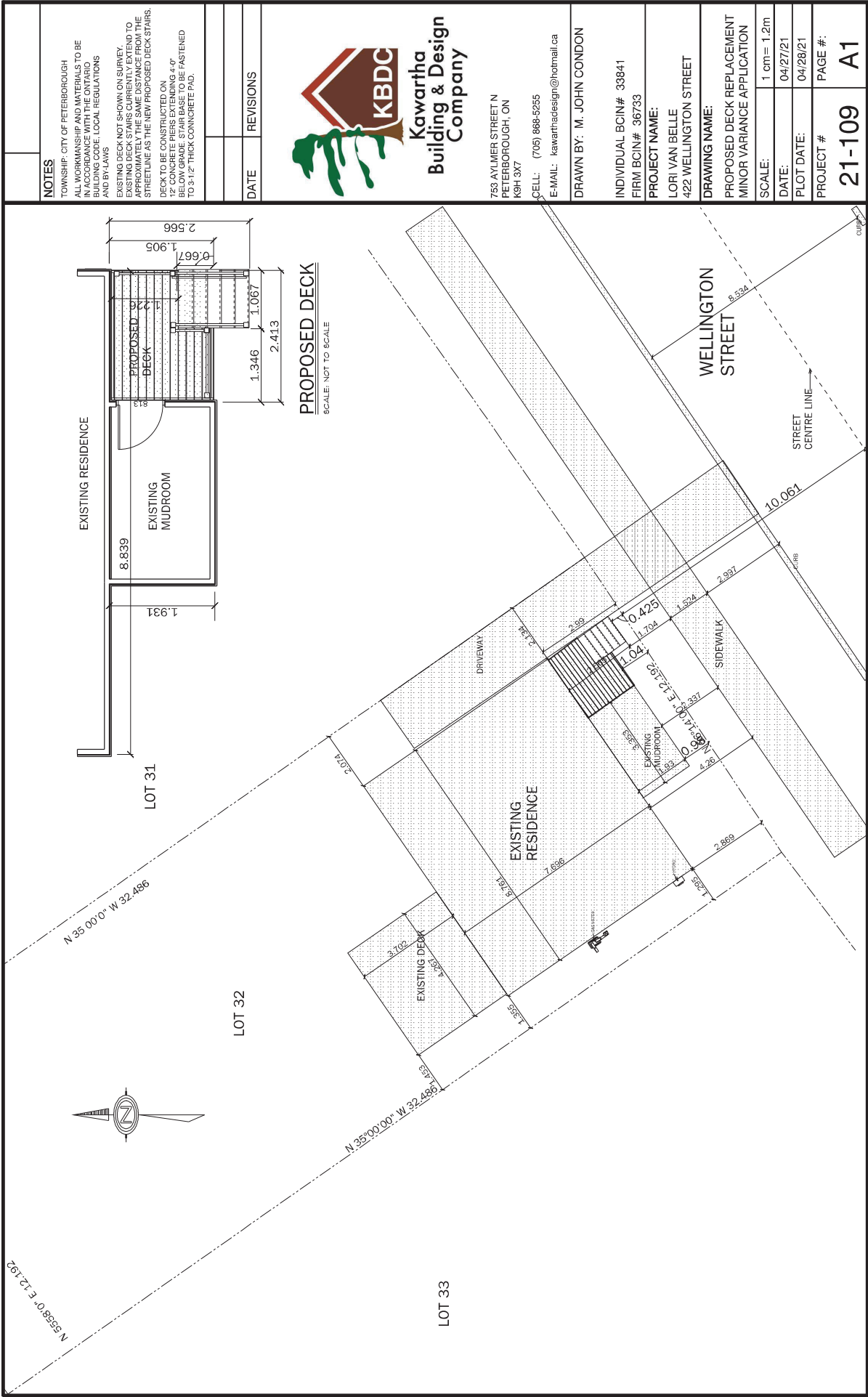
Exhibit D, Page 1 of 2 SITE PLAN

PETER & SARAH DALLIDAY
1059 DANITA BLVD.
PETERBOROUGH, ON K9J7K7



PETER & SARAH DALLIDAY
1059 DANITA BLVD.
PETERBOROUGH, ON K9J7K7





REAL PROPERTY REPORT
REGISTERED PLAN N° 173
CITY OF PETERBOROUGH
1 INCH = 20 FEET
W.A. BENINGER LIMITED 1992

..... DENOTES WITNESS.
..... DENOTES SURVEY MONUMENT, FOUND.
..... DENOTES SURVEY MONUMENT, PLANTED.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON SEPTEMBER 09, 1992.

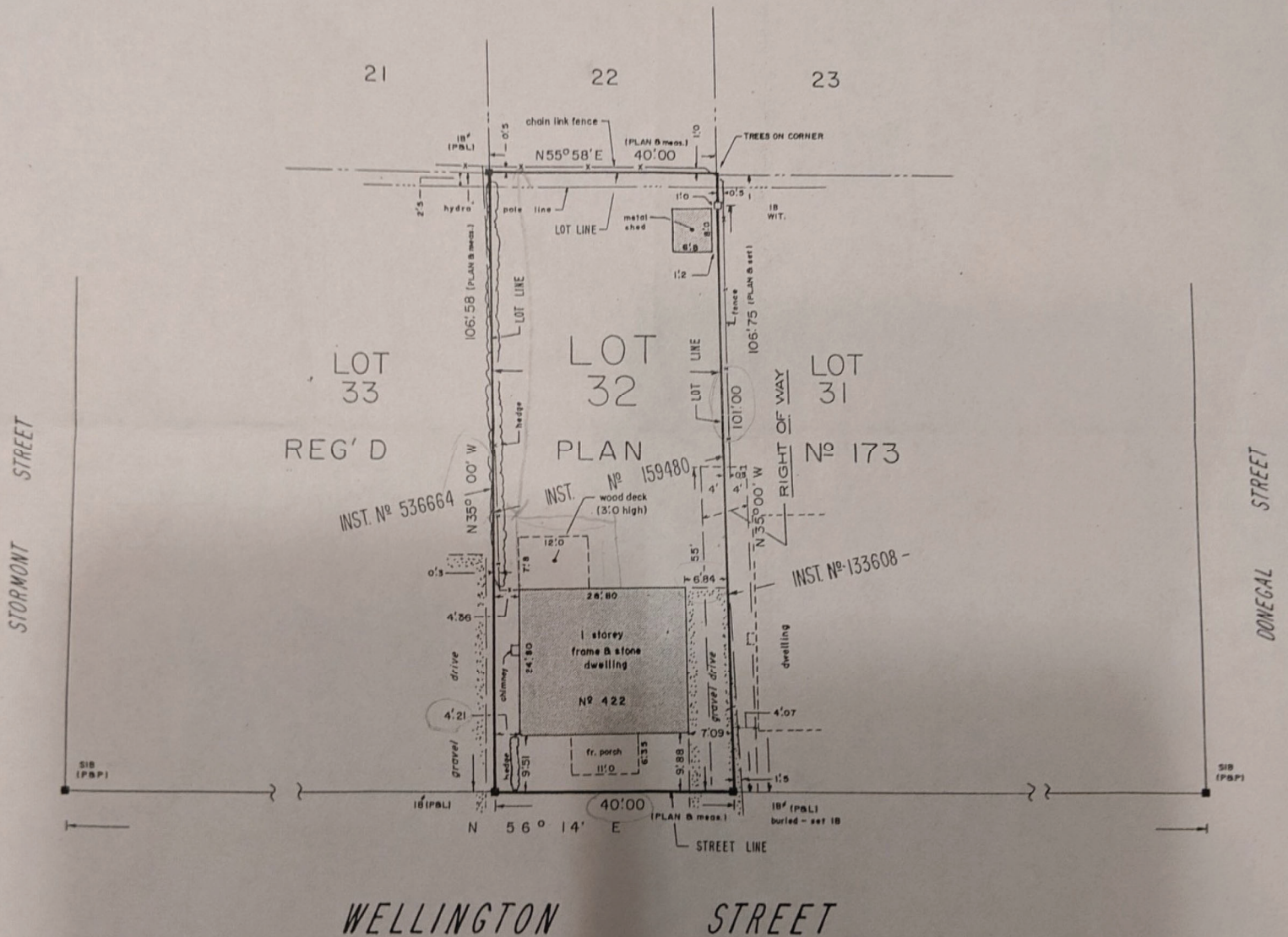
SEPTEMBER 14, 1992.
PETERBOROUGH, ONTARIO

W.A. Beninger
this is not a valid copy unless accompanied with seal
W.A. BENINGER
Ontario Land Surveyor

MEASUREMENTS ARE TAKEN TO THE CONCRETE FOUNDATION OF DWELLING.

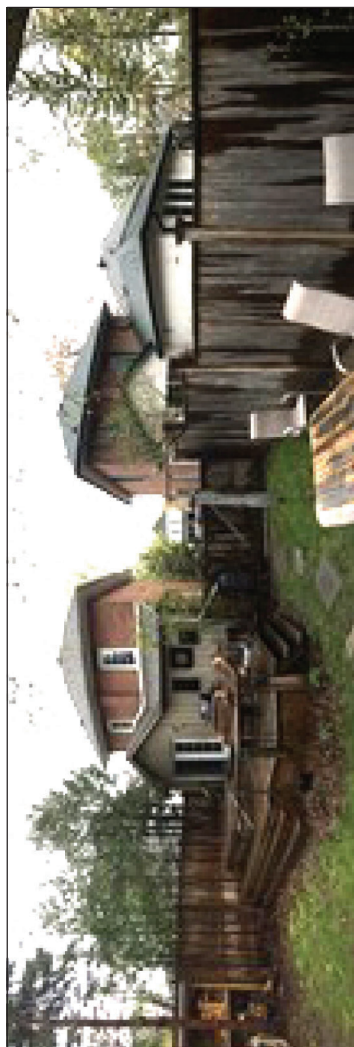
BEARINGS SHOWN HEREON ARE ASTRONOMIC, DERIVED FROM REGISTERED PLAN N° 173.

THIS REPORT HAS BEEN PREPARED FOR THE USE OF STACEY CAREW.

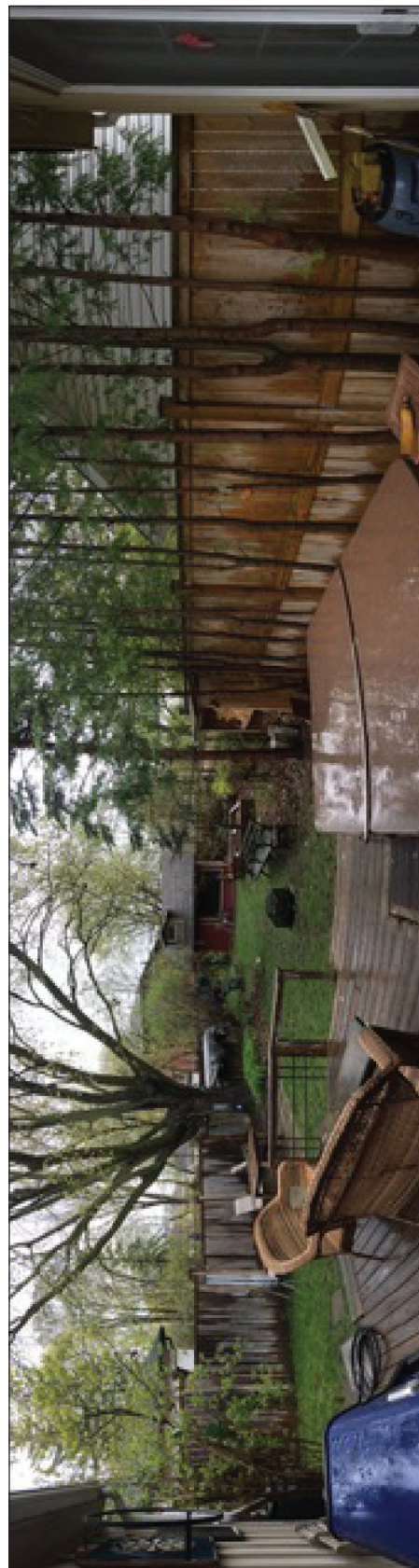


W.A. BENINGER
ONTARIO LAND SURVEYOR
414 WATKINS STREET
PETERBOROUGH, ONTARIO
K9A 1A1
TEL. 705-743-9634
FAX. 705-743-3070

RECEIVED



VIEW TO NORTH LOOKING AT SOUTH FACE OF HOUSE



VIEW TO SOUTH FROM BACK DECK

mm/dd/yyyy	description
1_04/29/2012	Issued for Minor Variance
2	
3	
4	
5	
6	
7	
8	
9	

LKW
ARCHITECT

1776 4TH Line Road N. Quinsee
Douro-Quinsee
Ontario, K0L 2K0
705 652 9596

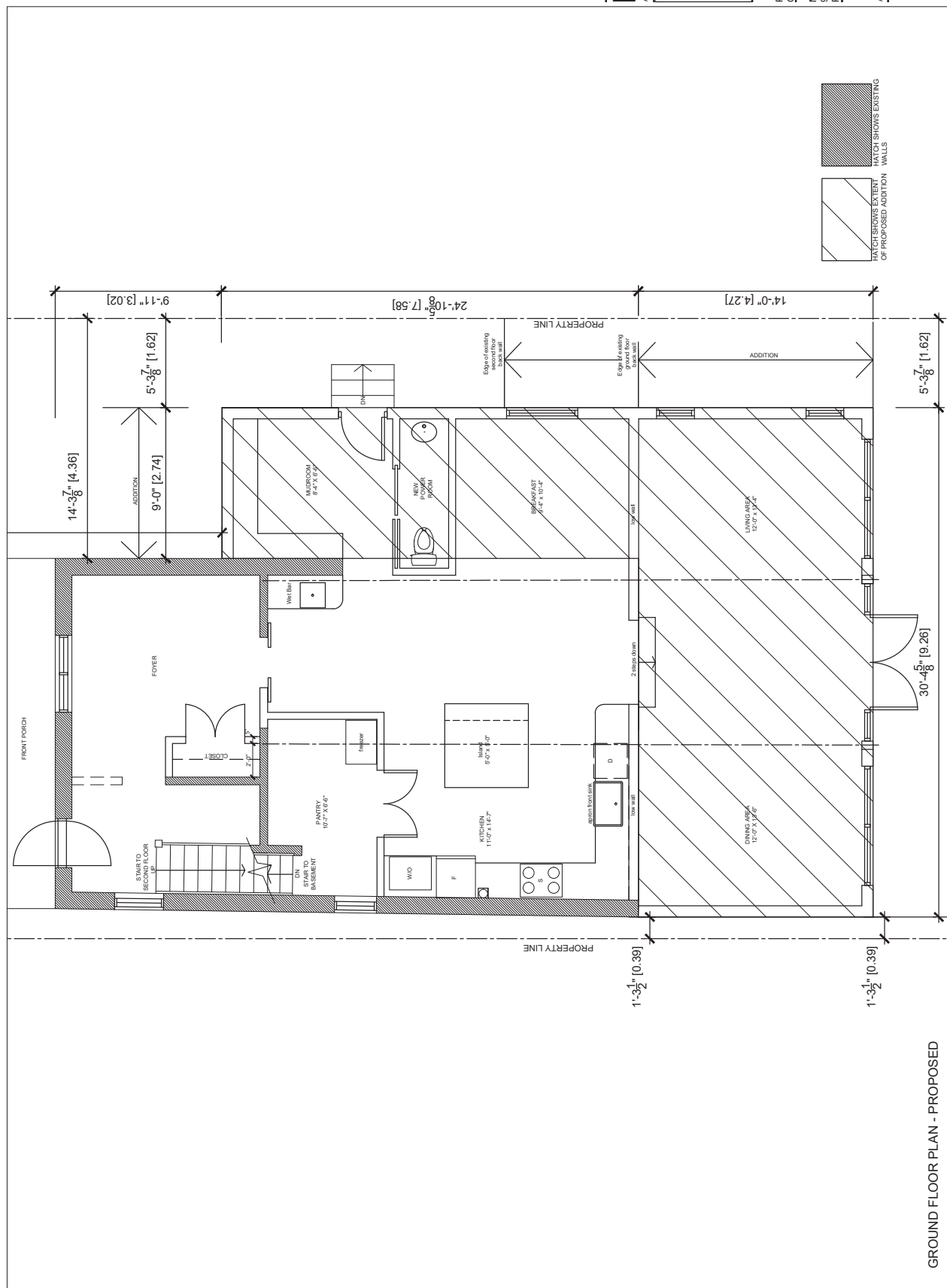


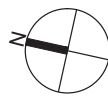
SITE PHOTOS

**MINOR VARIANCE FOR
91 PRINCESS STREET
PETERBOROUGH, ON.**

APRIL 29, 2021

A6.0



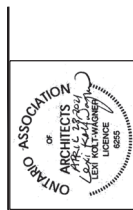


Amended Schedule
1. 02/26/2021 Revised for Minor Variances

1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1

LKW
ARCHITECT

1778 6TH LINE EAST, SUITE 101, SCARBOROUGH, ONTARIO M1S 2H4
TEL: 416-291-1000
WWW.LKWARCHITECT.COM

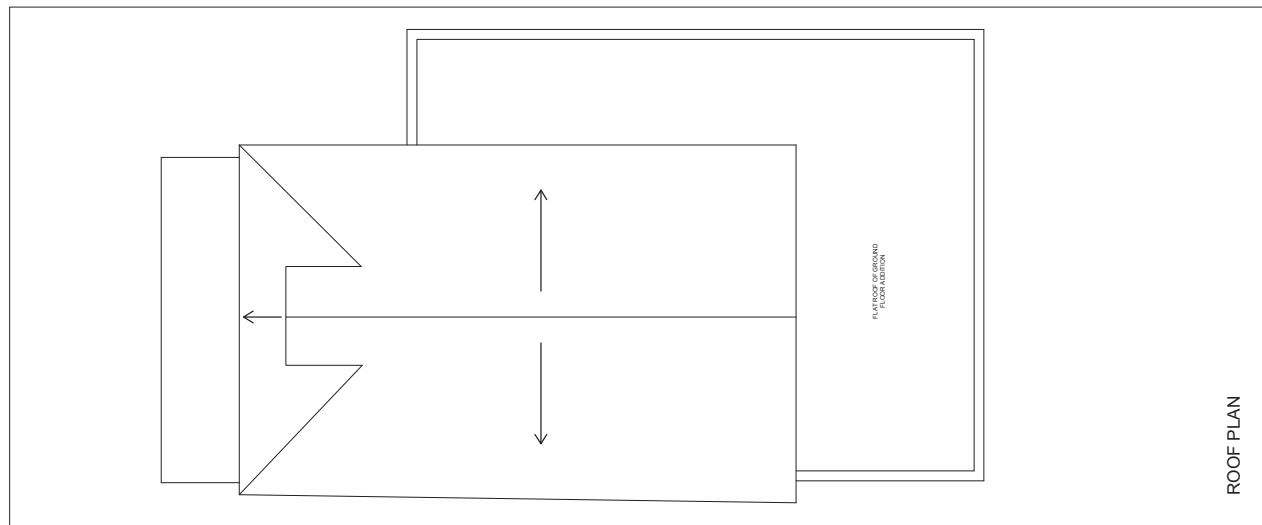


SECOND FLOOR PLAN
ATTIC & ROOF PLAN

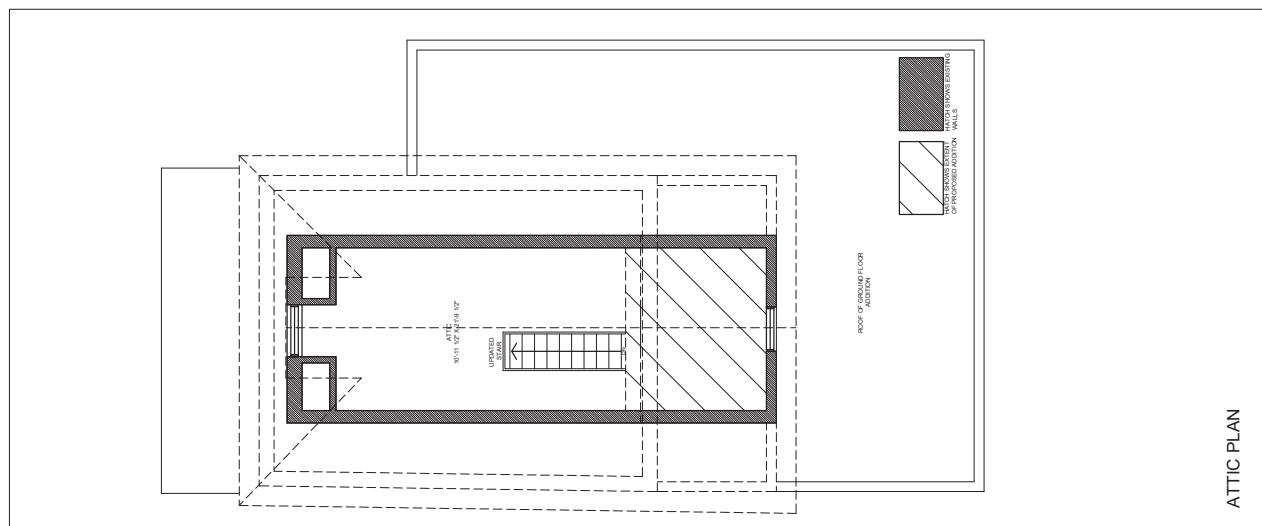
MINOR VARIANCE FOR
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PETERBOROUGH, ON.

APRIL 26, 2021

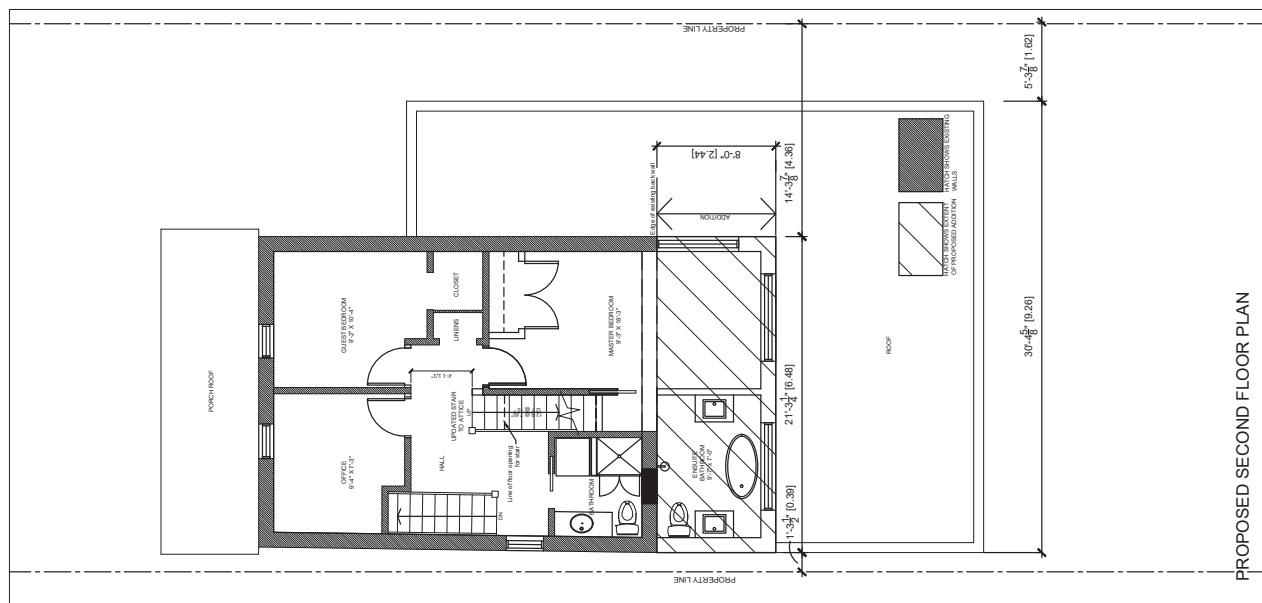
A 4.0



ROOF PLAN



ATTIC PLAN



PROPOSED SECOND FLOOR PLAN