



## City of Peterborough

### Committee of Adjustment Report for October 11, 2022

Staff Recommendations Regarding Files: B05/22, A26/22, A27/22, A40/22, A41/22, B08/22, A44/22, A45/22, B09/22, A46/22, A47/22, A48/22, A49/22, A50/22, A51/22

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- 1. File Number: B05/22, A26/22, A27/22, 478 Downie Street**  
**Applicant: Kevin Duguay, KMD Planning Inc.**  
**Owner: 1587391 Ontario Inc.**

At the time of the department and agency circulation for the October 11, 2022 hearing, no revised information was provided by the applicant. The applicant met with Planning Staff prior to the August 16, 2022 hearing to discuss the additional items needing to be addressed to support an application moving forward.

#### **Recommendation**

Staff recommend that this item be deferred *Sine die* – returning for the Committee's Consideration once the supporting information is sufficient to move the application forward.

- 2. File Number: A40/22, 36 Kawartha Heights Boulevard**  
**Applicant: Bradley Hale and Alyssa Park**  
**Owner: Bradley Hale and Alyssa Park**

#### **Background**

The subject property is located at the southeast corner of the intersection of Kawartha Heights Boulevard and Springbrook Drive in the City's west end. The property is zoned R.1, 1k, 2k and is designated 'Residential' on Schedule A 'Land Use' of the City's Official Plan. The property supports a two-storey dwelling with attached garage.

The applicant is seeking the following relief from the Zoning By-law to facilitate the construction of a new one storey addition on the north side of the dwelling:

- a) Section 6.11(a) to reduce the minimum building setback from a local streetline having a width of 20 metres or more from 6 metres to 3.3 metres; and
- b) Section 7.2(f)(2) to increase the maximum building coverage by a two-storey dwelling from 40% to 42%.

The applicants are seeking this relief from the Zoning By-law to facilitate an addition that

will provide additional main floor living space inside the dwelling. The application was supported by a Concept Plan and Floorplans (Exhibit A) to depict the nature of their proposal and how it is intended to function given the existing layout of the dwelling.

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 at the subject property. The requested variance maintains the intent and purpose of the Official Plan.

The purpose of a streetline setback is to ensure there is appropriate separation between structures and the functions of the road allowance, which includes vehicular and pedestrian movement as well as the location of infrastructure. The purpose of a maximum building lot coverage provision in the Zoning By-law is to ensure there is a balance between structures and landscaping on a given property, as well as help align properties with a general mass and scale within a property and a neighbourhood. The proposed relief being sought for lot coverage is quite minimal, considering that a one storey dwelling is permitted to cover up to 45% in lot coverage. The proposed addition will result in a structure that has components that are one storey (the addition and the existing attached garage) and a component that is two-storey, resulting in a balance in coverage. The proposal will maintain the general 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.

The City's Supervisor of Development Engineering has reviewed the application and has indicated that a lot grading and drainage plan is to be submitted in conjunction with the building permit application and a stormwater management brief is to be submitted in conjunction with the building permit application. The brief is to provide an overview of the quantity and quality controls required as a result of the proposed development exceeding the maximum permitted lot coverage, well as Low Impact Development or other Stormwater Management features to be implemented to maintain post to pre-development flows.

The Urban Forestry Division has reviewed the application and provided the following comments:

- The Urban Forestry Division has reviewed aerial imagery of the subject property and note that there are existing trees located in the side yard that will be impacted by the proposed construction. The Applicant is required to obtain a tree removal/injury permit from Urban Forestry. The removal/injury of trees of any size

are regulated by the Tree Bylaw 21-074. Tree replacement will be required on the subject property.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Peterborough Utilities Group Services Corp.
- Ministry of Transportation (MTO)
- The City's Heritage Preservation Office (HPO)
- The City's Planner, Urban Design

### **Recommendation**

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

- i) Submission of a Lot Grading and Drainage plan to the satisfaction of the Supervisor, Development Engineering;
- ii) Submission of a Stormwater Management Brief in conjunction with the building permit application to the satisfaction of the Supervisor, Development Engineering;
- iii) Provision of written confirmation from Hydro One that the proposed structure can meet their separation distance requirements from the overhead wires; and
- iv) That the Owner contact the City's Urban Forestry Division (treebylaw@peterborough.ca) to determine how the Owner will comply with the City's Tree Removal By-law 21-074.

3. **File Number: A41/22, 827 Sherbrooke Street**  
**Applicant: Kevin Duguay, KMD Planning Inc.**  
**Owner: MU Holdings**

### **Background**

The subject property is located at the southeast corner of the intersection of Sherbrooke Street and Goodfellow Road. The property is zoned R.1, R.2, SP. 218 and is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property supports a dental practice and associated parking. An exterior wooden frame accessibility ramp located on the Sherbrooke Street (north) side of the building currently provides access to the facility.

The applicant is seeking to modify Schedule A to Section 248 (SP.218) of the Zoning By-law to reflect the proposed construction of an enclosed building entrance with interior lift

device for barrier free access.

The application was supported by a drawing that depicts the layout of the parking, landscaping, the current structures on site, along with the proposed enclosed entrance way that will accommodate the interior lift device to provide barrier free access (Exhibit B). Staff note that the footprint of the proposed addition was modified slightly from the application to be able to properly accommodate the mechanical equipment associated with the lift device. Exhibit B reflects the proposal of an addition of a depth of 4.42 metres instead of the original request of 3.658 metres.

By OMB Order – the Building Setback for this property is 19.8 metres from the Centreline of Sherbrooke Street. The plan provided by the applicant depicts the location of the proposed new addition and its location is compliant with this requirement. An accessibility ramp has always been a component of the building but given current requirements and legislation related to providing access to persons with disabilities, the proposed addition is a necessary improvement to the building.

Staff have reviewed the proposed plan that delineates the building addition on the subject property and are of the opinion that the request is minor, it will result in development of the land that is desirable and meets the general intent and purpose of the Zoning By-law.

The purpose of the Residential Designation in the Official Plan is to provide areas for housing and other land uses that are integral to, and supportive of a residential environment by providing services and amenities that enhance the quality of the residential environment. The ongoing use of the property as a dental clinic is supported in the Official Plan through the Local Commercial policies. The proposed addition to facilitate improved access into the building for all clients meets the intent and purpose of the Official Plan.

### **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.

The City's Planner, Urban Design has reviewed the application and has indicated the following:

- There is an existing Site Plan Agreement registered on the subject lands (SPC 091). A Site Plan Amendment is required prior to the issuance of Building Permits.
- There are no concerns with the requested variance.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:



- Development Engineering
- Peterborough Utilities Group Services Corp.
- Urban Forestry Division
- Ministry of Transportation (MTO)
- The City's Heritage Preservation Office (HPO)

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that the construction related to this approval proceed substantially in accordance with the concept plan attached as **Exhibit B** conditional upon approval of a Site Plan amendment.

4. **File Number: B08/22, A42/22, A43/22, 516 Hopkins Avenue**  
**Applicant: Kevin Duguay, KMD Planning Inc.**  
**Owner: Kyle Johnston and Anne Brouwers**

### **Background**

The subject property is located on the north side of Hopkins Avenue, between Cambridge Street and Park Street North. The property is Zoned R.1, 1m, 2m and is designated as 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property is developed with a one and a half storey dwelling.

The applicant is seeking consent sever the easterly 9.01 metres to facilitate a new residential building lot on the retained lands. To satisfy the requirements of the Zoning By-law, the applicant is also seeking relief from the Zoning By-law in two separate applications as follows:

### **A42/22 – Retained Lands**

The applicant is seeking the following relief from the Zoning By-law to facilitate the construction of a new two storey dwelling with attached garage on the retained lands resulting from B08/22:

- a) Section 3.4.1(m) to reduce the minimum lot area from 465 square metres to 248.8 square metres;
- b) Section 3.4.2(m) to reduce the minimum lot width from 15 metres to 9.01 metres;
- c) Section 7.2(f)(2) to increase the maximum building coverage for a two-storey dwelling from 40% to 44%;
- d) Section 7.2(d) to reduce the minimum lot depth from 30 metres to 27.59 metres to recognize the existing deficient lot depth;

- e) Section 4.3.1(b) (i) to permit one of the two required parking spaces to have the required length reduced from 5.7 metres to 5.52 metres.

### **A43/22 – Severed Lands**

The applicant is seeking the following relief from the Zoning By-law to facilitate application B08/22:

- a) Section 3.4.1(m) to reduce the minimum lot area from 465 square metres to 257.3 square metres;
- b) Section 3.4.2(m) to reduce the minimum lot width from 15 metres to 9.2 metres;
- c) Section 7.2(d) to reduce the minimum lot depth from 30 metres to 27.6 metres to recognize the existing deficient lot depth; and
- d) Section 6.11(b) to reduce the minimum building setback from a local street having a width of 20 metres or less from having the same stance from the streetline as any existing building on an adjoining lot to 1.3 metres to allow the relocation of stairs from the side of the porch to the front.

The applications were supported by a Severance Sketch (Exhibit C), Draft Reference Plan, Topographic Survey and Planning Justification Report. The severance sketch depicts the proposed location of a dwelling on the proposed retained lands as well as the location and dimensions of the proposed required parking spaces for each lot. Of note on the material provided is the applicant's intention to remove a rear addition on the existing dwelling – which will remedy lot coverage and building setback concerns following severance of the property. They are also proposing to relocate the small set of stairs that provide access to the covered front porch to ensure there is unobstructed parking beside the existing dwelling.

Review of an application for consent is subject to Section 53 of the **Planning Act**. Section 53(12) of the Act stipulates that Sections 51(24) and 51(25) of the Act apply to consents. The Committee of Adjustment may grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality and shall have regard for matters listed in subsection 51(24) when granting provisional consent. These criteria include, but are not limited to, the following:

- The suitability of the land for the purposes for which it is to be subdivided;
- The dimensions and shapes of the proposed lots;
- The area of land, if any, that is to be conveyed or dedicated for public purposes;
- The effect of development on matters of provincial interest;
- Whether the proposed consent is premature or in the public interest; and
- Whether the plan conforms to the Official Plan.

In consideration of the items above, the land is within the existing built-up portion of the City that is developed for residential purposes. The proposed lot dimensions and parcel fabric, although narrower than the prevailing lot frontage assigned by the Zoning By-law in the area, can be developed with a modestly sized single-detached dwelling with associated parking and amenity space. The approval of such a dwelling would require appropriate lot grading and drainage to be demonstrated to the City's satisfaction. This proposed severance application and accompanying minor variance applications propose a modest sized infill lot. Infill development is encouraged both in provincial policy as well as within the City's Official Plan.

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)). The subject property is located within the City's delineated built boundary and the application supports the achievement of a complete community by proposing an infill residential lot in area that has parks, schools and amenities, that can be serviced by existing municipal infrastructure.

The subject property is designated 'Residential' in the Official Plan. 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". The creation of a new residential lot to support an additional dwelling will assist the City in achieving the objectives of the 'Residential' designation as set out in Section 4.2 of the Official Plan.

The application indicated that owners are seeking consent to sever Part 1 as shown on Exhibit C. This is the portion of the lot that currently supports the existing dwelling. They intend to retain the vacant lot for future residential development. The Survey Sketch provided with the applications depicts how the vacant lot can support a two-storey dwelling with attached garage and parking in front. Relief is being sought from different aspects of the Zoning By-law to facilitate the development of the proposed vacant lot. Similarly, relief is being sought from the Zoning By-law for the proposed severed lot to address the reduction in the lot area, and the relocation of the front porch stairs to allow for the required parking spaces beside the dwelling.

Hopkins Avenue supports a variety of lot dimensions and building forms. Lots along the north side of Hopkins are shallow in depth (approximately 27 metres) and range in width

from 22.39 metres to as narrow as 6.8 metres. Dwellings vary in terms of architectural style but are generally located close to the street (as permitted by the Zoning By-law on local streets of less than 20 metres in width), are one to two storeys in height, and have a compact form. Along the south side of Hopkins Avenue, lots are much larger in size due to their depth while also having a range of lot widths like those on the north side. Despite the large lots, dwellings along the south side are also located close to the streetline. Driveways tend to be located beside dwellings, and in instances of newer dwellings, there are attached garages with parking in front of the attached garage.

The applicant is seeking relief from the lot width, lot area and lot depth provisions of the Zoning By-law to permit the retained lands to have a frontage of 9.01 metres and the severed lands to have a frontage of 9.3 metres, both being less than the requirements of the zoning district. The intention of the lot width, area and depth provisions of the Zoning By-law is to ensure that there is sufficient lot area to accommodate a single-detached dwelling, parking, landscaping, outdoor amenity space and grading to align with other lots in the area. Both the proposed retained and severed lots fall short of the requirements, however, the proposed resulting parcels are not all that different than those found elsewhere on the street. The proposed retained lands should be subject to a development agreement to ensure that the massing and form of future development does not impinge on neighbouring properties. The onus is on the applicant to provide lot grading and drainage plans to satisfy the City's requirements for lot grading and drainage.

With respect to two specific variances pertaining to the proposed vacant lot (the retained lands) – staff have reviewed the request for increased lot coverage and reduced parking space length separate from the relief for lot area, lot depth and lot width. Given the compact form present along this street as well as the tendency for lot coverage to be much less than the maximum of 40% for a two-storey dwelling and 45% for a one storey dwelling, staff are of the opinion that an appropriate dwelling design can be achieved without needing to exceed the lot coverage requirements of the zoning district. Not exceeding the overall building coverage, coupled with requiring review of the proposed elevations and design of the proposed new dwelling will assist in ensuring that the proposed new dwelling fits into the established neighbourhood with regards to scale and massing. Planning Staff do not support the request to increase the overall building coverage for a two-storey dwelling on the proposed vacant lot to 44%.

With respect to the request for a reduced parking space length for the parking space outside of the garage to 5.52 metres, staff have considered the compact form of the dwellings and lots in the vicinity of this property as well as the fact that the Area 1 parking stall lengths are permitted to be 5.5 metres in length and that the subject property has a relatable form to the residential streets within the Central Area. Planning Staff are of the opinion that the request for one parking stall length being reduced to 5.52 metres will not result in adverse impacts.

Provided the above, except for the request for exceeding lot coverage on the proposed vacant lot, the proposed minor variances maintain the general intent and purpose of the Zoning By-law and Official Plan, the requests are minor in nature and will result in desirable development 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 Group Services Corp. have indicated that development and/or Frontage Charges are applicable.

The City's Supervisor of Development Engineering has reviewed the applications and provides the following comments:

- The City requires a 20.0 m Right of Way at this location in accordance with the Official Plan. A legal survey is to be completed to confirm that this Right of Way width is achieved, if not a strip of land is to be conveyed to the City for the retained and severed lots to the satisfaction of the Supervisor, Development Engineering.
- A lot grading and drainage plan is to be submitted for each of the proposed lots (retained and severed), to the satisfaction of the Supervisor, Development Engineering.
- A stormwater management brief is to be submitted for the retained lands. The stormwater management brief is to provide an overview of the quantity and quality controls required as a result of the proposed development exceeding the maximum permitted lot coverage, as well as Low Impact Development or other Stormwater Management features to be implemented to maintain post to pre-development flows.
- The Supervisor of Development Engineering indicated that should the variance related to lot coverage not be allowed by the Committee, the request for a Stormwater management brief will no longer be required.

The City's Urban Forestry Division has reviewed the applications and has indicated the following:

- The Urban Forestry Division has reviewed aerial imagery of the subject property and note that there are existing trees located in the side yard that will be impacted by the proposed construction. The Applicant is required to obtain a tree removal/injury permit from Urban Forestry. The removal/injury of trees of any size are regulated by the Tree Bylaw 21-074. Tree replacement will be required on the subject property.

The City's Heritage Preservation Office (HPO) has reviewed the application and has provided the following comment:

- The proposed new lot will be in an area of low archaeological potential. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy. The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:
- Ministry of Transportation (MTO)
- The City's Planner, Urban Design

### **Recommendation B08/22**

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

- i) Approval of Minor Variance Applications A42/22 and A43/22 associated with the proposed severed and retained lands;
- ii) Payment of Tree Levy in the Amount of \$332.02;
- iii) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- iv) Relocation and establishment of a new driveway on the severed lands to the satisfaction of Public Works and Development Engineering, including the reinstatement of the curb and landscaping, at the owner's expense;
- v) Receipt of confirmation that the rear shed and portion of the deck on the east side of the existing dwelling as depicted on Exhibit C has been demolished or otherwise removed through the appropriate permits from the Building Department to the satisfaction of the Chief Building Official;
- vi) A lot grading and drainage plan is to be submitted for each lot (retained and severed), to the satisfaction of the Supervisor, Development Engineering;
- vii) Receipt of a Servicing Plan to the satisfaction of the Supervisor, Development Engineering or their designate, to confirm the existing sanitary and water servicing does not cross the line of severance;
- viii) The owner entering into an agreement with the City that is to be registered on title, requiring that building plans be provided for approval by the Planner of Urban Design to ensure compatibility of the building with other buildings in the neighbourhood and that the construction related to this approval proceed substantially in accordance with the approved plans and elevations;
- ix) A stormwater management brief is to be submitted for the retained lands. The stormwater management brief is to provide an overview of the quantity and quality controls required as a result of the proposed development exceeding the maximum

permitted lot coverage, as well as Low Impact Development or other Stormwater Management features to be implemented to maintain post to pre development flows;

- x) 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
- xi) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document.
- xii) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land.
- xiii) That if the above conditions are not satisfied within two years of the circulation of the Committee's decision that this consent will lapse.

#### **Recommendation A42/22 – Retained lot**

Staff recommends that the Committee of Adjustment allow the proposed application in Part. Staff Recommends that the Committee of Adjustment **deny** the relief sought for an increase in the maximum allowable building coverage for a two storey dwelling. Staff recommends that the Committee of Adjustment **approve** the balance of the variances sought in the application provided that the construction related to this approval proceed substantially in accordance with the concept plan attached as **Exhibit C** and conditional upon the following:

- i) Submission of the registered Transfer/Deed of Land related to File Number B08/22;
- ii) That the Owner contact the City's Urban Forestry Division (treebylaw@peterborough.ca) to determine how the Owner will comply with the City's Tree Removal By-law 21-074;
- iii) The Submission of a Lot Grading and Drainage plan to the satisfaction of the Supervisor, Development Engineering; and
- iv) Confirmation from Peterborough Utilities Group of payment of any applicable Development and/or Frontage Charges.

#### **Recommendation A43/22 Severed Lot**

Staff recommends that the Committee of Adjustment **approve** the application conditional upon the submission of the registered Transfer/Deed of Land related to File Number B08/22.

**5. File Number: A44/22, 23 Manning Avenue**  
**Applicant: Garnet Northey, Spotlight Home and Lifestyle**  
**Owner: John Cole and Johanna Cole**

**Background**

The subject property is located on the south side of Manning Avenue, between Aylmer Street North and Benson Avenue. 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 two-storey dwelling and attached garage. The attached garage abuts the eastern side lot line.

The applicant is seeking relief from Section 7.2(e)(i) of the Zoning By-law to reduce the minimum building setback from the east side lot line from 1.2 metres to 0 metres to permit the replacement and expansion of the existing single storey garage. A Concept Plan and Elevations (Exhibit D) as well as a Surveyor's Real Property Report were submitted in support of the application. The applicant also provided a signed document from neighbours within the vicinity of the subject property, including the owners of 21 Manning Avenue directly to the east of the subject property, indicating they are in support of the proposed variance request and resulting addition.

Exhibit D depicts the current layout of the property and the existing attached garage as well as the proposed expansion and elevations. 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 landscaped open space, and that privacy and overlook are managed between properties. The existing structure currently abuts the lot line and the applicants are seeking variances to expand this structure by adding a story and extending it from front to back. A reduction of the setback to zero intends to mimic the existing condition, is anticipated to have minimal impacts. The dwelling to the east is well set back from the lot line (over 2 metres), is separated by a hedge and there are no prominent windows on the west facing wall of 21 Manning Avenue. The proposed structure will need to demonstrate that there are no overhangs or encroachments onto the neighbour's property to be eligible for a Building Permit and a lot grading and drainage plan will need to satisfy the City that stormwater will not impact the neighbouring property.



## **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.

The City's Supervisor of Development Engineering has reviewed the application and has provided the following comment:

- A lot grading and drainage plan is to be submitted in conjunction with the building permit application. The lot grading and drainage plan is to clearly show that no additional flow is directly to the adjacent properties.

The City's Planner, Urban Design has reviewed the application and has provided the following comment:

- No site plan registered on the subject lands.
- It is suggested that a minimum 0.6m building setback is provided if a new build is proposed. The 0m setback does not allow the owner to maintain the side of the structure without encroaching onto the neighbouring property.

The City's Heritage Preservation Office (HPO) has reviewed the application and provides the following comments:

- No Comment regarding built heritage.
- No comment regarding archaeology. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

The City's Urban Forestry Division has reviewed this file and provided the following comments:

- The Urban Forestry Division has reviewed aerial imagery of the subject property and note that there are existing trees located in the rear yard that will be impacted by the proposed construction. The Applicant is required to obtain a tree removal/injury permit from Urban Forestry. The removal/injury of trees of any size are regulated by the Tree Bylaw 21-074. Tree replacement will be required on the subject property. The tree(s) located on the East lot line may be considered boundary trees or have shared ownership along the lot line. The Owner will require permission from the adjacent Owner should any shared/boundary line tree be impacted by construction activities.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment:

- Peterborough Utilities Group Services Corp.
- Ministry of Transportation (MTO)

### **Recommendation**

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

- i) The submission of a lot grading and drainage plan to the satisfaction of the Supervisor, Development Engineering; and
- ii) That the Owner contact the City's Urban Forestry Division (treebylaw@peterborough.ca) to determine how the Owner will comply with the City's Tree Removal By-law 21-074.

**6. File Number: A45/22, 49 Robinson Street**  
**Applicant: Laurie Young, JL Young Design and Drafting**  
**Owner: Tino Montopoli and Christine Maloley**

### **Background**

The subject property is located on the south side of Robinson Street, east of Burnham Street in East City. A new single-detached dwelling is currently under construction on the subject property. The lot is zoned R.1, R.2, R.3 and is designated Residential on Schedule A 'Land Use' in the City's Official Plan. This new residential lot was created through Consent application B20/19 and accompanying minor variance application A47/19, which facilitated the severance of a slightly undersized residential lot, applying the R.1 Zoning District.

Through Building Permit application process, it was identified that a below grade staircase that accesses the basement from the rear yard is interpreted as part of the building and the building setback regulations to apply. Its coverage also needs to be accounted for in the lot coverage calculation. The applicant sought relief from the Committee of Adjustment in February 2022 via application A01/22 to seek relief from the rear lot line setback to 5.34 metres along with a lot coverage increase to 40.5%. Further review of the original request identified the need for a landing area at the bottom of the stairs to gain entry to the dwelling. The introduction of the landing area has pushed the stairs further into the rear yard and has resulted in the need for additional relief.

The applicant is seeking the following variances from the Zoning By-law to facilitate the construction of a new two-storey dwelling:

- a) 7.2(e)(ii) to reduce the minimum building setback from a rear lot line from 7.6 metres to 3.9 metres to construct a below grade basement stair; and
- b) 7.2(f)(ii) to increase the maximum building coverage by a two-storey dwelling from 40% to 41%.

A Site Plan and Building Elevations (Exhibit E) were submitted along with the application depicting the location of the stairs in relation to the proposed dwelling. Staff has reviewed the site plan provided and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The rear yard setbacks are present in the Zoning By-law to facilitate the appropriate separation between structures on different properties, ensuring sufficient access can be obtained for maintenance of structures. Given that the proposed stairs will not project above grade, there is minimal to no impact relating to the proposal on neighbouring properties. The proposal maintains the general intent and purpose of the Zoning By-law.

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 variances are needed to permit the location of a below-grade stair used to access the basement of the dwelling. The proposal will not detract from the Residential nature of the property. The proposal maintains the intent and purpose of the Official Plan.

A Development Agreement is registered on title of this property as a condition of the consent application that created the lot. The Development Agreement requires the owner to:

- provide building plans for approval by the Planner of Urban Design prior to the issuance of a building permit to ensure compatibility of building design on the severed lands;
- submit a lot grading and drainage plan for approval by City staff prior to construction of the new dwelling on the proposed severed lot; and
- relocate the existing utility pole to the easterly limit of the retained lot, at the owner's expense, to permit the driveway.

### **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 Group Services Corp. has indicated that determining the suitability of existing water service is the responsibility of the owner.

The City's Supervisor of Development Engineering has reviewed the application and has indicated the following:

- A lot grading and drainage plan is to be submitted in conjunction with the building permit application.
- A stormwater management brief is to be submitted in conjunction with the building permit application. The stormwater management brief is to provide an overview of the quantity and quality controls required as a result of the proposed development exceeding the maximum permitted lot coverage, as well as Low Impact Development or other Stormwater Management features to be implemented to maintain post to pre-development flows.

The Urban Forestry Division has reviewed the application and has provided the following comments:

- The Urban Forestry Division has reviewed the application and note that there is an existing City owned tree located on the Boulevard of the City right-of-way that may be impacted by the construction. The Injury or Destruction of Trees is regulated by the Tree Bylaw 21-074. Prior to the issuance of a building permit the Applicant must provide an Arborist Report to the Urban Forestry Division that clearly illustrates the location of the tree and how it will be impacted by the construction. This includes the physical injury to the trunk, crown and roots of the tree, the impacts of construction related traffic, material storage, or grade changes and the Arborist's recommendations for tree preservation, protection measures or removal based on the proposed construction impacts. The tree is an Ash tree which is part of the City's treatment program against the Emerald Ash Borer.

The City's Heritage Preservation Office (HPO) has reviewed the application and provides the following comment:

- No Comment regarding built heritage.
- The proposed residence will be constructed in an area of low archaeological potential. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment:

- Ministry of Transportation (MTO)
- The City's Planner, Urban Design

## **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that

the construction related to this approval proceed substantially in accordance with the concept plan attached as **Exhibit E** and Conditional upon the following:

- i) The submission of an updated lot grading and drainage plan to the satisfaction of the Supervisor, Development Engineering that reflects the revised footprint of the stairs; and
- ii) That the Owner contact the City's Urban Forestry Division (treebylaw@peterborough.ca) to determine how the Owner will comply with the City's Tree Removal By-law 21-074.

**7. File Number: B09/22, A46/22, A47/22, 674 Otonabee Drive  
Applicant: Kevin Duguay, KMD Planning Inc.  
Owner: Roger Sweeting Jr. and Roger Sweeting Sr.**

**Background**

The subject property is on the east side of Otonabee Drive in the City's southeast end. The property is zoned R.1, 1m, 2m, 1k in the City's Zoning By-law and is designated 'Residential' on Schedule A 'Land Use' in the City's Official Plan. The property is developed with a one storey dwelling and large detached residential accessory building.

The applicant is seeking consent sever the northerly 12.19 metres to facilitate a new residential building lot on the severed lands.

To satisfy the requirements of the Zoning By-law, the applicant is also seeking relief from the Zoning By-law in two separate applications as follows:

**A46/22 – Severed Lands**

The applicant is seeking the following relief from the Zoning By-law to facilitate the construction of a new residential dwelling on the severed lands resulting from B09/22:

- a) Section 3.4.2(m) to reduce the minimum lot width from 15 metres to 12 metres; and
- b) Section 3.4.4(e) to reduce the minimum lot depth from 45 metres to 42 metres to recognize the existing lot depth.

**A47/22 – Retained Lands**

The applicant is seeking the following relief from the Zoning By-law to facilitate the severance resulting from B09/22:

- a) Section 7.2(j) increase the maximum lot coverage by open parking areas, driveways and vehicle movement areas from 20% to 30% to reflect the existing driveway, less the area proposed to be converted into amenity space;

b) Section 6.18 as follows to recognize the existing residential accessory structure:

- i. Increase the maximum coverage from 10% to 20%; and
- ii. Reduce the minimum distance to the south side lot line from 0.6 metres to 0.47 metres.

The applications were supported by a Severance Sketch (Exhibit F), Draft Reference Plan and Planning Justification Report. The applicant has indicated that on the retained lot, a portion of the parking area behind the existing dwelling will be removed and reinstated as landscaped open space. However, due to the location of the existing garage at the rear of the property, the parking area coverage will still exceed the 20% threshold as a result of the severance.

Review of an application for consent is subject to Section 53 of the **Planning Act**. Section 53(12) of the Act stipulates that Sections 51(24) and 51(25) of the Act apply to consents. The Committee of Adjustment may grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality and shall have regard for matters listed in subsection 51(24) when granting provisional consent. These criteria include, but are not limited to, the following:

- The suitability of the land for the purposes for which it is to be subdivided;
- The dimensions and shapes of the proposed lots;
- The area of land, if any, that is to be conveyed or dedicated for public purposes;
- The effect of development on matters of provincial interest;
- Whether the proposed consent is premature or in the public interest; and
- Whether the plan conforms to the Official Plan.

In consideration of the items above, the land is within the existing built-up portion of the City that is developed for residential purposes. The proposed lot dimensions and parcel fabric, although narrower than zoning requirement for the area, can be developed with a modestly sized single-detached dwelling with associated parking and amenity space. There are several parcels in the vicinity of the subject property that have an identical parcel size. This proposed severance application and accompanying minor variance applications propose a modest sized infill lot. Infill development is encouraged both in provincial policy as well as within the City's Official Plan.

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)). The subject property is located within the City’s delineated built boundary and the application supports the achievement of a complete community by proposing an infill residential lot in area that has parks, schools and amenities, that can be serviced by existing municipal infrastructure.

The subject property is designated ‘Residential’ in the Official Plan. 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”. The creation of a new residential lot to support an additional single-detached dwelling will assist the City in achieving the objectives of the ‘Residential’ designation as set out in Section 4.2 of the Official Plan.

Otonabee Drive is identified as a High-Capacity Collector Road on Schedule B ‘Road Way Network’ in the City’s Official Plan. High-Capacity Collectors can be expected to accommodate up to 500 vehicles per hour per lane with a potential cross-section of up to 4 travel lanes in a 23 to 26 m right of way. Table 2 ‘Road Allowance Widths’ in the Official Plan identifies Otonabee Drive as requiring 26 metres of Road Allowance. Section 5.4.2 of the Official Plan indicates that where a property is the subject of an application for planning approval, and abuts a road right-of-way that does not meet the expected width as described in policy 5.4.1, it is intended as a condition of approval that the developer provide sufficient land, at no cost to the City to meet the width prescribed by Table 2. As such, the City will be seeking a road widening of approximately 3 metres.

The proposed variances that accompany the consent application address the deficiency in lot width and area as well as recognize the reduced parking area and location/size of the detached garage on the retained lands. The proposed variances are minor in nature, would result in desirable use of the land, meet the intent and purpose of the Zoning By-law and Official Plan.

### **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 Group Services Corp. have indicated that development and/or Frontage Charges are applicable.

The City's Supervisor of Development Engineering has reviewed the applications and has provided the following comments:

- The City requires a 26.0 m Right of Way at this location in accordance with the Official Plan. A legal survey is to be completed to confirm that this Right of Way width is achieved, if not a strip of land is to be conveyed to the City for the retained and severed lots to the satisfaction of the Supervisor, Development Engineering, in accordance with the Official Plan requirements.
- A site servicing plan is to be completed to confirm the existing sanitary and water servicing is located on the retained lands.
- A lot grading and drainage plan is to be submitted for each of the proposed lots (retained and severed), to the satisfaction of the Supervisor, Development Engineering.
- A stormwater management brief is to be submitted for the retained lands. The stormwater management brief is to provide an overview of the quantity and quality controls required as a result of the proposed development exceeding the maximum permitted lot coverage, as well as Low Impact Development or other Stormwater Management features to be implemented to maintain post to pre development flows.

The City's Heritage Preservation Office has reviewed the application and provides the following comment:

- No Comment regarding built heritage.
- No archaeological concerns. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- The City's Urban Forestry Division
- Ministry of Transportation (MTO)
- The City's Planner, Urban Design

## **Recommendation**

### **B09/22 - Severance File:**

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



- i) Approval of Minor Variance Applications A46/22 and A47/22;
- ii) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- iii) Payment of a Tree Levy in the amount of \$433.07;
- iv) Receipt of a Servicing Plan to the satisfaction of the Supervisor, Development Engineering or their designate, to confirm the existing sanitary and water servicing is located on the retained lands;
- v) Receipt of confirmation that the vinyl shed depicted on Exhibit F has been demolished or otherwise removed through the appropriate permits from the Building Department if applicable, to the satisfaction of the Chief Building Official;
- vi) That a stormwater management brief is to be submitted for the **retained** lands to the satisfaction of the Supervisor of Development Engineering. The stormwater management brief is to provide an overview of the quantity and quality controls required as a result of the proposed development exceeding the maximum permitted lot coverage, as well as Low Impact Development or other Stormwater Management features to be implemented to maintain post to pre development flows.
- vii) Confirmation that the driveway and vehicular movement areas on the **retained** lands have been reduced in size to comply with the minor variance relief sought in Application A47/22;
- viii) Prior to registering the Reference Plan at the applicant's cost, the applicant shall submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed severed parcel including road widening of 3.048 metres across the frontage of the subject lands. 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;
- ix) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document.
- x) Conveyance by the owner to the City, free of encumbrances and at no cost to the City, of the 3.048-metre road widening;
- xi) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land.

- xii) That if the above conditions are not satisfied within two years of the circulation of the Committee's decision that this consent will lapse.

**Recommendation A46/22 - Severed Lands:**

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

- i) Submission of the registered transfer/Deed of Land related to File Number B09/22; and
- ii) Confirmation from Peterborough Utilities Group of payment of any applicable Development and/or Frontage Charges.

**Recommendation A47/22 - Retained Lands:**

Staff recommends that the Committee of Adjustment **approve** the application conditional upon submission of the registered transfer/Deed of Land related to File Number B09/22;

8. **File Number: A48/22, 194 Sophia Street**  
**Applicant: Scott Donovan, Lett Architects Inc.**  
**Owner: 2771200 Ontario Inc.**

**Background**

The subject property is located at the northwest corner of the intersection of Sophia Street and Armour Road in East City. The property is Zoned SP. 19 and is designated 'Prestige Industrial' on Schedule O "Industrial Land Use" in the City's Official Plan. The property is developed with a long-existing industrial use that supported the former Fisher Gauge Manufacturing Site. Site-specific rezoning of the property and surrounding campus of properties occurred in 2006. The intent of that zoning amendment was to introduce additional uses for the buildings that would be compatible within the residential neighbourhood as manufacturing vacated the properties. The property is currently used by Cambium, utilizing the lower level for their laboratory and testing and the main floor for administrative and professional offices.

The applicant is seeking relief from Section 47.2(c) of the Zoning By-law to allow the interruption of the 6-metre landscaped open space along the south side of the subject property to facilitate a screened driveway entrance to a loading area.

The applicant has been working closely with Urban Design staff to facilitate a Site Plan Amendment to address the need for the site to have a functional driveway leading to a loading area on the south side of the building, where the lab entrance is. The application was supported by drawings depicting the layout and landscape details (Exhibit G). Through the review of the Site Plan Amendment, it was discovered that the typical allowance for landscaped buffers being interrupted by driveway entrances is not present in this specific zoning district. The likely reason for this is that this is a unique property in that the parking to support the use at 194 Sophia is provided wholly across the street at 297

Sophia Street.

The loading area and driveway that is proposed to interrupt the landscape buffer on the south side of the building is in a location where a previous pedestrian entrance to the building was located and had a pathway leading towards the parking area across the street. The proposed loading area and driveway is to be of a high-quality esthetic and design to ensure ongoing compatibility with the residential area to the west. The proposed variance meets the general intent and purpose of the Zoning By-law.

Section 4.4.5.2 of the Official Plan outlines policies for the Prestige Industrial Designation. The designation recognizes a range of uses including contained assembly, manufacturing and processing uses, warehousing, research and development laboratories, engineering and technical services, communication and broadcasting facilities and industrial offices. Further, it specifies that the Zoning regulations applied to Prestige Industrial lands will reflect a high standard of site design and development. It is in the opinion of staff that through the ongoing Site Plan Amendment process and the landscaping and design considerations, the interruption in the landscape open space along the south side of the site for a properly screened loading and driveway area meets the general intent and purpose of the Official Plan.

### **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.

The City's Planner, Urban Design has reviewed this application and has provided the following comment:

- There is an existing Site Plan Agreement registered on the subject lands. The applicant has applied for a Minor Site Plan Amendment to facilitate the loading area and waste storage.
- The requested variances are supported by staff as they will improve the site functionality while ensuring the waste collection area is adequately screened from the street. A landscape plan prepared by a Landscape Architect has been submitted to the Planning Department which illustrates adequate landscape buffers and enhancements along the street frontage.

The Urban Forestry Division has reviewed the application and have provided the following comments:

- The proposed variance requires the protection and removal of two City -owned Honey Locust trees. If the variance is granted, Urban Forestry will address the

removal and protection of City trees through reviewing the Site Plan Amendment application.

The City's Heritage Preservation Office has reviewed the application and provides the following comment:

- No Comment regarding built heritage.
- No archaeological concerns. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment:

- Supervisor, Development Engineering
- Peterborough Utilities Group Services Corp.
- Ministry of Transportation (MTO)

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that the construction related to this approval proceed substantially in accordance with the concept plan attached as Exhibit G and conditional upon approval of a minor Site Plan Amendment.

**9. File Number: A49/22, 251 Swanston Avenue**  
**Applicant: Matt Paige and Taysha Paige**  
**Owner: Matt Paige and Taysha Paige**

### **Background**

The subject property is located on the south side of Swanston Avenue, east of the intersection of Curtis Road and Swanston Avenue. The property is zoned R.1 and designated 'Residential' on Schedule A 'Land Use' of the City's Official Plan. The property is developed with a one-and-a-half-storey, single-detached dwelling unit and a detached garage.

The applicant is seeking relief from Section 6.11(a) of the Zoning By-law to reduce the minimum building setback from the streetline having a width of 20 metres or more from 6 metres to 3.7 metres (to the stairs) to facilitate the construction of a covered, unenclosed front porch across the front of the dwelling.

The applicant has provided detailed plans and elevations of the proposed renovation attached as Exhibit H to this report. The verandah is approximately 0.91m in height, 7.7m wide (along the entire frontage of the building), and 2.4m in depth (into the frontage) plus a

1m depth of the staircase. Staff has reviewed the proposed plans and is of the opinion that the requested variance is minor in nature.

The purpose of the 'Residential' Official Plan designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment" (4.2.1.1). The proposed verandah supports the existing residential use of the property by providing enhanced space facing the street line for passive residential use.

Swanston Avenue is identified in the City's Official Plan as a 'local street' with a right of way of approximately 20m. Section 5.4.1 (g) of the Official Plan outlines that a local street "serve traffic from abutting properties to collector streets within a right-of-way of 18.5 to 20 m". Reduction in the building and other building features setback from the street line is not anticipated to negatively impact snow removal, or City operations within the right-of-way as the street is at the anticipated maximum road width contemplated by the official plan for a street of this type. The requested variance meets the intent and purpose of the Official Plan.

The R.1 zoning district permits a single-detached dwelling. The intent of the street line setback is to provide separation from the traveled portion of the road, snow storage away from road operations and adequate landscaping, among other factors. The proposed variance continues to provide adequate landscaping consistent with neighborhood character and provide sight lines from the right-of-way.

The existing single-detached dwelling is built further back than homes on adjacent properties to the east and the west of the subject property. The proposed verandah, if approved, would create a more uniform setback across multiple street frontages. The requested variance is 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.

The City's Heritage Preservation Office has reviewed the application and provides the following comment:

- No Comment regarding built heritage.
- No archaeological concerns. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

The City's Urban Forestry Division has reviewed the application and provides the following comments:

- The Urban Forestry Division has reviewed aerial imagery of the subject property and note that there is an existing tree located in the front yard that may be impacted by the proposed construction. The Applicant is required to obtain a tree removal/injury permit from Urban Forestry. Prior to the issuance of relief from Section 6.11(a) of the Zoning By-law the Applicant must provide an Arborist Report to the Urban Forestry Division that clearly illustrates the location of the trees and how they will be impacted by the construction. This includes the physical injury to the trunk, crown and roots of the trees, the impacts of construction related traffic, material storage, or grade changes and the Arborists recommendations for tree preservation, protection measures or removal based on the proposed construction impacts. If the tree is to be removed, the Applicant is required to obtain a tree removal/injury permit from Urban Forestry. The removal/injury of trees of any size are regulated by the Tree Bylaw 21-074. Tree replacement will be required on the subject property.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Supervisor, Development Engineering
- Peterborough Utilities Group Services Corp.
- Ministry of Transportation (MTO)
- The City's Planner, Urban Design

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the requested minor variance application provided that construction of the verandah proceed substantially in accordance with the elevations and plans attached as **Exhibit H** and conditional on the Owner contacting the City's Urban Forest Division ([treebylaw@peterborough.ca](mailto:treebylaw@peterborough.ca)) to determine how the Owner will comply with the City's Tree Removal By-law 21-074.

10. **File Number: A50/22, 1003 Clonsilla Avenue**  
**Applicant: Brian Buchardt**  
**Owner: H. Owen Investments Inc.**

### **Background**

The subject property is located on the north side of Clonsilla Avenue, between Goodfellow Road and The Parkway. The property is Zoned C.4 and is designated 'Commercial' on Schedule A 'Land Use' in the City's Official Plan. The property currently supports Peterborough Paramedics Station Number 7 which occupies the site of a former car dealership.

The applicant is seeking relief from Section 16.3(c) of the Zoning By-law to reduce the

minimum building setback from a rear lot line from 9 metres to 2 metres to facilitate the construction of a detached ambulance garage north of the existing main building.

The application was supported by a Conceptual Site Plan depicting the location of the proposed structure to the rear of the main ambulance building (Exhibit I). Staff have reviewed the concept plan and note the placement of the new structure to the rear of the existing building is the result of much discussion between the applicant and Planning Division Staff. The location of the proposed structure relative to the lot line that is interpreted will have minimal impact on the neighbouring property. Staff are of the opinion that the request is minor in nature and will result in development that is desirable.

The intent of a rear yard setback in a Commercial district is to ensure, among other things, that there is adequate separation between structures and lot lines, sufficient space for appropriate landscaping, grading and drainage. Given the location of the proposed structure on a portion of the property that is currently utilized for parking, and the large property, the relief sought meets the general intent and purpose of the Zoning By-law.

The proposed garage will support the ongoing use of the subject property as the location for the Peterborough Paramedics Ambulance Service, which is anticipated in Official Plan Policy 3.3.1 which provides that in all areas on Schedule A and Schedule I, public, institutional and quasi-institutional uses which provide services directly to all properties in the City or the immediate neighbourhood shall be permitted provided that a) such use is necessary or essential and b) that installations are or can be made compatible with adjacent properties and the neighbourhood. Staff are of the opinion that the proposal meets the general intent and purpose of the Official Plan.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent and 3.1 (Natural Hazard) of the Provincial Policy Statement. ORCA Staff indicated that the proposed is within close proximity to a natural heritage feature of significance (wetland/watercourse). Through Pre-Consultation with the City, it was noted that an Environmental Impact Statement and Stormwater Management Plan is expected as part of the amendment to the Site Plan Agreement. Provided that no development is permitted prior to the approval of the site plan amendment, ORCA staff is of the opinion that the variance request can be considered to be consistent with the PPS Sections 2.1 and 2.2. The property is located inside of 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.

The City's Supervisor of Development Engineering has provided comment on the application and has indicated that a lot grading and drainage plan as it be submitted in conjunction with the building permit application.

The City's Planner, Urban Design has reviewed the application and provides the following comment:

- There is an existing Site Plan Agreement registered on the subject lands. A Pre-Consultation meeting to outline the requirements of a Site Plan Application was held on Thursday, September 1, 2022.
- There are no concerns with the requested variance.

The City's Urban Forestry Division has reviewed the application and has provided the following comments:

- Please see pre-consultation for multiple comments that have been previously submitted by Urban Forestry and have been provided to the applicant.

The City's Heritage Preservation Office (HPO) has reviewed the application and has provided the following comment:

- The proposed structure will be constructed in an area of high archaeological potential. A stage 1 and potentially stage 2 [archeological] assessment will be required to be completed and should be made a condition of the requested relief from the Zoning By-law. HPO staff has spoken with the applicant's agent and they are aware of the requirement.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment:

- Peterborough Utilities Group Services Corp.
- Ministry of Transportation (MTO)

### **Recommendation**

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

- i) Approval of the amendment to the Site Plan Agreement;
- ii) Submission of a lot grading and drainage plan in conjunction with the building permit application; and
- iii) Completion of a Stage 1 Archeological Assessment and if required, subsequent Archeological Assessments, to the satisfaction of the Heritage Preservation Office, prior to the issuance of a building permit.

11. **File Number: A51/22, 727 Lock Street**  
**Applicant: Keith Kissel**  
**Owner: Vladimir Akopyan and Marina Palatkina**

### **Background**



The subject property is located at the northwest corner of the intersection of Lock and Wilson Streets in the City's South End. The property is zoned R.1 and is designated 'Residential' on Schedule A' Land Use' in the City's Official Plan. The subject property currently supports a single-detached dwelling and detached single-car garage.

The applicant is seeking relief from Section 6.18 of the Zoning By-law to increase the maximum coverage of a residential accessory building from 10% to 13% to permit the construction of a new 54 square metre two-vehicle garage, replacing the existing single-vehicle garage.

The application was supported by a site plan and elevation depicting the proposed two vehicle garage. The applicant also provided a copy a survey of the property depicting the current location of the single car garage its encroachments onto the neighbouring lane and property. Staff has reviewed the concept plan provided by the applicant (Exhibit J) 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 variance will facilitate the construction of a two-vehicle garage in place of the single-vehicle garage at the subject property, which supports residential use and nature of the property.

The purpose of a limitation on the residential accessory structure coverage for residential properties is to assist in ensuring that the structure remains incidental, subordinate and exclusively devoted to the permitted residential use. Although the garage is proposed to be 13% in lot coverage, it will be of a size and location where it is expected that a detached garage would be located on a corner lot. The overall building coverage of the property remains well below the 45% threshold and the detached garage is also smaller than the dwelling. The proposed meets the general 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 within 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.

The City's Supervisor of Development Engineering has reviewed the application and has indicated that a lot grading and drainage plan is to be submitted in conjunction with the building permit application.

The City's Urban Forestry Division has reviewed the application and has provided the following comments:

- The Urban Forestry Division has reviewed aerial imagery of the subject property and note that there is an existing tree located in the rear yard that may be

impacted by the proposed construction. Prior to the issuance of relief from Section 6.18 of the Zoning By-law the Applicant must provide an Arborist Report to the Urban Forestry Division that clearly illustrates the location of the trees and how they will be impacted by the construction. This includes the physical injury to the trunk, crown and roots of the trees, the impacts of construction related traffic, material storage, or grade changes and the Arborists recommendations for tree preservation, protection measures or removal based on the proposed construction impacts.

The City's Heritage Preservation Office (HPO) has reviewed this application and has provided the following comment:

The City's Heritage Preservation Office has reviewed the application and provides the following comment:

- No Comment regarding built heritage.
- No archaeological concerns. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to the City of Peterborough's Archaeological Policy.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment:

- Peterborough Utilities Group Services Corp.
- Ministry of Transportation (MTO)
- The City's Planner, Urban Design

## Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that the construction related to this approval proceed substantially in accordance with the concept plan attached as **Exhibit J** and Conditional upon the following:

- i) Submission and approval of a lot grading and drainage plan to the satisfaction of the Supervisor, Development Engineering, in conjunction with the building permit application; and
- ii) That the Owner contact the City's Urban Forest Division (treebylaw@peterborough.ca) to determine how the Owner will comply with the City's Tree Removal By-law 21-074.

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

Alexey Shcherbin  
Assistant Planner,  
Planning Division  
Infrastructure and Planning Services  
(for File A49/22)

## **Summary of Exhibits**

The exhibits attached to this report were provided by the applicants and do not meet international standards for web accessibility. A description of each exhibit is provided below.

If you require additional information regarding the exhibits or the applications, contact the Planning Division at 705-742-7777, extension 1880.

### **Exhibit A**

Proposed Addition Sketch and Floor Plan, prepared by the Applicant

### **Exhibit B**

Site Sketch, prepared by J. Laurie Young dated September 13, 2022

### **Exhibit C**

Site Plan, prepared by Molly Conlin dated August 2022

Draft Reference Plan and Topographic Survey, prepared by Elliott and Parr (Peterborough) dated August 2 2022

### **Exhibit D**

Site Plan, prepared by Spotlight Home and Lifestyle dated August 4 2022

Surveyor's Real Property Report, prepared by Elliott and Parr (Peterborough) dated May 11, 2022

### **Exhibit E**

Site Sketch, prepared by J. Laurie Young

### **Exhibit F**

Draft Reference Plan, prepared by Elliott and Parr (Peterborough) dated August 15, 2022

Topographic Survey, prepared by Elliott and Parr (Peterborough) dated August 10, 2022

### **Exhibit G**

Landscape Plan, prepared by Michael E. McGuire dated June 13, 2022

### **Exhibit H**

Proposed Site Plan, Existing and Proposed Elevations, prepared by Brendan Curry dated

April 2022

**Exhibit I**

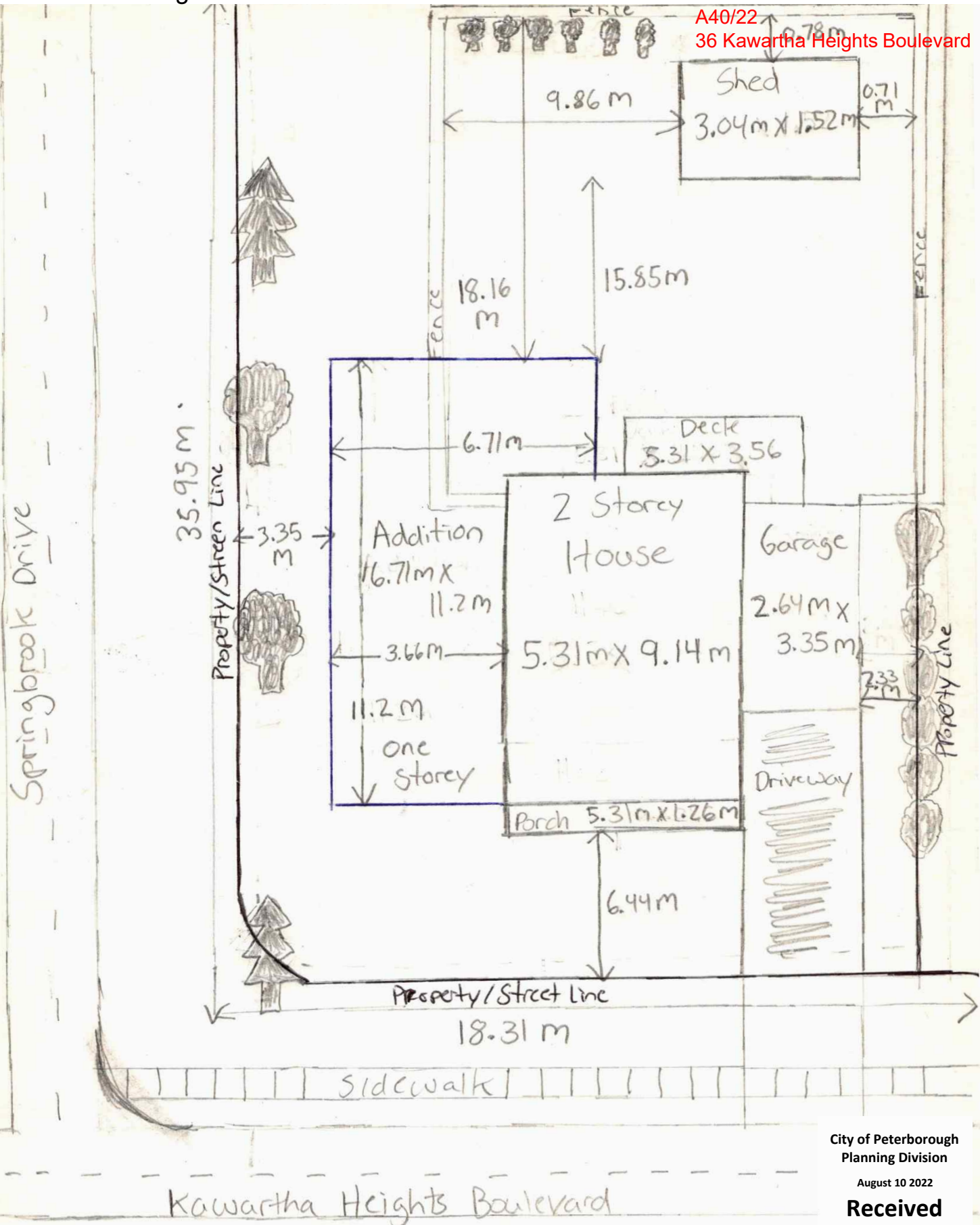
Concept Site Plan, prepared by B. Buchardt dated August 25, 2022

**Exhibit J**

Concept Site Plan and calculations, prepared by Keith Kissel

Survey, prepared by Pierce & Pierce Inc. Ontario Land Surveyors dated July 3, 1975

A40/22  
36 Kawartha Heights Boulevard



City of Peterborough  
Planning Division

August 10 2022

Received

**524 sq ft**

A40/22  
36 Kawartha Heights  
Boulevard

City of Peterborough  
Planning Division

August 10 2022

**Received**

Living room

Patio door

Garage door

Dining room

Garage

Bedroom

Basement stairs

Kitchen

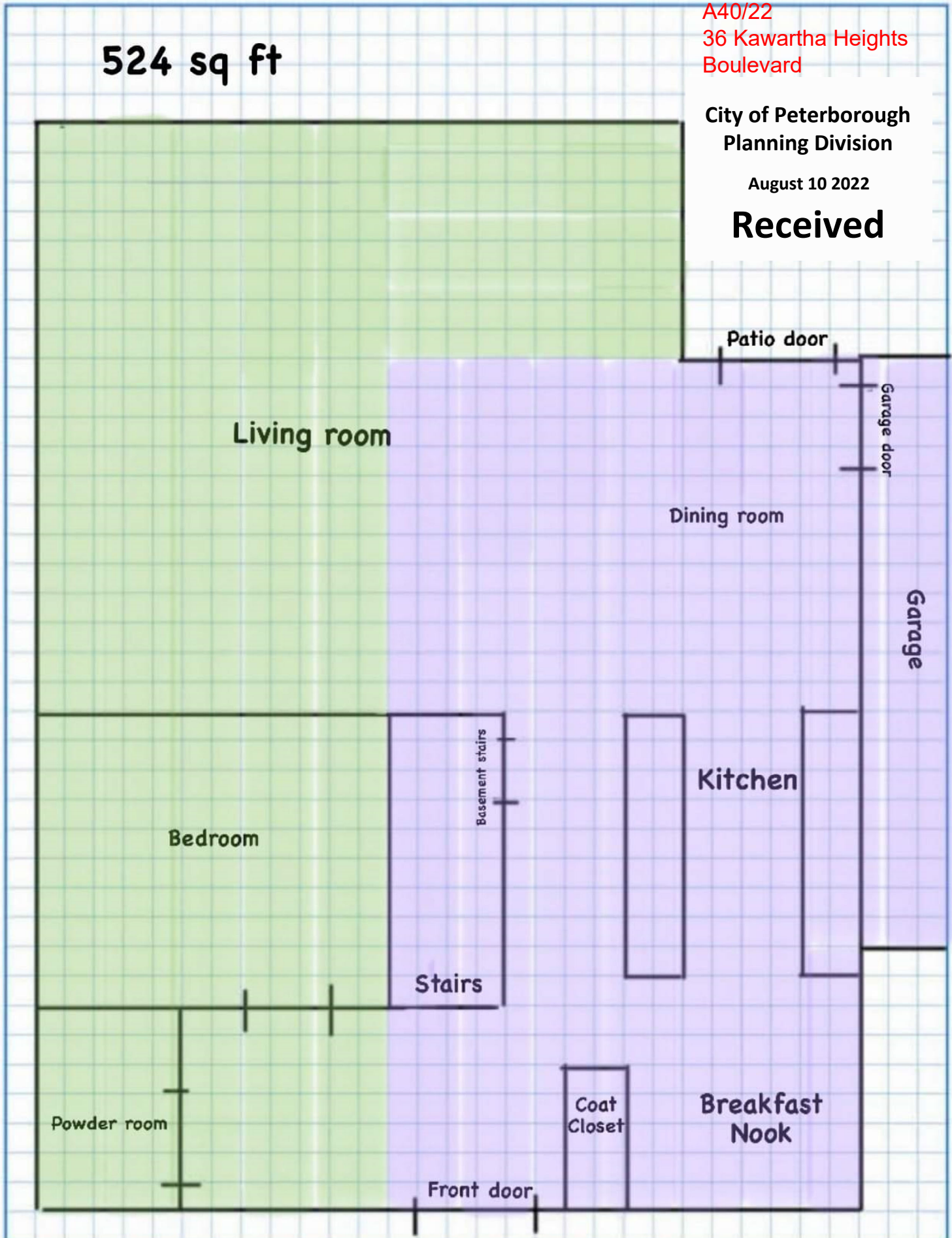
Stairs

Breakfast  
Nook

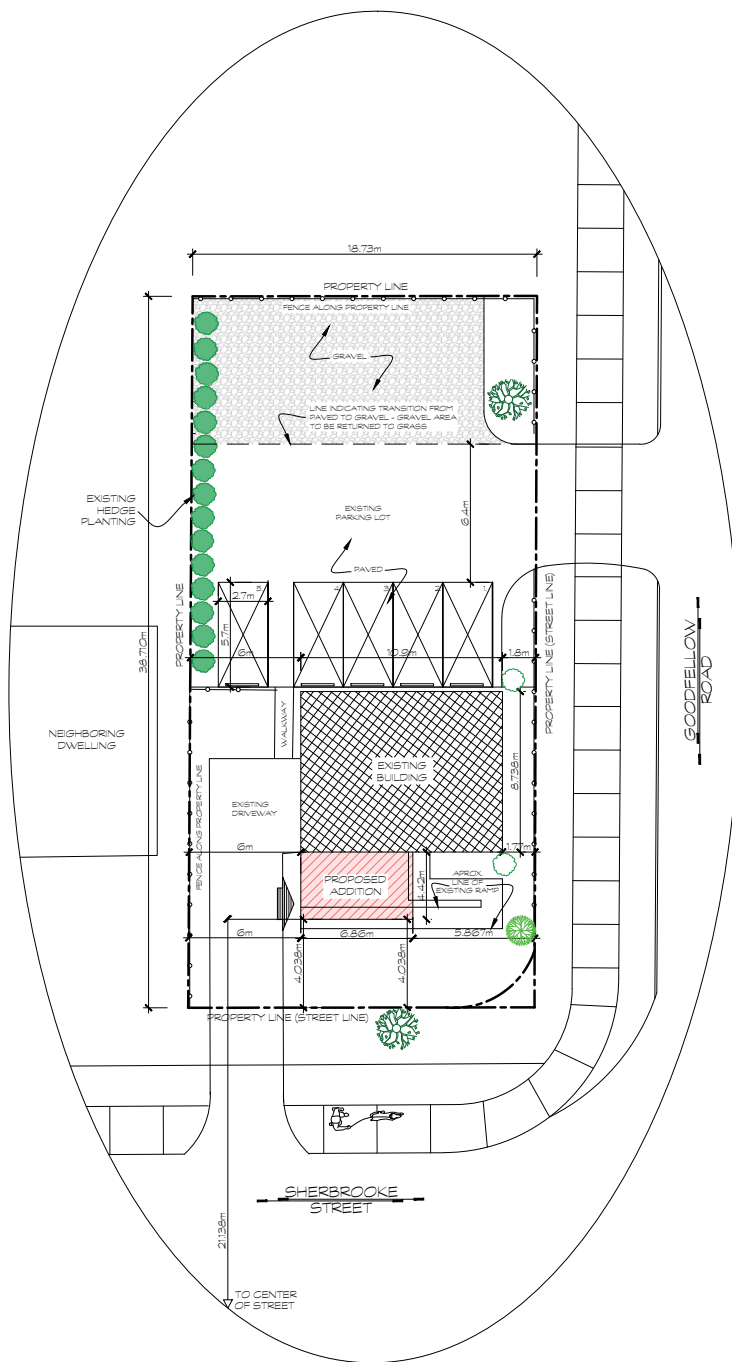
Coat  
Closet

Powder room

Front door












A41/22  
827 Sherbrooke  
Street

SITE SKETCH  
DEVELOPED FROM  
OLD SURVEY  
PROVIDED BY  
CLIENT, GOGGLE  
MAPS & CITY OF  
PETERBOROUGH  
G.I.S MAPPING.  
ALL DIMENSIONS  
SHOWN ON PLAN  
ARE PLUS MINUS.

LOT COVERAGE:

|                        |                                     |
|------------------------|-------------------------------------|
| LOT AREA               | = 723.6 m <sup>2</sup>              |
| EXISTING BUILDING AREA | = 95.8 m <sup>2</sup><br>= 13.23 %  |
| PROPOSED ADDITION AREA | = 30.32 m <sup>2</sup><br>= 4.2 %   |
| TOTAL LOT COVERAGE     | = 126.12 m <sup>2</sup><br>= 17.43% |
| PAVING                 | = 348.6m <sup>2</sup><br>= 48.2%    |

### LEGEND

|   |                                  |
|---|----------------------------------|
|  | PROPERTY LINE                    |
|  | EXISTING DENTAL CLINIC           |
|  | PROPOSED ENTRY ADDITION          |
|  | APPROXIMATE<br>LOCATION OF TREES |
|  | EXTERIOR EXIT/ENTRANCE           |

# SITE SKETCH

SCALE: 1:50

Drawings For:  
CHRISTINE MOORE DENTISTRY  
827 SHERBROOKE STREET  
PETERBOROUGH ONT.

Notes / Revisions:

Project: ADDITION

Title: SITE SKETCH

DRAWINGS ARE NOT TO BE  
SCALED. CONTRACTORS SHALL  
CHECK & VERIFY ALL DIMENSIONS  
PRIOR TO CONSTRUCTION. ANY  
DISCREPANCIES MUST BE  
REPORTED TO THIS OFFICE BY  
REGISTERED MAIL.

J. Laurie Young

Architectural Design - Space Planning  
BCIN: 30329

750 Fives Bay Road Selwyn, Ontario  
K9J 6X4 • 705 743 4913  
laurie@youngdesign.com

Drawn By:  
C.DUNFORD

Checked By:  
J. L. YOUNG

Date: DEC. 8 2020  
SEPT. 13 2022

Page:

Scale:  
 $\frac{1}{4}" = 1'-0"$

S1

Scale:  
 $\frac{1}{4}" = 1'-0"$



|   |  |
|---|--|
| LOT AREA  | = 276.9 f <sup>2</sup> (257.3m <sup>2</sup> )            |
| EXISTING DWELLING<br>SQUARE FOOTAGE             | = 757.1 f <sup>2</sup> (70.3m <sup>2</sup> )<br>= 27.3 % |
| EXISTING FRONT PORCH<br>SQUARE FOOTAGE          | = 36.4 f <sup>2</sup> (9.7m <sup>2</sup> )<br>= 3.8%     |
| EXISTING SHED (to be removed)<br>SQUARE FOOTAGE | = 208.4 f <sup>2</sup> (19.4m <sup>2</sup> )<br>= 7.5%   |
| EXISTING DECK REMAINING<br>SQUARE FOOTAGE       | = 95.1 f <sup>2</sup> (8.8m <sup>2</sup> )<br>= 3.4%     |
| EXISTING DECK (to be removed)<br>SQUARE FOOTAGE | = 42.7 f <sup>2</sup> (4.0m <sup>2</sup> )<br>= 1.5%     |
| TOTAL PROPOSED<br>LOT COVERAGE:                 | = 888.6 f <sup>2</sup> (82.6m <sup>2</sup> )<br>= 32.1 % |
| PROPOSED PARKING<br>COVERAGE                    | = 332.5 f <sup>2</sup> (30.9 m <sup>2</sup> )<br>= 12.0% |

|  |   |
|--|---|
| LOT AREA                               | = 2678.2 ft <sup>2</sup> (248.8m <sup>2</sup> )             |
| PROPOSED DWELLING<br>SQUARE FOOTAGE    | = 1171.8 ft <sup>2</sup> (108.9m <sup>2</sup> )<br>= 43.8 % |
| PROPOSED FRONT PORCH<br>SQUARE FOOTAGE | = 50.0 ft <sup>2</sup> (4.6m <sup>2</sup> )<br>= 1.8%       |
| TOTAL PROPOSED<br>LOT COVERAGE:        | = 1171.8 ft <sup>2</sup> (108.9m <sup>2</sup> )<br>= 43.8 % |
| PROPOSED PARKING<br>COVERAGE           | = 215.3 ft <sup>2</sup> (20.0 m <sup>2</sup> )<br>= 8.0%    |

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 CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY. DRAWINGS ARE NOT TO BE SCALED.

ALL DIMENSIONS ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS. ALL DISCREPANCIES ARE TO BE REPORTED TO DESIGNER.

**DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED  
WITHOUT PERMISSION OF MOLLY CONLIN DESIGN &  
DRAFTING.**

**City of Peterborough  
Planning Division**

September 21 2022

Received

## Drawings For:

JOHNSTON  
516 HOPKINS AVE.  
PETERBOROUGH, ON

## Notes / Revisions:

|          |           |
|----------|-----------|
| Project: | NEW BUILD |
|----------|-----------|

Title: SITE PLAN



Molly Conlin  
design & drafting

FIRM BCIN#: 109402  
319 County Rd. 8  
Douro, ON K0L 2H0  
705-313-5510

**SIGNATURE:**

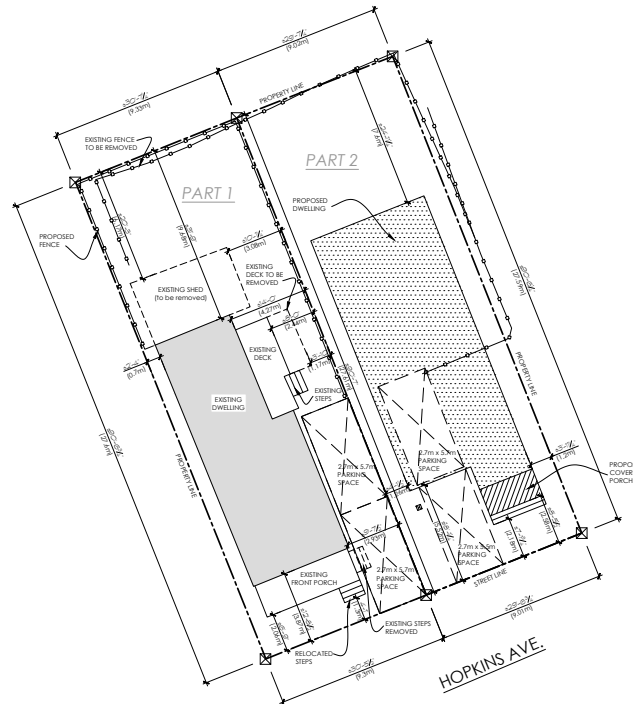
Designed By:

**Date:**  
AUGUST, 2022

**Scale:**  
 $\frac{1}{4}" = 1'-0"$

Page:





S1

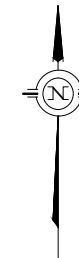


## SITE PLAN

SCALE: 1"=10'-0"

LEGEND

 PROPERTY LINE  
 PROPOSED DWELLING  
 PROPOSED PORCH  
 EXISTING DWELLING



File No.  
B08/22  
516 Hopkins  
Ave

City of Peterborough  
Planning Division  
August 17 2022  
Received

| SCHEDULE |                |                        |                            |             |
|----------|----------------|------------------------|----------------------------|-------------|
| PART     | LOT            | PLAN                   | PIN                        | AREA        |
| 1        | PART OF LOT 13 | REGISTERED PLAN No. 35 | PART OF PIN 28085-0076(LT) | 257.3 sq.m. |
| 2        |                |                        |                            | 248.8 sq.m. |

PARTS 1 AND 2 COMPRISE ALL OF PIN 28085-0076(LT)

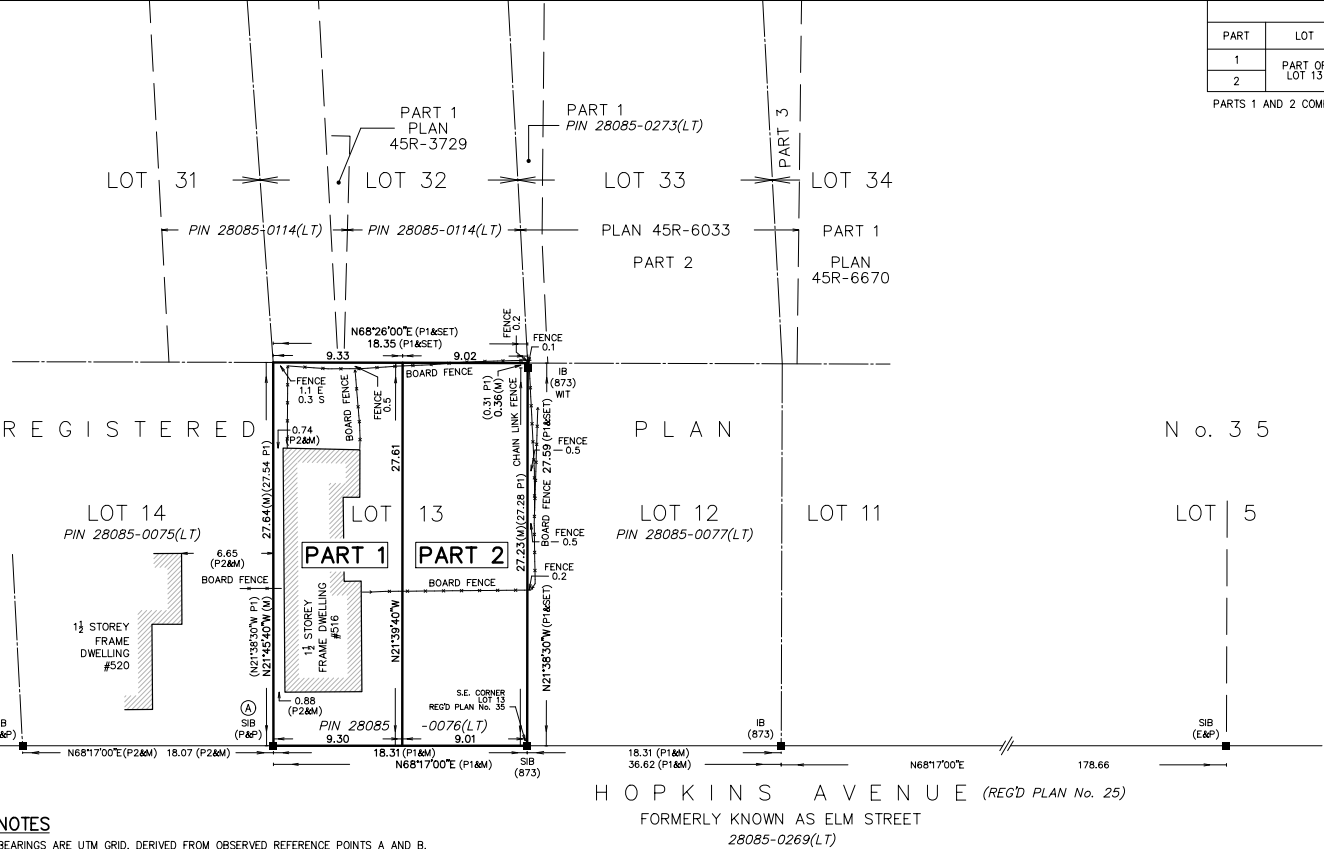


PLAN OF SURVEY OF  
PART OF LOT 13  
REGISTERED PLAN No. 35  
CITY OF PETERBOROUGH  
COUNTY OF PETERBOROUGH



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250  
J.D. BARNES LIMITED

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




NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000123.  
FOR BEARING COMPARISONS, A ROTATION OF 2°01'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2.

| INTEGRATION DATA   |            |              |  |
|--|------------|--------------|--|
| OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).                                 |            |              |  |
| COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.                                    |            |              |  |
| POINT ID   | EASTING    | NORTHING     |  |
| ORP (A)  | 712 592.31 | 4 909 382.42 |  |
| ORP (B)  | 712 758.31 | 4 909 448.54 |  |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. |            |              |  |
| THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 178.66 N 68°17'00" E                                |            |              |  |

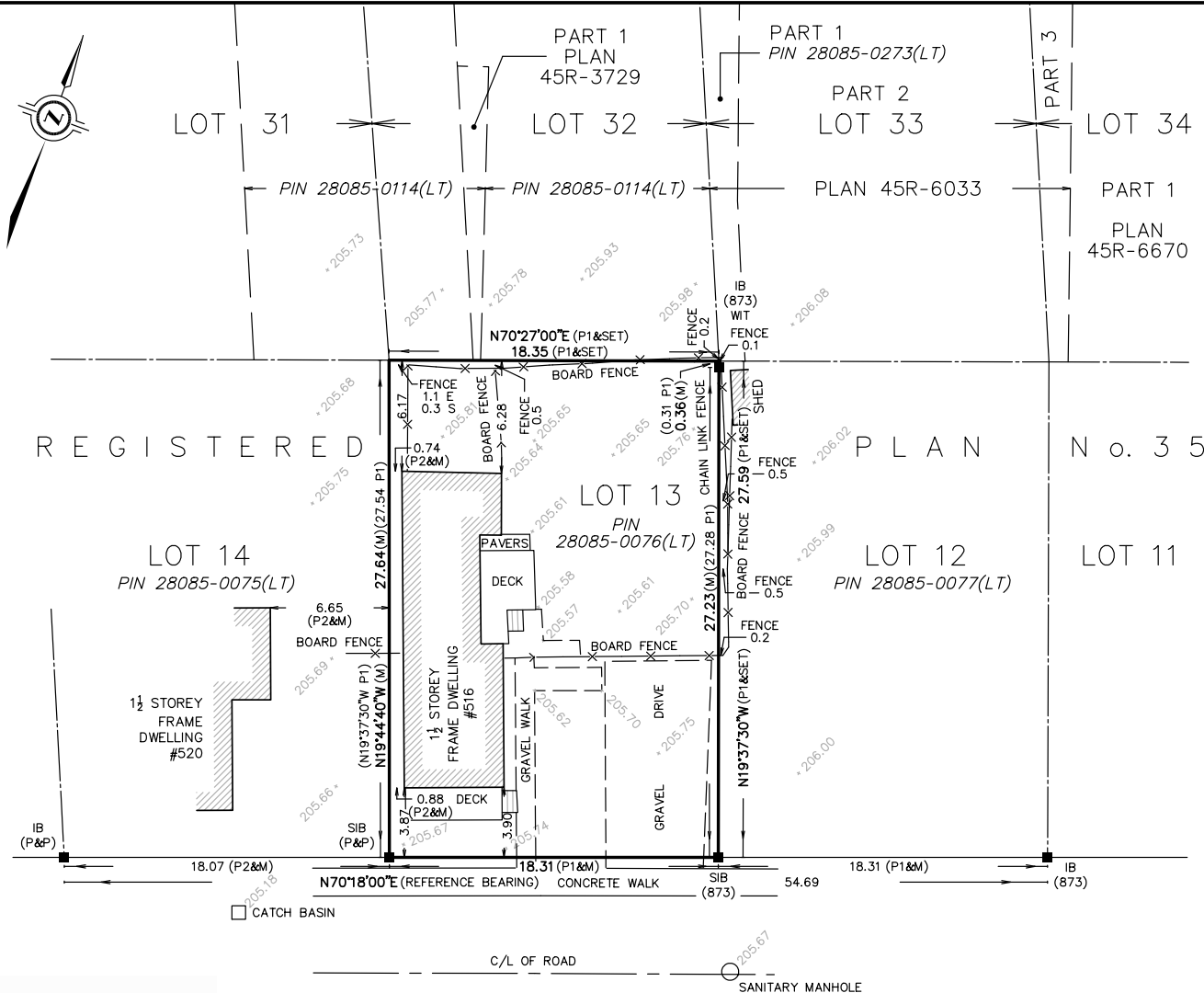
| LEGEND |         |   |
|--------|---------|---|
| ■      | DENOTES | SURVEY MONUMENT FOUND   |
| □      | DENOTES | SURVEY MONUMENT SET   |
| SIB    | DENOTES | STANDARD IRON BAR   |
| IB     | DENOTES | IRON BAR  |
| 873    | DENOTES | BENINGER SURVEYING LTD.   |
| E&P    | DENOTES | ELLIOTT AND PARR (PETERBOROUGH) LTD., O.L.S.                                |
| P&P    | DENOTES | PIERCE AND PIERCE INC. O.L.S.   |
| M      | DENOTES | MEASURED  |
| P1     | DENOTES | PLAN OF SURVEY BY W.A. BENINGER, O.L.S. DATED 13 JANUARY, 1994 - JOB #17401 |
| P2     | DENOTES | PLAN OF SURVEY BY W.A. BENINGER, O.L.S. DATED 8 OCTOBER 1987                |

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON 202 .  
DATE SHAWN M. O'CONNOR  
ONTARIO LAND SURVEYOR  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX



**Elliott and Parr**  
(PETERBOROUGH)  
A Division of J.D. Barnes Limited  
211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2  
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

|                   |                 |                             |
|-------------------|-----------------|-----------------------------|
| DRAWN BY: MF      | CHECKED BY: SMO | REFERENCE NO.: 22-19-214-00 |
| PLOTTED: 8/9/2022 |                 | DATED: 08/02/2022           |



TOPOGRAPHIC SURVEY **A41/22**  
**LOT 13**  
**REGISTERED PLAN 516 Hopkins**  
 CITY OF PETERBOROUGH  
 COUNTY OF PETERBOROUGH  
 SCALE 1 : 250  
 5 0 5 10 15 metres  
 ELLIOTT AND PARR (PETERBOROUGH), A DIVISION OF J.D. BARNES LIMITED  
 © COPYRIGHT 2022

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

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF HOPKINS AVENUE, REGISTERED PLAN No. 35 HAVING A BEARING OF N70°18'00"E AS SHOWN ON P1.

**BENCHMARK AND ELEVATIONS**

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM CGVD28:78(HTV2) AND ARE DERIVED FROM ONTARIO BENCHMARK No. 0011918U203G HAVING A PUBLISHED ELEVATION OF 205.23 METRES.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- 873 DENOTES BENINGER SURVEYING LTD.
- P&P DENOTES PIERCE AND PIERCE INC. O.L.S.
- M DENOTES MEASURED
- P1 DENOTES PLAN OF SURVEY BY W.A. BENINGER, O.L.S. DATED 13 JANUARY, 1994 - JOB #17401
- P2 DENOTES PLAN OF SURVEY BY W.A. BENINGER, O.L.S. DATED 8 OCTOBER 1987

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON 4 JULY, 2022.

DATE \_\_\_\_\_ SHAWN M. O'CONNOR  
 ONTARIO LAND SURVEYOR

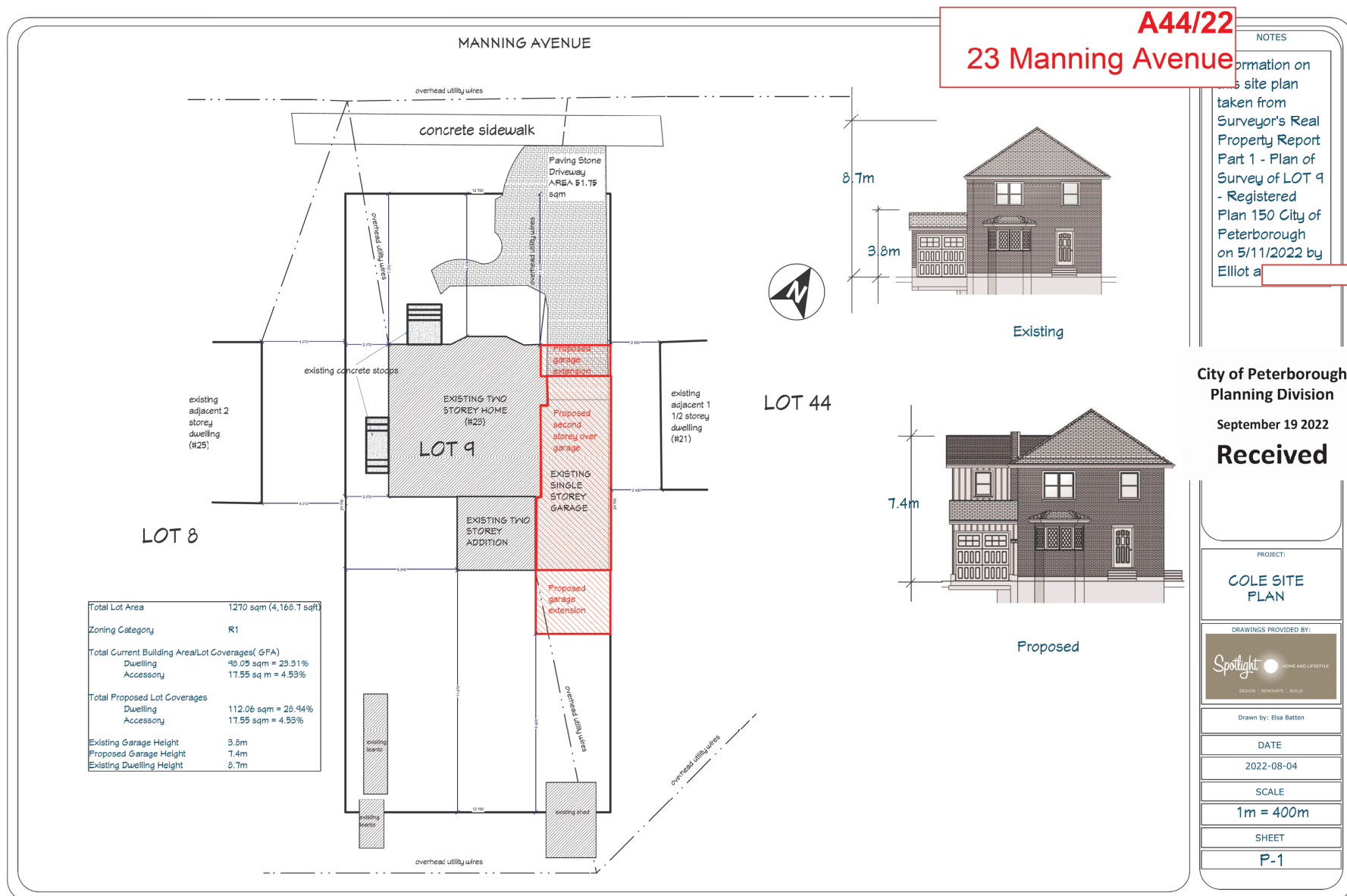
|  |                       |         |
|--|-----------------------|---------|
| <b>Elliott and Parr</b><br>(PETERBOROUGH)<br>A Division of J.D. Barnes Limited<br>211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2<br>T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com | MF                    | DRAWN   |
|  | SMO                   | CHECKED |
|  | DATED: 02/08/2022     |         |
|  | Ref. No. 22-19-214-00 |         |

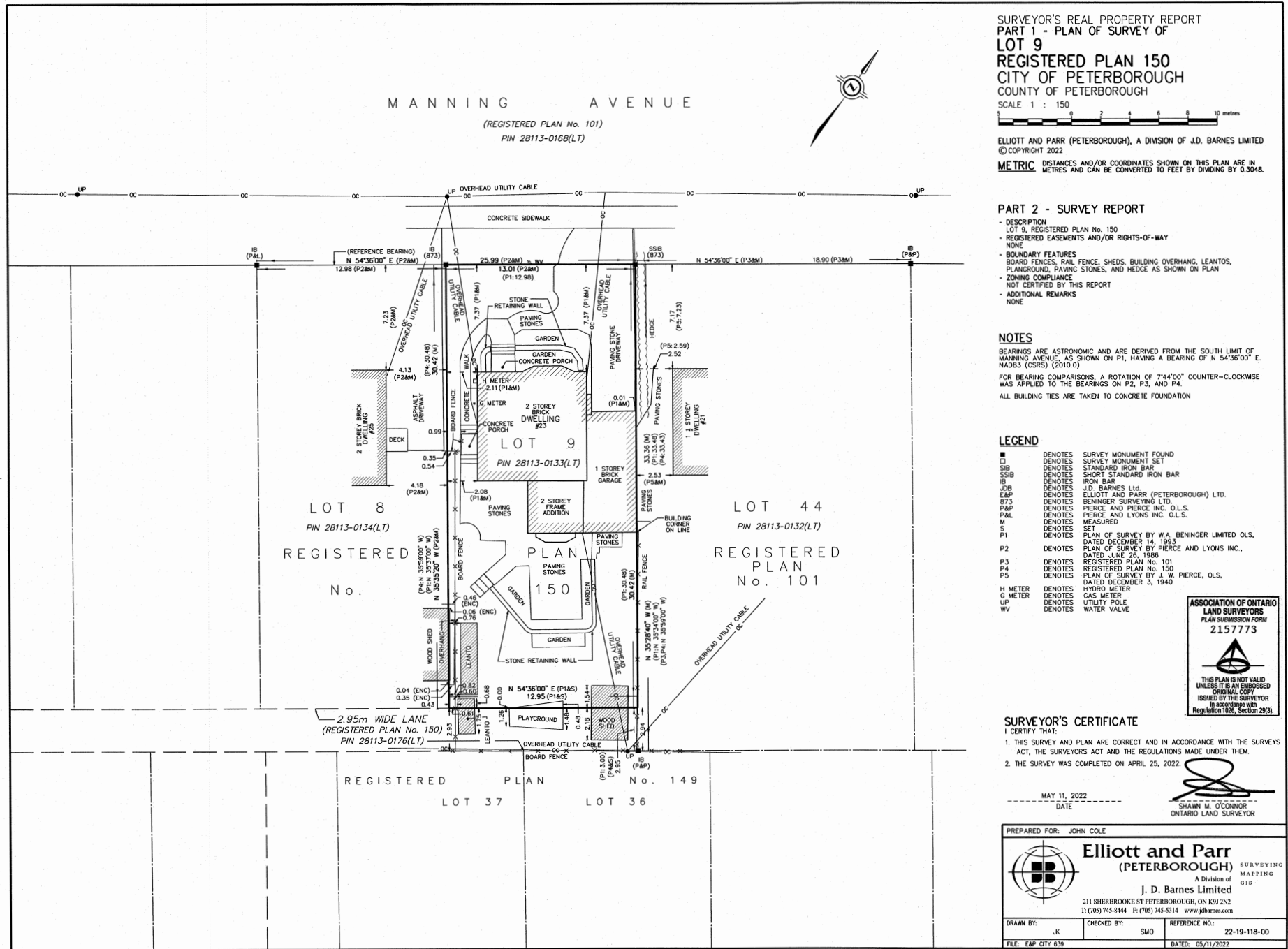
FILE: E&P CITY 208

G:\22-19-214\00\Drawing\22-19-214-00\_topo.dgn 6/10/2022 PLOTTED

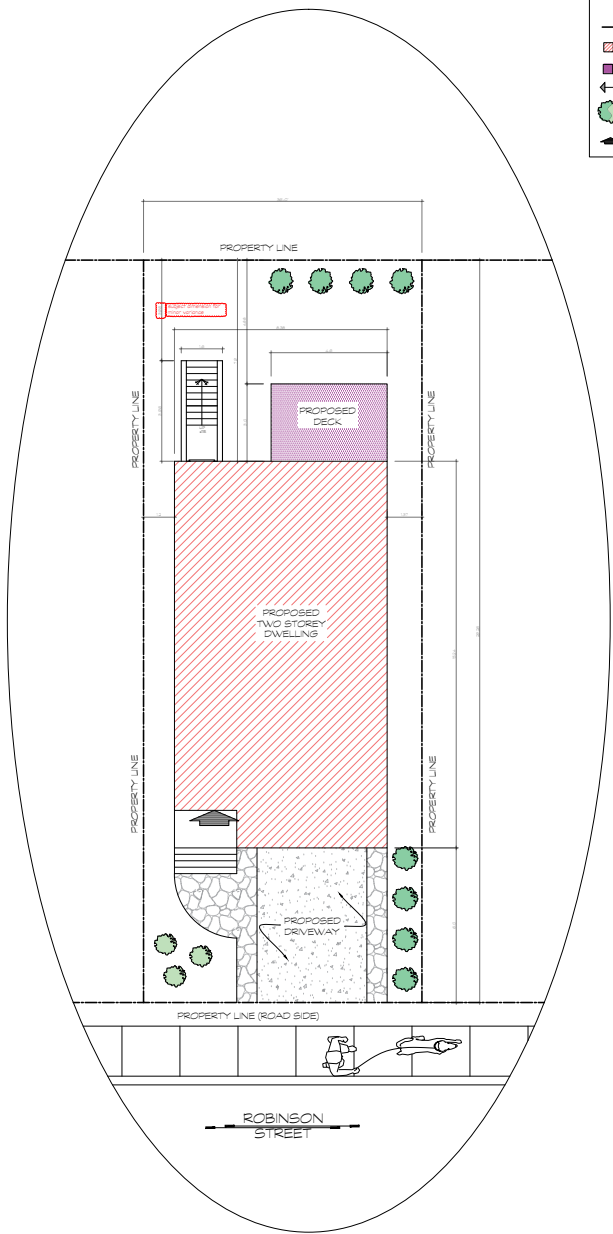
**City of Peterborough**  
**Planning Division**  
 August 17 2022  
**Received**

H O P K I N S A V E N U E (REG'D PLAN No. 25)  
 FORMERLY KNOWN AS ELM STREET  
 28085-0269(LT)



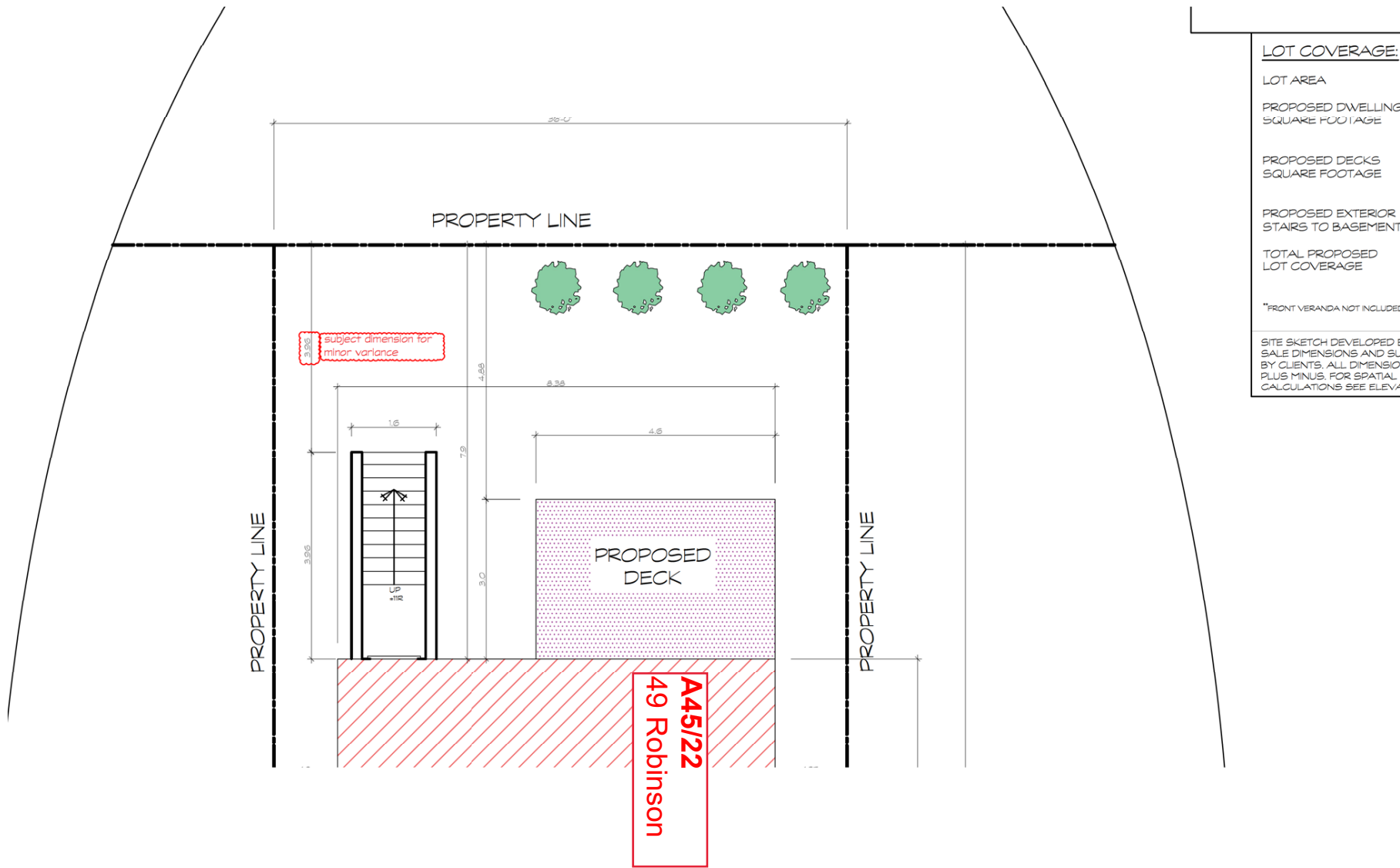


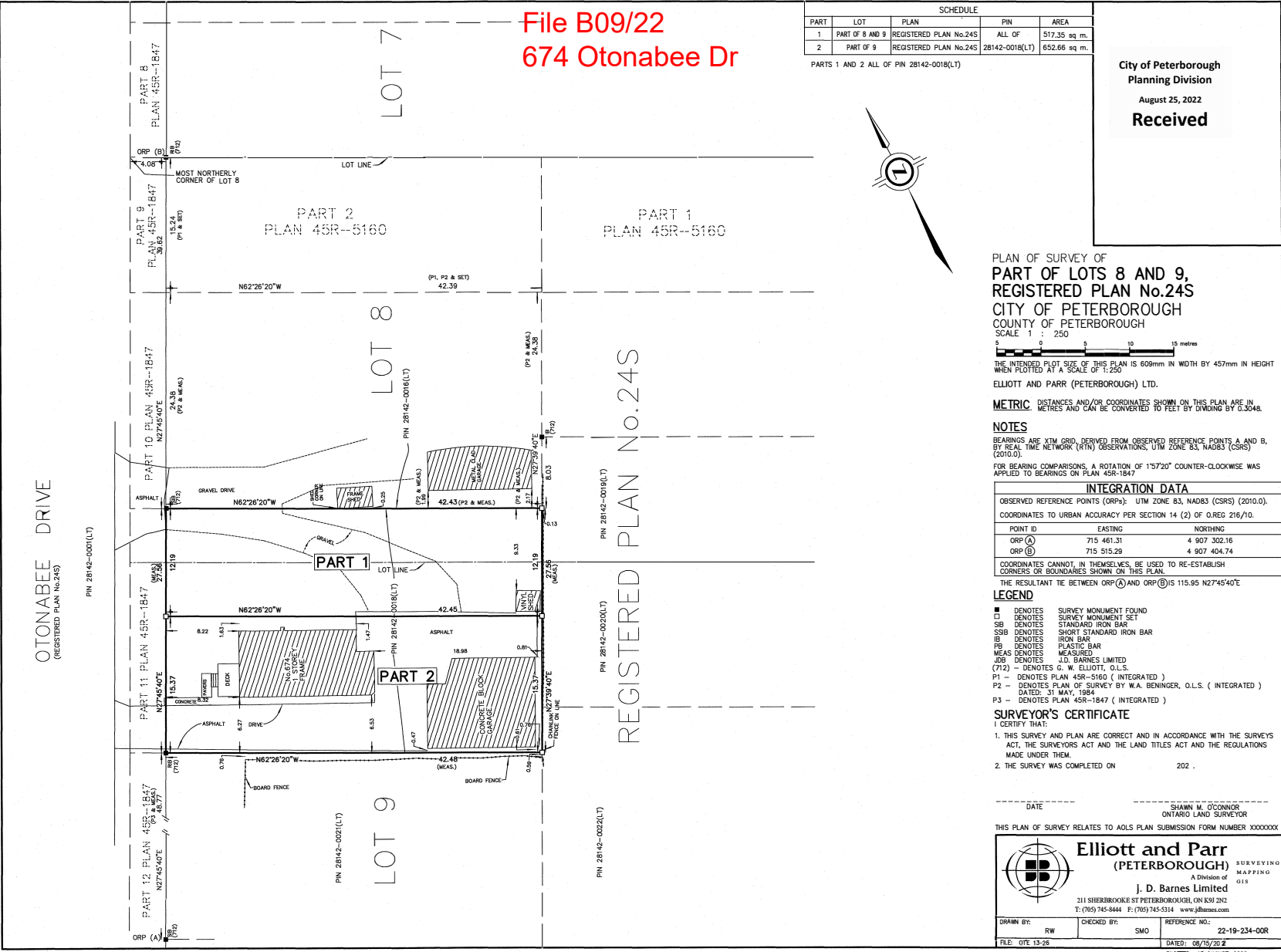
A45/22  
49 Robinson



SITE SKETCH









File No. B06/22  
674 Otonabee Drive

TOPOGRAPHIC SURVEY OF  
**PART OF LOTS 8 AND 9,  
REGISTERED PLAN No.245**  
CITY OF PETERBOROUGH  
COUNTY OF PETERBOROUGH

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

**BENCHMARK:**  
ELEVATIONS ARE REFERRED TO STATION 0011998U063  
ELEVATION = 207.505

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

**BEARING NOTE:**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS  
(A) TO (B) BY REAL TIME NETWORK GPS OBSERVATION UTM ZONE 17,  
NAD 83 (CSRS) (2010.0) HAVING A BEARING OF N27°45'40"E

FOR BEARING COMPARISONS, A ROTATION OF 1°57'20" COUNTER-CLOCKWISE  
WAS APPLIED TO BEARINGS ON PLAN 45R-1847.

**INTEGRATION DATA:**

| OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0)<br>COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREGO 216/10. |            |           |
|---|------------|-----------|
| POINT ID  | NORTHING   | EASTING   |
| ORP (A)   | 4907302.16 | 715461.31 |
| ORP (B)   | 4907404.74 | 715515.29 |

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

**NOTES:**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- B DENOTES IRON BAR


(712) - DENOTES G. W. ELLIOTT, O.L.S.

P1 - DENOTES PLAN 45R-5160 ( INTEGRATED )  
P2 - DENOTES PLAN OF SURVEY BY W.A. BENINGER, O.L.S. ( INTEGRATED )  
DATED: 31 MAY, 1984  
P3 - DENOTES PLAN 45R-1847 ( INTEGRATED )

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON 13 JULY, 2022

10 AUGUST, 2022  
SHAWN M. O'CONNOR  
Ontario Land Surveyor

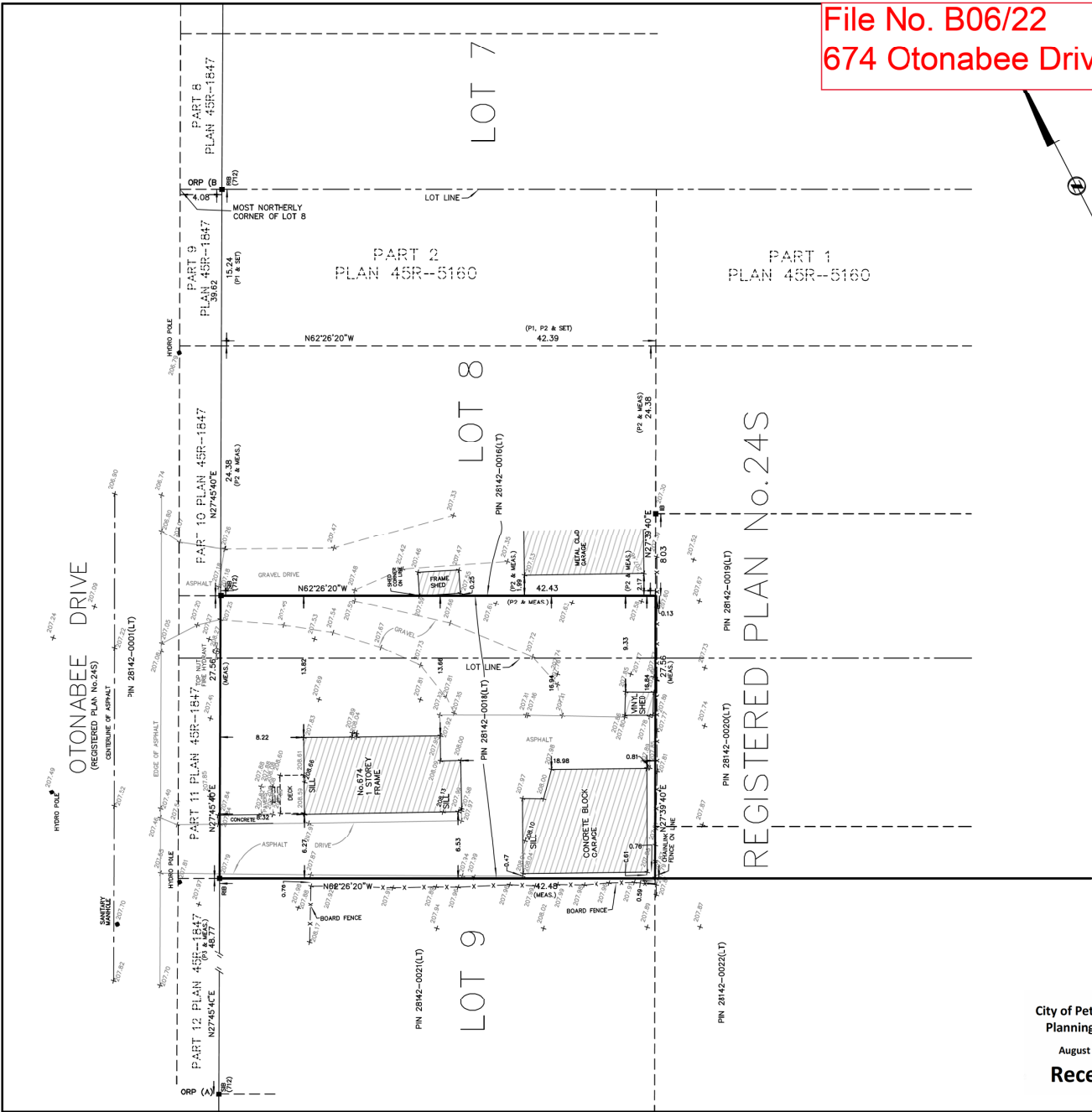
City of Peterborough  
Planning Division  
August 25, 2022  
Received



**Elliott and Parr**  
(PETERBOROUGH)  
A Division of J.D. Barnes Limited  
211 SHERBROOKE ST PETERBOROUGH, ON K2J 2N2  
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

SURVEYING  
MAPPING  
GIS

|                 |                   |                             |
|-----------------|-------------------|-----------------------------|
| DRAWN BY: RW    | CHECKED BY: SMO   | REFERENCE NO.: 22-19-234-00 |
| FILE: OTE 13-26 | DATED: 08/10/2022 | PLOTTED: 10 AUGUST, 2022    |





176 SOPHIA STREET \* PETERBOROUGH \* ONTARIO \* CANADA

|       |           |          |    |              |
|-------|-----------|----------|----|--------------|
| SCALE | PROJECT # | DWG. No. | OF | LAST REVISED |
| 1:100 | 220-09    | PL-1.2   | 4  | JUNE 13, 22  |

1:100 220-09 PL-1.2 4 JUNE 13, 22

LETT ARCHITECTS INC.



AMERICAN SOCIETY OF  
LANDSCAPE ARCHITECTS  
ONLINE  
Michael S. Hill  
FOUNDATION  
FOR LANDSCAPE ARCHITECTURE

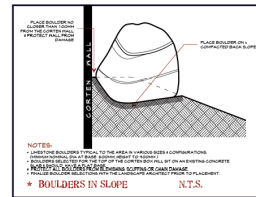
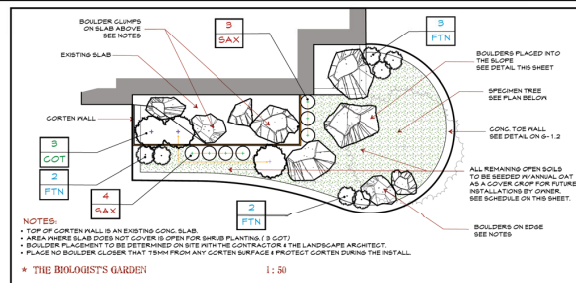
**MICHAEL  
LANDSCAP**

MICHAEL S. HILL  
1125 GREAT DRIVE  
SUITE 505  
EMAIL: [mshill@hillfoundation.org](mailto:mshill@hillfoundation.org)

**MICHAEL E. MCGUIRE**  
LANDSCAPE ARCHITECT

MICHAEL E. MCGUIRE    4522 EPL WOOD CHURCH CIRCLE  
1120 BREAKEY DRIVE    PETERSBURGH, OH  
NHN 053    705 • 743-0340  
EMAIL • [mec@mcguires.com](mailto:mec@mcguires.com)    WEB • [mcguires.com](http://mcguires.com)

12

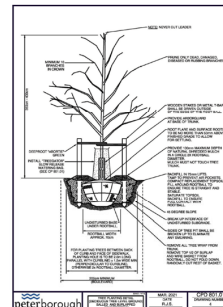
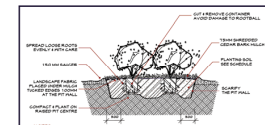


- THIS DRAWING TO BE READ IN CONJUNCTION WITH DWG'S SL-1,2 SITE LAYOUT PLAN, MP-1,2 MATERIALS PLAN & G-1,3.1 GRADING PLAN AS WELL AS ARCHITECTURAL DRAWING AB-2 "CORTEN STEEL PLANTING BOX", LEFT ARCHITECTS.
- THE CONTRACTOR IS TO VERIFY "ON THE GROUND" ALL SUB-GRADE UTILITIES & SERVICES & CLEARLY DEMARKATE THESE LOCATED PRIOR TO ANY SITE WORK.
- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT.

[illegible]

\* THE CONTRACTOR IS TO STRICTLY ADHERE & CONFORM TO THE CITY OF PETERBOROUGH TREE PLANTING SPECIFICATIONS & ASSOCIATED PLANTING DETAILS.  
CP 801.01 & CP 801.02 AS WELL AS CPD 801.01 & CPD 801.02 OR LATEST EDITION.

- PLANTING SHALL BE MAINTAINED IN GOOD HEALTH BY THE CONTRACTOR THROUGHOUT THE TERM OF ANNUAL BUDGET AND BIDDING PERIODS OF FINAL ACCEPTANCE.
- MAINTENANCE SHALL INCLUDE NECESSARY TRIMMING AND PRUNING OF PLANTS.
- MAINTENANCE SHALL INCLUDE NECESSARY TRIMMING AND PRUNING OF PLANTS TO MAINTAIN GOOD HEALTH INCLUDING NEEDED, CULTIVATION, MAINTENANCE OF MULCH COVERS ROUTINE WEEDING, AND PRUNING OF TREES. MAINTENANCE OF ALL ASSOCIATED TRIM HARDWARE.
- A CERTIFICATION INSPECTION IS REQUIRED TO ESTABLISH THE DATE OF A 2-CALIBRATED YEAR INSPECTION OF ALL MATERIALS, FURNISHMENTS UNDER THE CONTRACT BOTH HARD & SOFT LANDSCAPE ELEMENTS.
- PRIOR TO THE CERTIFICATION INSPECTION, THE PLANTING INSTALLATION SHALL BE FREELY ACCESSIBLE TO THE INSPECTOR.
- IF ANY PLANT DIES OR IS AT A SIGNIFICANT RISK OF DYING PRIOR TO THE CERTIFICATION INSPECTION IT MUST BE REPLACED & MAINTAINED BY THE CONTRACTOR. ANY REPLACEMENT PLANT SHALL BE THE SAME SIZE AND SPECIES AS THE ORIGINAL.
- THE CONTRACTOR SHALL REPAIR AN OCCASIONAL PATCH ON THE INSTALLATION OVER THE COURSE OF THE WARRANTY & MAKE GOOD ANY CLAIM SO APPROVED BY THE ENGINEER.
- PRIOR TO THE DISCHARGE OF THE WARRANTY THE CONTRACTOR SHALL ATTEND THE SITE TO REVIEW THE TREE LANDSCAPE AND MAKE GOOD ANY DEFECTS OR DAMAGE TO THE PLANTING INCLUDING ALL HARD & SOFT LANDSCAPE INSTALLATION UNDER THE CONTRACT.
- THE OWNER SHALL CONDUCT THEIR OWN INSPECTION PRIOR TO THE DATE OF DISCHARGE OF THE WARRANTY. TREE LANDSCAPE INSPECTION SHALL BE CONDUCTED BY THE CONTRACTOR INCLUDING ALL HARD & SOFT LANDSCAPE INSTALLATION UNDER THE CONTRACT.



★ DECIDUOUS TREE PLANTING N.T.S.



PROJECT NORTH

File No.  
A49/22  
251  
Swanston  
Avenue

|     |      |          |    |
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|     |      |          |    |
| No. | Date | Revision | B3 |

SIGNED:  DATED: Aug. 29, 22

CUSTOMER(S) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY ERRORS, OMISSIONS OR REVISIONS MUST BE REPORTED TO B.C. DESIGNS PRIOR TO AND DURING CONSTRUCTION.

Project

**FRONT PORCH ADDITION**  
251 SWANSTON AVE.,  
PETERBOROUGH, ON

Client

MATT AND TAYSHA PAIGE  
251 SWANSTON AVE,  
PETERBOROUGH, ON

Drawing Title

PROPOSED  
SITE PLAN

|                 |             |
|-----------------|-------------|
| <b>Drawn By</b> | <b>Date</b> |
| P. J. 0006      | 1-7-0000    |

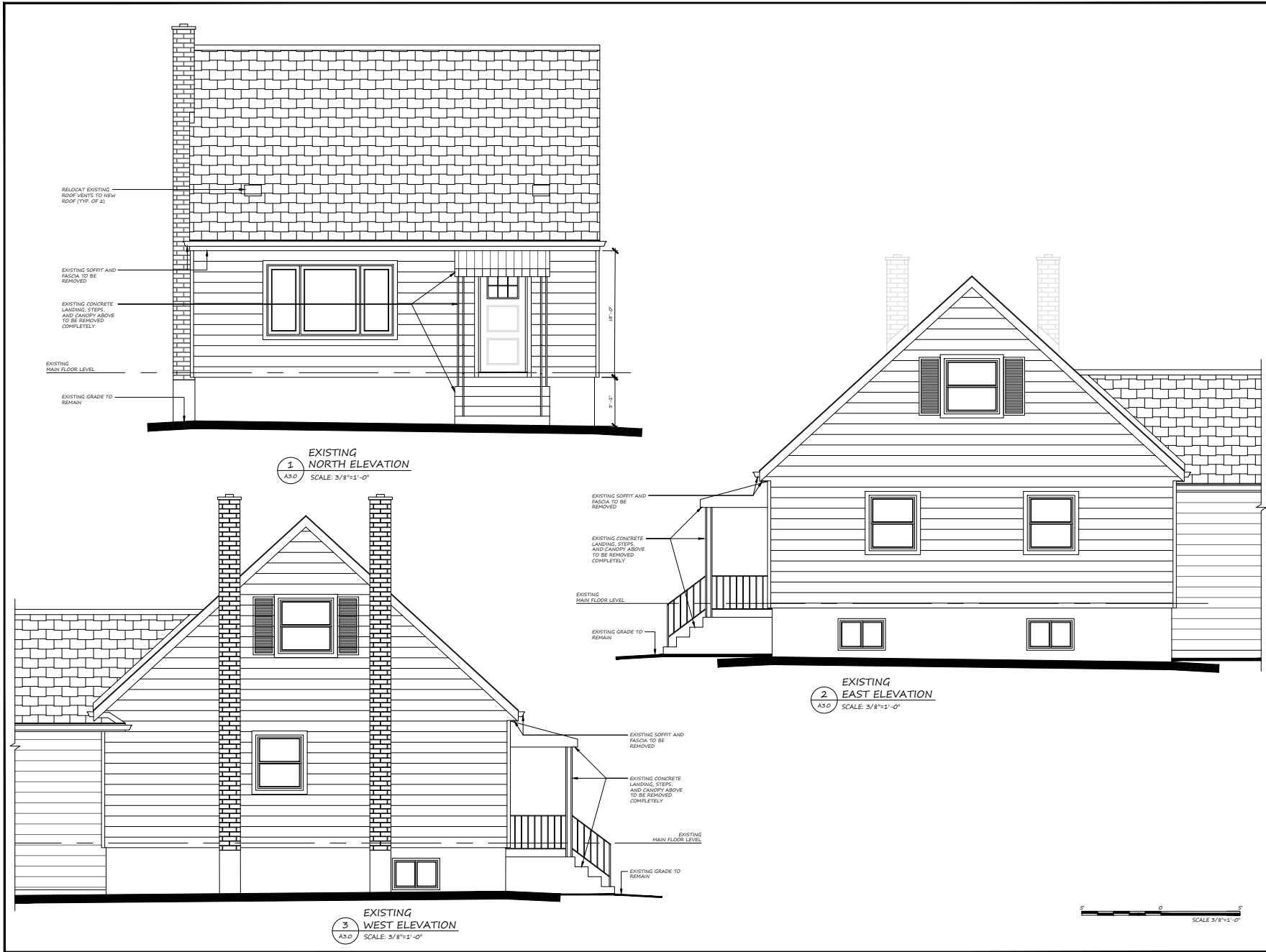
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| Project No | Sheet No | Revision |
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| 22011 | A1.1 | - |
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PLOT DATE: Jul. 5, 22

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

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

LEGEND:

File

| No. | Date | Revision | By |
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**BRENDAN CURRY**  
30 BEECHWOOD DRIVE,  
PETERBOROUGH, ON  
INDIVIDUAL BCIN #109466  
SIGNED: *[Signature]* DATED: Jul. 5, 22

DO NOT SCALE DRAWINGS.  
CUSTOMER(S) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY ERRORS, OMISSIONS OR REVISIONS MUST BE REPORTED TO B.C. DESIGNS PRIOR TO AND DURING CONSTRUCTION.

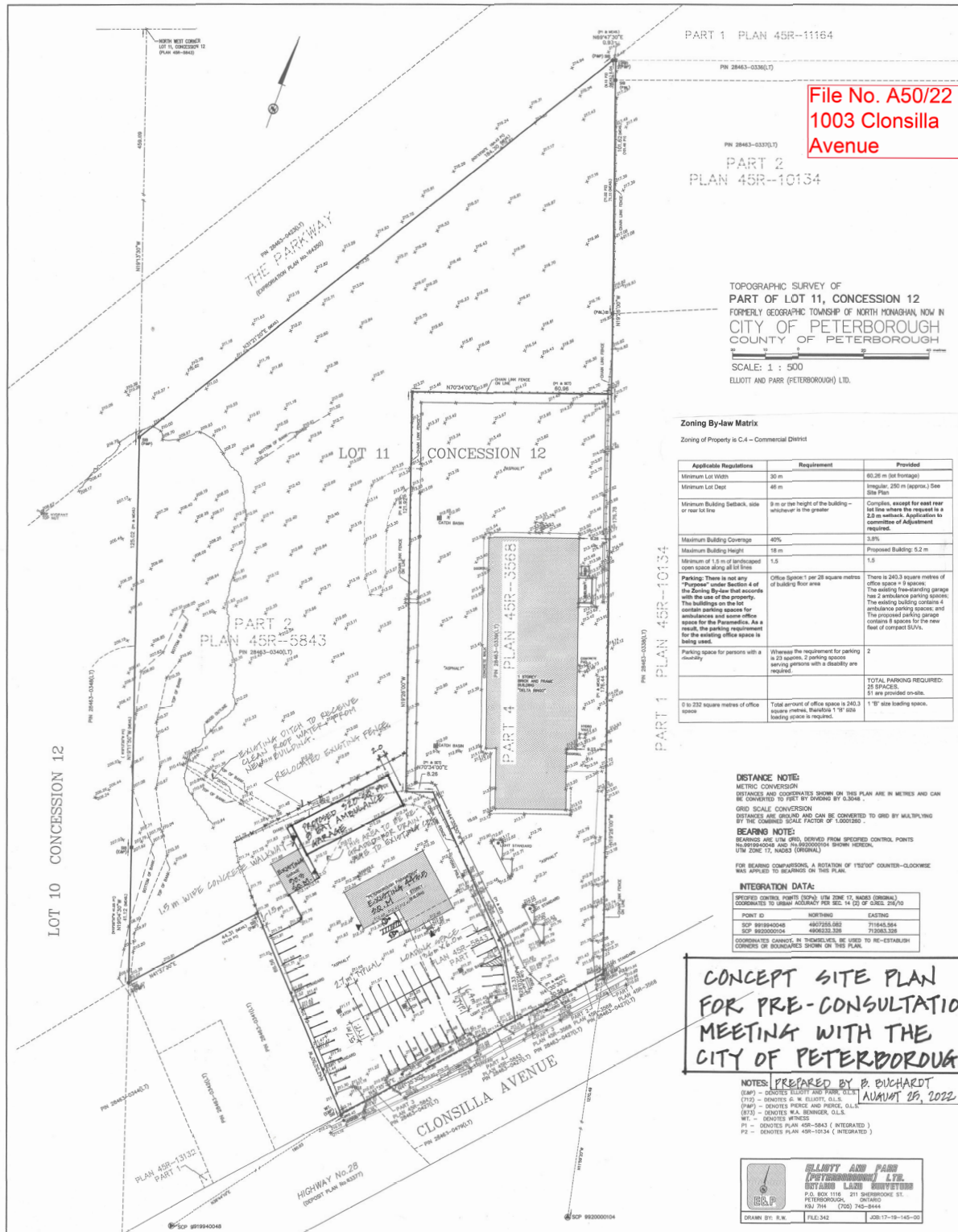
Project  
**FRONT PORCH ADDITION**  
251 SWANSTON AVE,  
PETERBOROUGH, ON

Client  
**MATT AND TAYSHA PAIGE**  
251 SWANSTON AVE,  
PETERBOROUGH, ON

Drawing Title  
**EXISTING ELEVATIONS**

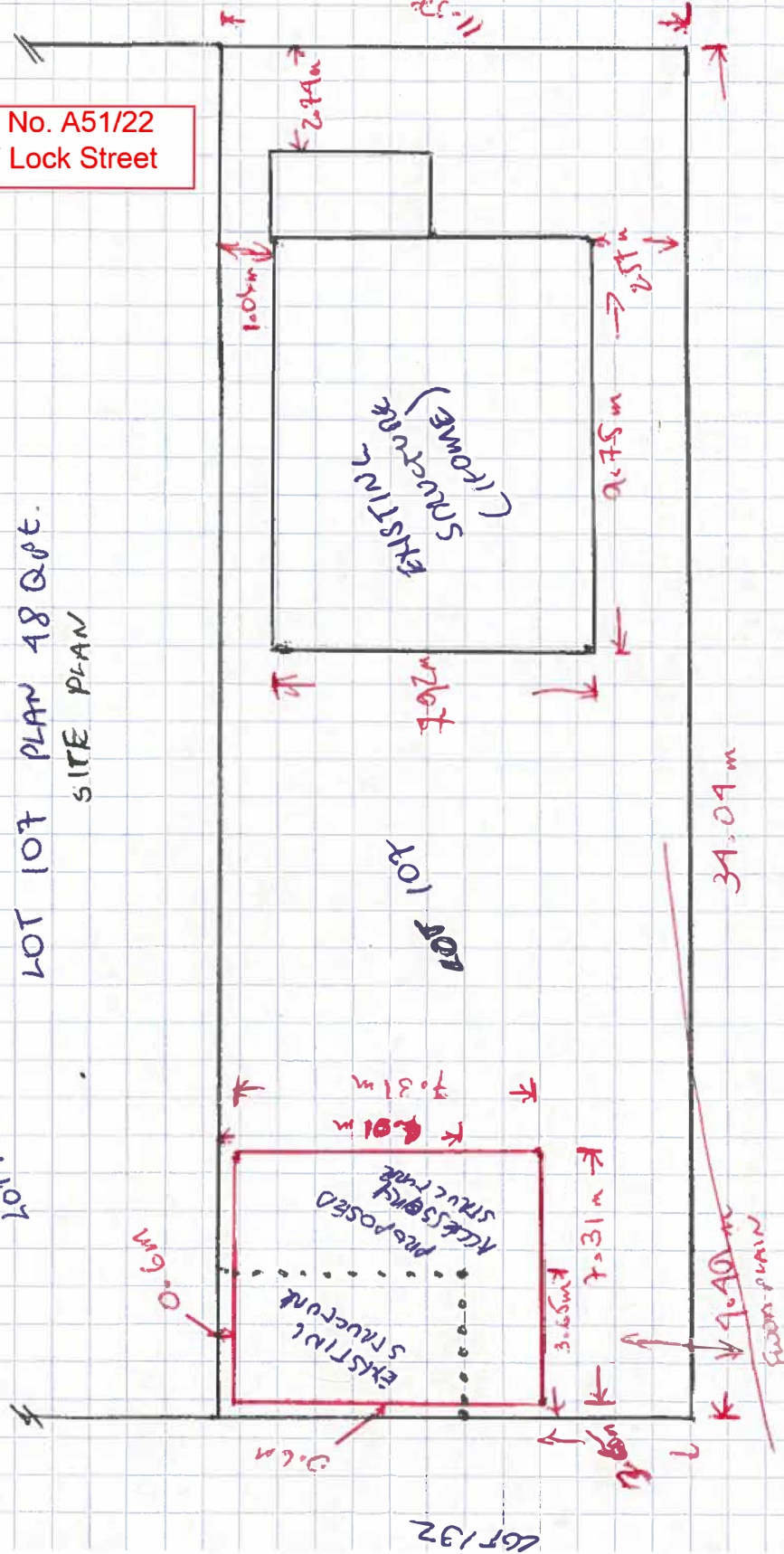
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|----------------------------------|--------------------|
| Drawn By<br>B. CURRY             | Date<br>April 2022 |
| File Name<br>2205-1_plan_bcd.dwg | Scale<br>AS NOTED  |
| Project No<br>22011              | Sheet No<br>A3.0   |
| Revision No<br>-                 |                    |

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|---|-------------------------|--|----|
| PLOT DATE: Jul. 5, 22   |                         |  |    |
|   | A<br>B<br>C             | Detail No<br>Location Sheet<br>Detailed On |    |
|   | A<br>B<br>C             | Detail No<br>Sheet No<br>where detailed    |    |
| LEGEND:   |                         |  |    |
| <div style="border: 2px solid red; padding: 20px; font-size: 48pt; color: red;">File</div>  |                         |  |    |
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| No.   | Date                    | Revision                                   | By |
| <b>BRENDAN CURRY</b><br>30 BEECHWOOD DRIVE,<br>PETERSBOROUGH, ON<br><br>INDIVIDUAL BCIN #109466<br><br>SIGNED:  DATED: Jul. 5, 22   |                         |  |    |
| <b>DO NOT SCALE DRAWINGS.</b>   |                         |  |    |
| <small>CUSTOMER(S) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY ERRORS, OMISSIONS OR REVISIONS MUST BE REPORTED TO B.C. DESIGNS PRIOR TO AND DURING CONSTRUCTION.</small> |                         |  |    |
| Project:<br><br><b>FRONT PORCH ADDITION</b><br>251 SWANSTON AVE.<br>PETERSBOROUGH, ON   |                         |  |    |
| Client:<br><br><b>MATT AND TAYSHA PAIGE</b><br>251 SWANSTON AVE.<br>PETERSBOROUGH, ON   |                         |  |    |
| Drawing Title<br><br><b>PROPOSED<br/>ELEVATIONS</b>   |                         |  |    |
| Drawn By<br><b>B. CURRY</b>   |                         | Date<br><b>April 2022</b>                  |    |
| File Name<br><b>22011_plan_bcd.dwg</b>  |                         | Scale<br><b>AS NOTED</b>                   |    |
| Project No<br><b>22011</b>  | Sheet No<br><b>A3.1</b> | Revision No<br><b>-</b>                    |    |






~~727~~ LOCK ST PETERBOROUGH ONT  
LOT 107 PLAN 48 QPT.  
SITE PLAN



1 square

SCALE :

 2m

0.914m

APPLICATION FOR MINOR VARIANCE

- RE: LOT AREA COVERAGE

727 LOCK ST

LOT 107 PLAT 48 Q AC.

LOT SIZE :  $394.18 \text{ m}^2$

BUILDING COVERAGE: PRIMARY :  $77.22 \text{ m}^2$

ACCESSORY :  $21.94 \text{ m}^2$

TOTAL :  $99.16 \text{ m}^2$

PROPOSED WORK - DEMOLISH EXISTING ACCESSORY

BUILDING -  $21.94 \text{ m}^2$

- CONSTRUCT NEW ACCESSORY

BUILDING +  $53.44 \text{ m}^2$  ( $7.31 \times 7.31 \text{ m}$ )

- NET COVERAGE GAIN -  $31.5 \text{ m}^2$

PROPOSED NEW ~~LOT~~ TOTAL LOT AREA COVERAGE

$\rightarrow 108 \text{ m}^2$





Showing location of dwelling on  
PART OF LOT 107, REGISTERED PLAN N° 48

denotes surveyor post

SCALE - 1 inch equals 50 feet.

PETERBOROUGH, ONTARIO  
3 JULY, 1975

*Thos E. Lyons*  
THOS E LYONS  
PIERCE & PIERCE INC  
Ontario Land

**COPY**