



City of  
**Peterborough**

## Committee of Adjustment Report for March 28, 2023

Staff Recommendations Regarding Files: B02/23, A14/23, A15/23, A16/23, A17/23 and A18/23

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- 1. File Number: B02/23, A14/23, A15/23 and A16/23, 3 Oakwood Crescent**  
**Applicant: Estate Trustees Mary Kelly and Peter Kubica**  
**Owner: Estate of Charlotte Kelly**  
**Assigned Planner: Nolan Drumm**

### **Background**

The subject property is located at the northeast corner of the intersection of Kawartha Heights Boulevard and Oakwood Crescent. The subject property is zoned R.1, 1h, 2h, 8d, 10d, 13j – Residential District and is designated ‘Residential’ on Schedule A – Land Use to the Official Plan. The property is currently developed with a single-detached dwelling.

Through application B02/23, the applicant is seeking consent to sever two new building lots from the eastern portion of the subject property with frontage on Oakwood Crescent, as illustrated in the severance application drawing set provided by the applicant and attached as Exhibit A. The retained lands, which will be located at the corner of Kawartha Heights Boulevard and Oakwood Crescent, will have driveway access from Kawartha Heights Boulevard. To satisfy the requirements of the Zoning By-law, the applicant is also seeking minor variances for the two severed and retained lots through three separate applications, as follows:

### **A14/23 – Retained Lands (Lot 1)**

The applicant is seeking the following relief from the Zoning By-law to facilitate the creation of a new lot and building envelope for the retained lands (Lot 1 on the concept plan) resulting from application B02/23:

- Section 3.4.1(h) to reduce the minimum lot area from 695 square metres to 681 square metres;
  - Section 3.4.2(h) to reduce the minimum lot width from 22 metres to 15.9 metres;
- and

- iii) Section 3.4.8(d) to reduce the minimum building setback from the side lot line from 3 metres to 1.5 metres.

### **A15/23 – Severed Lands (Lot 2)**

The applicant is seeking the following relief from the Zoning By-law to facilitate the creation of a new lot and building envelope for the severed lands (Lot 2 on the concept plan) resulting from application B02/23:

- i) Section 3.4.1(h) to reduce the minimum lot area from 695 square metres to 666 square metres;
- ii) Section 3.4.2(h) to reduce the minimum lot width from 22 metres to 15.8 metres; and
- iii) Section 3.4.8(d) to reduce the minimum building setback from the side lot line from 3 metres to 1.5 metres.

### **A14/23 – Retained Lands (Lot 3)**

The applicant is seeking the following relief from the Zoning By-law to facilitate the creation of a new lot and building envelope for the severed lands (Lot 3 on the concept plan) resulting from application B02/23:

- i) Section 3.4.1(h) to reduce the minimum lot area from 695 square metres to 659 square metres;
- ii) Section 3.4.2(h) to reduce the minimum lot width from 22 metres to 14.3 metres; and
- iii) Section 3.4.8(d) to reduce the minimum building setback from the side lot line from 3 metres to 1.5 metres.

The Proposed Severance Plan depicts the proposed boundaries and dimensions of each proposed lot as well as potential building envelopes and driveway access. Vehicle access to the retained lands will remain from Kawartha Heights Boulevard, while the two severed lots will gain vehicle access from Oakwood Crescent. To facilitate the creation of two new lots the applicant is proposing to remove the existing dwelling and all associated accessory structures from the property. The applicant is seeking relief from the minimum lot frontage, minimum lot area and minimum building setback from a side lot line for all lots. Although the proposed frontage, area and side yard setback is less than required by the Zoning By-law on this lot, the proposed parcel fabric and development standards will be similar to that of Kawartha Heights Boulevard to the north of the subject property and along Oakwood Crescent, east of 11 Oakwood Crescent (the neighbouring property).

Review of an application for consent is subject to Section 53 of the **Planning Act**. Section 53(12) of the Act states that Sections 51(24) and 51(25) of the Act apply to consents. The Committee of Adjustment may grant 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 51(24) when granting provisional consent. These criteria include, but are not limited to:

- The suitability of the land for the purposes for which it is to be subdivided;
- The dimensions and shapes of the proposed lots;
- Whether the proposed consent is premature or in the public interest; and
- Whether the plan conforms to the Official Plan.

In consideration of the criteria above, the land is within the existing built-up portion of the City that has been developed for residential purposes. The proposed lot frontage and area, although less than what is required for this parcel, is consistent with the prevailing lot dimensions to the north, northeast and west. 3 and 11 Oakwood Crescent are the only parcels on the north side of Oakwood Crescent that are oversized, representing the transition point between the previously noted more typical sized lots and the estate lots to the east. The establishment of lots ranging from 14.3 to 15.9 metres of frontage represents a logical continuation of a smaller parcel fabric in the area. The proposed lot areas, ranging from 659 to 681 square meters will remain quite large by modern standards, providing a generous amount of land area for a building footprint, outdoor amenity areas and landscaping. The proposed consent and accompanying minor variance applications will result in the creation of three generously sized infill lots. Infill development is encouraged in both provincial policy as well as within the City's Official Plan.

The subject lands are located within the settlement area, as defined by the Provincial Policy Statement, 2020 (PPS). 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). Further, Section 1.6.6.2 of the PPS states that "within settlement areas with existing municipal sewage systems and municipal water systems, intensification and redevelopment shall be promoted wherever feasible to optimize the use of 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 infill residential lots in an area that has parks, schools, amenities and 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 two new residential lots to support single-detached dwellings will assist the City in achieving the objectives of the 'Residential' designation as set out in Section 4.2 of the Official Plan.

The applicant is seeking relief from the minimum lot width, minimum lot area and minimum building setback from the main building to the side lot line. The intention of the lot width and area regulations is to ensure that lots are sufficiently sized to accommodate the permitted use, the required on-site parking facilities, outdoor amenity areas, landscaping

and any lot grading requirements for stormwater management. The proposed retained and severed lands are short of the requirement as set out in the zoning district applied to this property, however, the resulting parcels would be more in line with the width and size of the development pattern to the immediate north of the subject property. The proposed reduction to the side yard setback is intended to create greater flexibility in the available building area on each proposed lot. The proposed reduction will still result in a minimum side yard setback that is 0.3 metres greater than what is required in the typical R.1 zoning district.

Staff has reviewed the concept plans submitted by the applicant and has reviewed the request in the context of the surrounding area and the criteria under Sections 51(24) and 45(1) of the **Planning Act**. It is the opinion of staff that the consent application satisfies the criteria set out in Section 51(24). With regards to the minor variance applications, it is the opinion of staff that the requested variances maintain the general intent and purpose of the Zoning By-law and Official Plan, are minor in nature and are desirable for the appropriate development of the land.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) 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 reviewed the application and notes the following:

- The suitability of location of the existing water service is the responsibility of the property owner;
- The size of water services is the responsibility of the owner;
- Additional water services will be required for the proposed lots; and
- Development/Frontage Charges are applicable.

The Urban Forestry Division has reviewed the applications and has noted that several private trees and potentially two City-owned trees within the municipal road allowance could be impacted by the proposed development. To ensure that the impacted trees are appropriately dealt with, the following conditions are proposed:

- Require the proponent, in advance of receiving a building permit, to provide an Arborist Report to the Urban Forestry Section that provides details for all existing trees on the subject property and any trees located within 6 metres of the subject property that will be impacted. The Report must include plans for tree protection measures.
- Prior to issuance of a building permit, the applicant is required to apply for a tree removal/injury permit in accordance with By-law 21-074.

The City requires a three for one tree replacement ratio for any City tree removed and one for one ratio for private trees removed. Replacement trees are currently subject to a fee of \$550 per tree, paid to the City Tree Reserve, based on the current average cost to the municipality of supplying a street tree. For private trees, a replacement fee of \$550 will be levied for any required replacement tree that cannot be accommodated on the subject property. Replacement trees on private property must be a minimum of 2 metres in height or 20-30-millimetre caliper.

The Planning, Development and Urban Design Division – Urban Design Section notes that there is no site plan registered on the subject lands and there are no concerns with the requested severances and variances.

The Heritage Preservation Office (HPO) notes that the subject property is located in an area of low archaeological potential. No archaeological assessment is required.

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

- Bell Canada
- Hydro One
- Ontario Ministry of Transportation (MTO)
- Planning, Development and Urban Design Division – Development Engineering Section

## **Recommendation**

### **B02/23**

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

- i) Approval of Minor Variance Applications A14/23, A15/23 and A16/23 associated with the retained and severed lands;
- ii) Confirmation that the existing dwelling and all associated accessory buildings and structures on the property have been demolished or otherwise removed through the appropriate permits from the Building Division to the satisfaction of the Chief Building Official;
- iii) Payment of Tree Levy in the Amount of \$1,089.17, representing amounts of \$572.01 for Lot 2 and \$517.16 for Lot 3;
- iv) Payment of a Parks Levy in an amount to be determined by the Parks Levy Review Committee;
- v) Prior to the issuance of the Consent Certificate, the owner/applicant shall provide written approval from Peterborough Utilities Group to the Secretary-Treasurer Committee of Adjustment, that Peterborough Utilities Group is satisfied that the existing services to the retained lot does not encroach on the severed lots;

- vi) The owner entering into a Development Agreement with the City, that is to be registered on title, requiring that:
  - a. That prior to the issuance of a building permit, the proponent completes an Arborist Report to satisfaction of the Urban Forestry Section that provides details for all existing trees on the subject property and any trees located within 6 metres of the subject property that will be impacted. The Report must include plans for tree protection measures, and
  - b. Prior to issuance of a building permit, the applicant is required to apply for a tree removal/injury permit in accordance with By-law 21-074 or receive written confirmation from Urban Forestry that a permit is not required.
- vii) Prior to registering the Reference Plan, the applicant shall, at their cost, submit for approval a draft Reference Plan to the Secretary-Treasurer, showing the proposed severed parcels. 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;
- viii) 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 Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough's Geomatics Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- ix) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land;
- x) That if the above conditions are not satisfied within two years of the circulation of the Committee's decision that this consent will lapse.

#### **A14/23 – Retained Lands (Lot 1)**

Staff recommends that the Committee of Adjustment **approve** the application conditional upon the submission of the Registered Transfer/Deed of Land related to File B02/23.

#### **A15/23 – Severed Lands (Lot 2)**

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

- i) Submission of the Registered Transfer/Deed of Land related to File B02/23, and
- ii) Confirmation from Peterborough Utilities Group of payment of any applicable Development and/or Frontage Charges.

## **A16/23 – Severed Lands (Lot 3)**

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

- i) Submission of the Registered Transfer/Deed of Land related to File B02/23, and
- ii) Confirmation from Peterborough Utilities Group of payment of any applicable Development and/or Frontage Charges.

## **2. File Number: A17/23, 459 King George Street Applicant: John Condon, Kawartha Design Owner: Corey Condon Assigned Planner: Nolan Drumm**

### **Background**

The subject property is located on the south side of King George Street between St. Catherine Street and Park Street South. The subject property is zoned R.1 – Residential District and is designated ‘Residential’ in the City’s Official Plan. The subject property is currently developed with a single-detached dwelling with an attached garage originally built in 1920. The existing deck at the rear of the dwelling was constructed without a building permit between 2008 and 2011 by a previous owner.

The applicant is proposing to construct a two-storey addition with a small rear deck, replacing the existing attached garage, as part of a comprehensive renovation of the subject property (Exhibit B). As part of this same application, the applicant is proposing to recognize the existing non-compliance that was introduced by the unpermitted construction of the existing rear deck. Aside from the rear deck, the existing dwelling and attached garage is considered legal non-complying with regards to the minimum required building setback from the rear yard and east side yard. The applicant is seeking the following variances from the Zoning By-law to facilitate the proposed construction and recognize the existing non-compliant condition:

- a) Section 7.2(e)(ii) to reduce the minimum building setback from a rear lot line from 7.6 metres to 5.4 metres;
- b) Section 6.19(b) to increase the projection of a platform into the rear yard setback from 3 metres to 7.1 metres to recognize the location of the existing unpermitted platform; and
- c) Section 6.19(b) to increase the projection of a platform into the rear yard setback from 3 metres to 4 metres to facilitate the construction of a platform associated with the proposed addition.

In consideration of the relief being sought, staff considered that it is common in this area to have large structures in the rear yard, generally in the form of detached garages at the end of side-loaded driveways. The existence of the City-owned laneway at the rear of the

property also creates further separation between the properties to the rear of the subject property. Furthermore, the existing legal non-compliant structure has a rear yard setback of 3.6 metres and a side yard setback of 0.8 metres. Although the applicant is seeking permission to reduce the rear yard setback, the proposed addition will increase the rear yard setback by approximately 1.8 metres. The proposal will also increase the building setback from the east side lot line to 1.2 metres, increasing the separation to the current standard of the R.1 zoning district. With regards to the two requests to increase the projection of the platform into the rear yard setback, the low profile of the structure in addition to the presence of the rear lane minimizes the primary impact of the projection which would be to the property owner to the rear. Sufficient separation distance remains between the unpermitted platform and the property line to permit circulation from one side of the property to the other to conduct necessary maintenance to structures or landscaping. Based on the foregoing, it is the opinion of staff that the proposed variances are minor in nature and represents a desirable and appropriate use of the land.

The purpose of the 'Residential' designation is to "provide areas for housing and other land uses that are integral to, and supportive of a residential environment". The proposed construction supports the residential function of the property by providing increased living area on a lot within the built-up area of the City while also providing outdoor amenity space at the rear of the dwelling. The requested variances maintain the general intent and purpose of the Official Plan.

The R.1 zoning district permits single-detached residential dwellings. The intent of the rear yard setback is to ensure that there is adequate privacy between neighbouring properties and that there is sufficient amenity space at the rear of the lot. Given that the proposed addition will be further from the rear lot line than the current structure, and the rear lane provides additional separation beyond that of the building setback, it is not anticipated that the proposed variances will result in adverse impacts on neighbouring properties or negatively impact the overall function of the subject property. The requested variances 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 3.1 (Natural Hazards) 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 Planning, Development and Urban Design Division – Development Engineering Section has requested that a lot grading and drainage plan be required as a condition of approval.

The Urban Forestry Division notes that there is an existing private tree located at the rear of the property that may be impacted by the proposed construction. The applicant is required to obtain a tree removal/injury permit from the Urban Forestry department. The removal/injury of trees of any size are regulated by Tree By-law 21-074. Tree replacement



will be required on the subject property. An existing tree on adjacent City property must be retained and will require tree protection measures and fencing to be installed according to the City's Tree Protection Fencing Specification.

The Planning, Development and Urban Design Division – Urban Design Section notes that there is no site plan registered on the subject lands and there are no concerns with the requested severances and variances.

The Heritage Preservation Office (HPO) has noted that the subject property is in an area of medium archaeological potential. However, since the proposed addition is to be constructed on the site of the existing garage the area is considered to be highly disturbed. No archaeological assessment is required.

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

- Bell Canada
- Ontario Ministry of Transportation
- Peterborough Utilities Group Services Corp.

### **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 plans attached as Exhibit B and conditional upon:

- i) The completion of a lot grading and drainage plan to the satisfaction of the Supervisor of Development Engineering;
- ii) Obtaining a tree removal/injury permit from the Urban Forestry Division or providing written comment from Urban Forestry that a permit is not required; and
- iii) Submission of a Tree Protection Plan to the satisfaction of the Urban Forestry Division, prior to the issuance of a building permit.

3. **File Number: A18/23, 277 Stewart Street**  
**Applicant: Marnie Saunders, D.M. Wills Associates Ltd.**  
**Owner: United Way of Peterborough & District**  
**Assigned Planner: Alexey Shcherbin**

### **Background**

The subject property is located at the southwest corner of the intersection of Stewart Street and King Street. The property is zoned C.1 – Commercial District 1. The City's Official Plan Schedule 'A' designates the subject property as 'Commercial' with a Central Area Land Use Plan Sub Area designation of 'Transitional Uses Area' as outlined in Schedule 'J'. The property is currently developed as a United Way Peterborough & District

office. The Committee of Adjustment approved the variance allowing for the office use (file A88/79) on September 10, 1979.

The applicant is seeking relief from Section 6.11(a) of the Zoning By-law to reduce the minimum building setback from the Stewart Street streetline from 6 metres to 0.45 metres to facilitate the construction of a new accessible ramp at the front of the building.

The intent of the 'Transitional Uses Area' designation is to provide "such uses as special care homes, medium and high-density residential uses, institutional uses, small scale office uses, convenience retail and service commercial uses." The proposed ramp construction supports the existing use of a small-scale office in the downtown core.

Stewart Street is identified in the City's Official Plan as a 'local street' with a right-of-way of approximately 20 metres. 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 setback from the streetline is not anticipated to negatively impact snow removal or City operations within the right-of-way, as the section of Stewart Street is at the anticipated maximum road right-of-way width contemplated by the Official Plan for a street of this type. The requested variance meets the general intent and purpose of the Official Plan.

The intent of the streetline 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 neighbourhood character and provide sight lines from the right-of-way. The proposed variance meets the general intent and purpose of the Zoning By-law.

The proposed new accessibility ramp enhances the building entrance by creating a functional barrier-free entrance. The ramp is intended for use by persons with accessibility constraints, increasing access to services in the Central Area. The proposed variance is considered desirable and appropriate for the development of the lands.

The proposed accessibility ramp, and its increased impermeable surface coverage, reduction of the landscaped area, and its proximity to the road right-of-way are anticipated to have minimal impact on the surrounding properties. The application is therefore considered to be minor in nature.

### **Agency Comment**

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) 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 Urban Forestry Division notes that there are existing private cedar trees located on the property that will be impacted by the proposed construction. The Applicant is required to obtain a tree removal/injury permit from the Urban Forestry Section. 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 Planning, Development and Urban Design Division – Urban Design Section notes that there is no site plan registered on the subject lands and there are no concerns with the requested variance.

The Heritage Preservation Office (HPO) notes that the subject property is on the City's Heritage Register, but no demolition is contemplated. The HPO has no concerns regarding heritage and no archaeological assessment is required.

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

- Bell Canada
- Ontario Ministry of Transportation
- Peterborough Utilities Group Services Corp.
- Planning, Development and Urban Design Division – Development Engineering Section
- Hydro One

### **Recommendation**

Staff recommends that the Committee of Adjustment **approve** the application provided that construction of the accessibility ramp proceed substantially in accordance with the concept plan attached as Exhibit C and conditional upon obtaining a tree removal/injury permit from the Urban Forestry Division or providing written comment from Urban Forestry that a permit is not required.

Prepared By:

Nolan Drumm, RPP, MCIP  
Land Use Planner  
Planning, Development and Urban Design Division  
Infrastructure and Planning Services

Alexey Shcherbin  
Assistant Planner  
Planning, Development and Urban Design Division  
Infrastructure and Planning Services

Concurred with:

Andrea Stillman  
Zoning Administrator  
Building Services Division  
Infrastructure and Planning Services

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## Summary of Exhibits

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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: B02/23, A14/23, A15/23 and A16/23– 3 Oakwood Crescent**

Severance Application Set. Prepared by Lasting Legacies. Received March 9, 2023.

### **Exhibit B: A17/23, 459 King George Street**

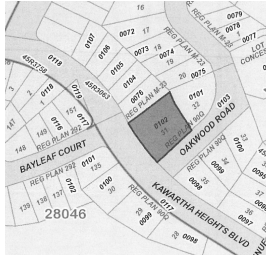
Site Plans and Fire Hydrant Distance. Prepared by Kawartha Building and Design Company. Dated February 15, 2023.

North and South Elevations. Prepared by Kawartha Building and Design Company. Dated February 15, 2023.

### **Exhibit C: A11/23 – A18/23, 277 Stewart Street**

Site Plan. Prepared by D.M Wills Associates Limited. Dated March 8, 2023.

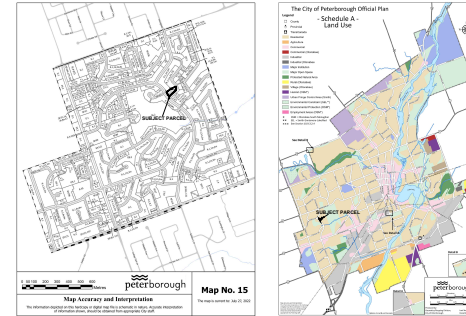
## REGISTRIES IMAGE



**B02/23,A14/23,A15/23,A16/23**  
3 Oakwood Crescent

City of Peterborough  
Planning Division  
Mar 9, 2023  
**Received**

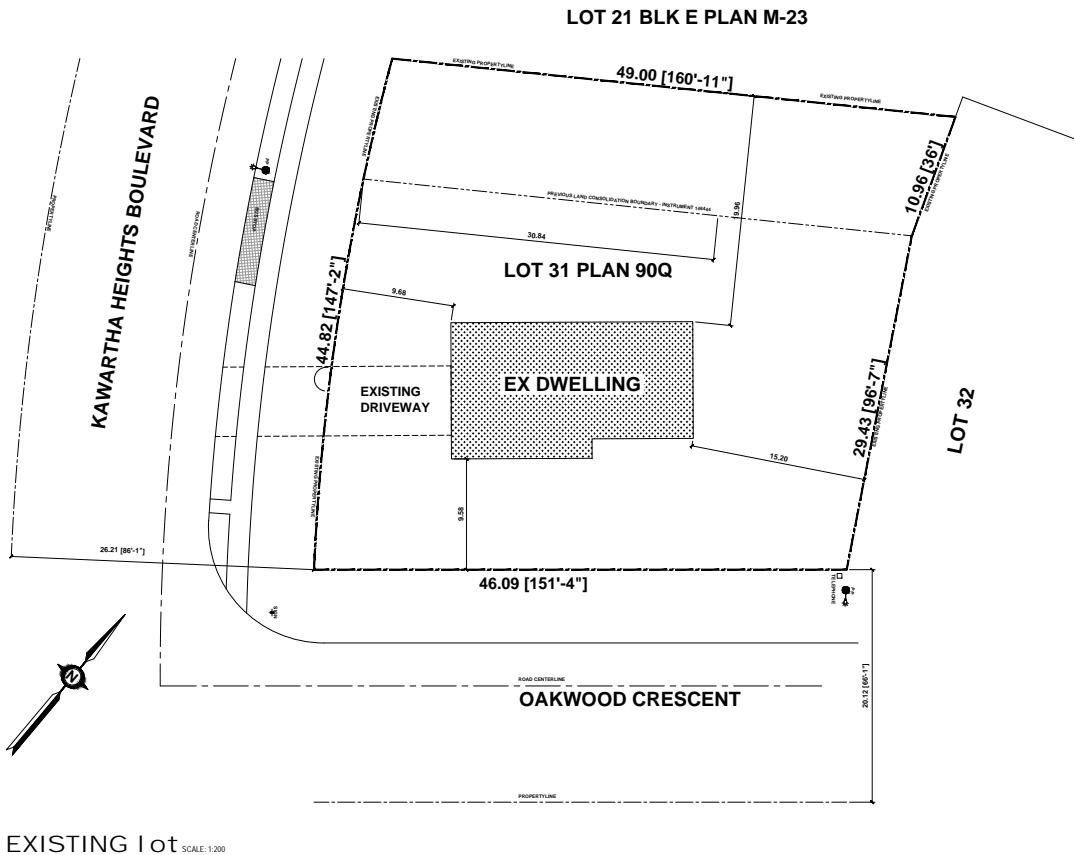
## PETERBOROUGH LAND USE IMAGE



## PETERBOROUGH ONLINE MAP IMAGE



## PETERBOROUGH ONLINE INFORMATION IMAGE



## PROPOSED SUBDIVISION / SEVERENCE

3 OAKWOOD CRESCENT  
PETERBOROUGH, ONTARIO  
L 31 B 28042 P 900



246 Royal Abbey Court NW, Calgary, Alta, T3E 4Y3  
P:403.991.9046 | C:403.613.4639  
LegaciesDesign@gmail.com | LastingLegaciesDesign.com

CLIENT:

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## SEVERENCE APPLICATION SET

REVISION:	DATE: (y/m/d)

## EXISTING SITE PLAN

PROJECT #:	2023-2575
DATE:	2023.01.31
SCALE:	AS SHOWN
DRAWN BY:	PLO
DRAWING #:	

## DP1

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

B02/23, A14/23, A15/23, A16/23  
3 Oakwood Crescent

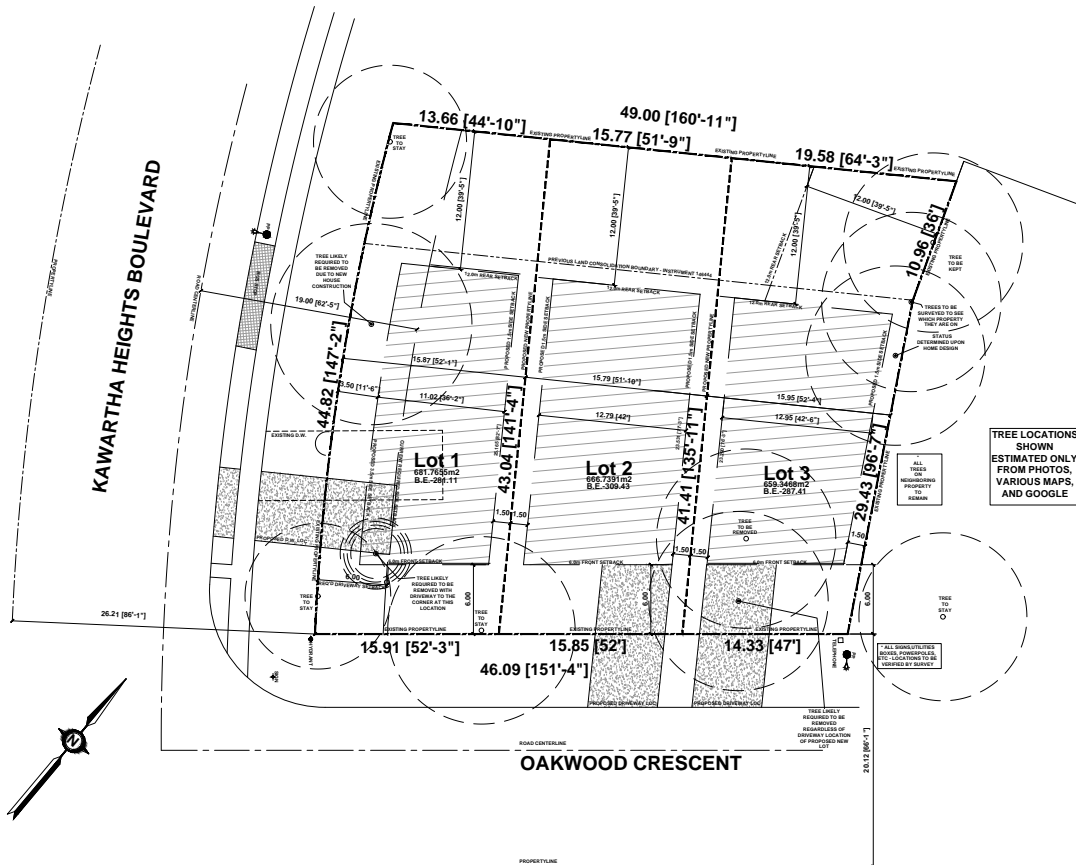
City of Peterborough  
Planning Division  
Mar 9, 2023  
Received

PROPOSED  
SUBDIVISION /  
SEVERENCE  
3 OAKWOOD CRESCENT  
PETERBOROUGH, ONTARIO  
L 31 B 28042 P 900



246 Royal Abbey Court NW, Calgary, Alta, T3E 4Y3  
P:403.991.9046 | C:403.613.4639  
LegaciesDesign@gmail.com | LastinglegaciesDesign.com

CLIENT:

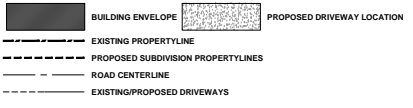


TREE LOCATIONS SHOWN ESTIMATED ONLY FROM PHOTOS, VARIOUS MAPS, AND GOOGLE

### Lot Matrix

L	Lot Area	*Width	Side	Rear	**MAX B.E.
1	681.7655	15.91	1.5	12	281.11
2	666.7391	15.85	1.5	12	309.43
3	659.3468	14.33	1.5	12	287.41

\* LOT WIDTH AS MEASURED AT FRONT PROPERTYLINE  
\*\* MAXIMUM BUILDING ENVELOPE AREA  
\*\*\* PROPOSED HOMES LIKELY TO BE 2 STOREY AND HAVE A MAXIMUM OF 40% LOT COVERAGE IF THAT IS THE CASE AS PER BYLAWS



PROPOSED LOT SUBDIVISION/SEVERENCE SCALE: 1:200

### SEVERENCE APPLICATION SET

REVISION:	DATE: (y/m/d)

DRAWING TITLE:  
PROPOSED SITE PLAN /  
BLOCK PLAN

PROJECT #:	2023-2575
DATE:	2023.01.31
SCALE:	AS SHOWN
DRAWN BY:	PLQ

DRAWING #:  
**DP2**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

B02/23, A14/23, A15/23, A16/23  
3 Oakwood Crescent

City of Peterborough  
Planning Division  
Mar 9, 2023  
**Received**

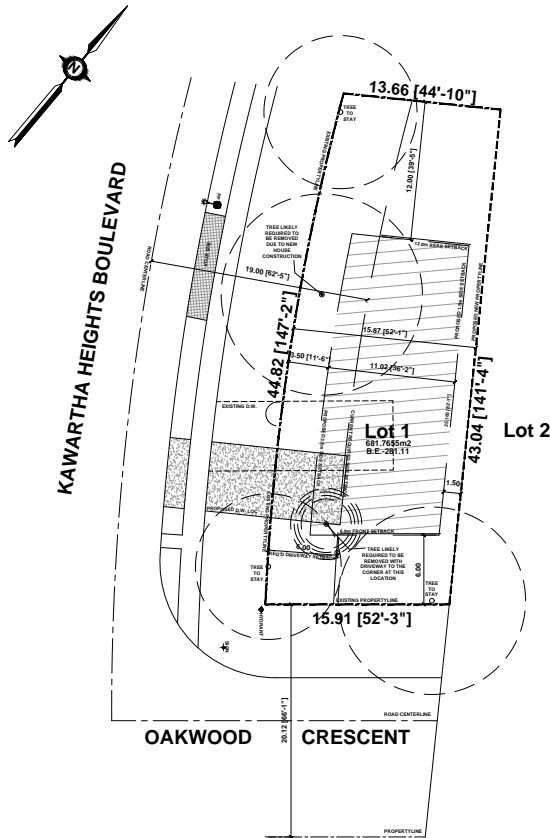
## PROPOSED ZONING

### R1 ZONING DISTRICT

Variance as follows:

1. Reduce the minimum lot area from 695 square meters to 681 square meters.
2. Reduce the minimum lot width from 22 meters to 15.9 meters.
3. Reduce the minimum building setback from a side lot line from 3 meters to 1.5 meters.

L	Lot Area	*Width	Side	Rear	**MAX B.E.
1	681.7655	15.91	1.5	12	281.11



PROPOSED LOT 1 SCALE: 1:200

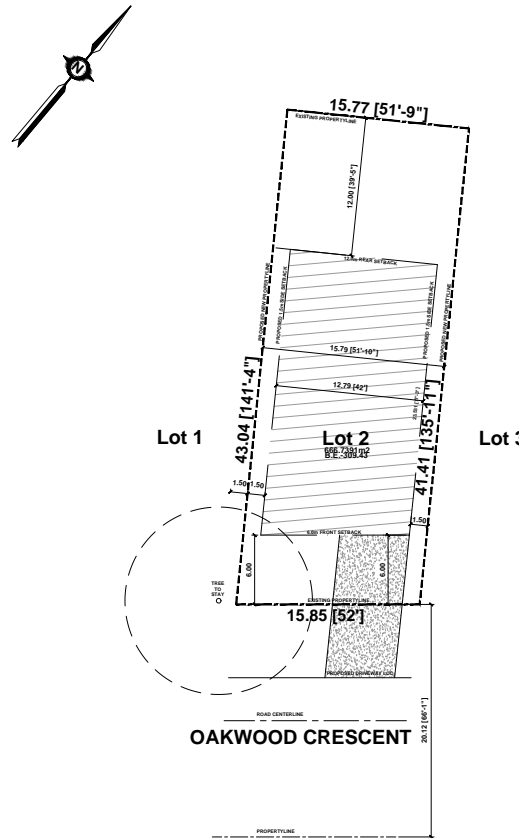
## PROPOSED ZONING

### R1 ZONING DISTRICT

Variance as follows:

1. Reduce the minimum lot area from 695 square meters to 666 square meters.
2. Reduce the minimum lot width from 22 meters to 15.8 meters.
3. Reduce the minimum building setback from a side lot line from 3 meters to 1.5 meters.

L	Lot Area	*Width	Side	Rear	**MAX B.E.
2	666.7391	15.85	1.5	12	309.43



PROPOSED LOT 2 SCALE: 1:200

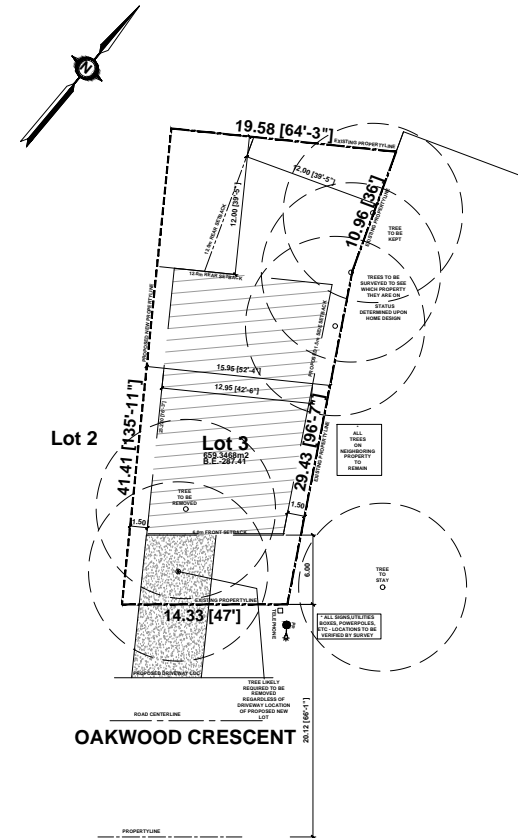
## PROPOSED ZONING

### R1 ZONING DISTRICT

Variance as follows:

1. Reduce the minimum lot area from 695 square meters to 659 square meters.
2. Reduce the minimum lot width from 22 meters to 14.3 meters.
3. Reduce the minimum building setback from a side lot line from 3 meters to 1.5 meters.

L	Lot Area	*Width	Side	Rear	**MAX B.E.
3	659.3468	14.33	1.5	12	287.41



PROPOSED LOT 3 SCALE: 1:200

PROPOSED  
SUBDIVISION /  
SEVERENCE  
3 OAKWOOD CRESCENT  
PETERBOROUGH, ONTARIO  
L 31 B 28042 P 900



246 Royal Abbey Court NW, Calgary, Alta, T3E 4Y3  
P:403.991.9046 | C:403.613.4639  
LegaciesDesign@gmail.com | LastingLegaciesDesign.com

CLIENT:

## SEVERENCE APPLICATION SET

REVISION:	DATE: (y/m/d)

DRAWING TITLE:

INDIVIDUAL  
LOTS

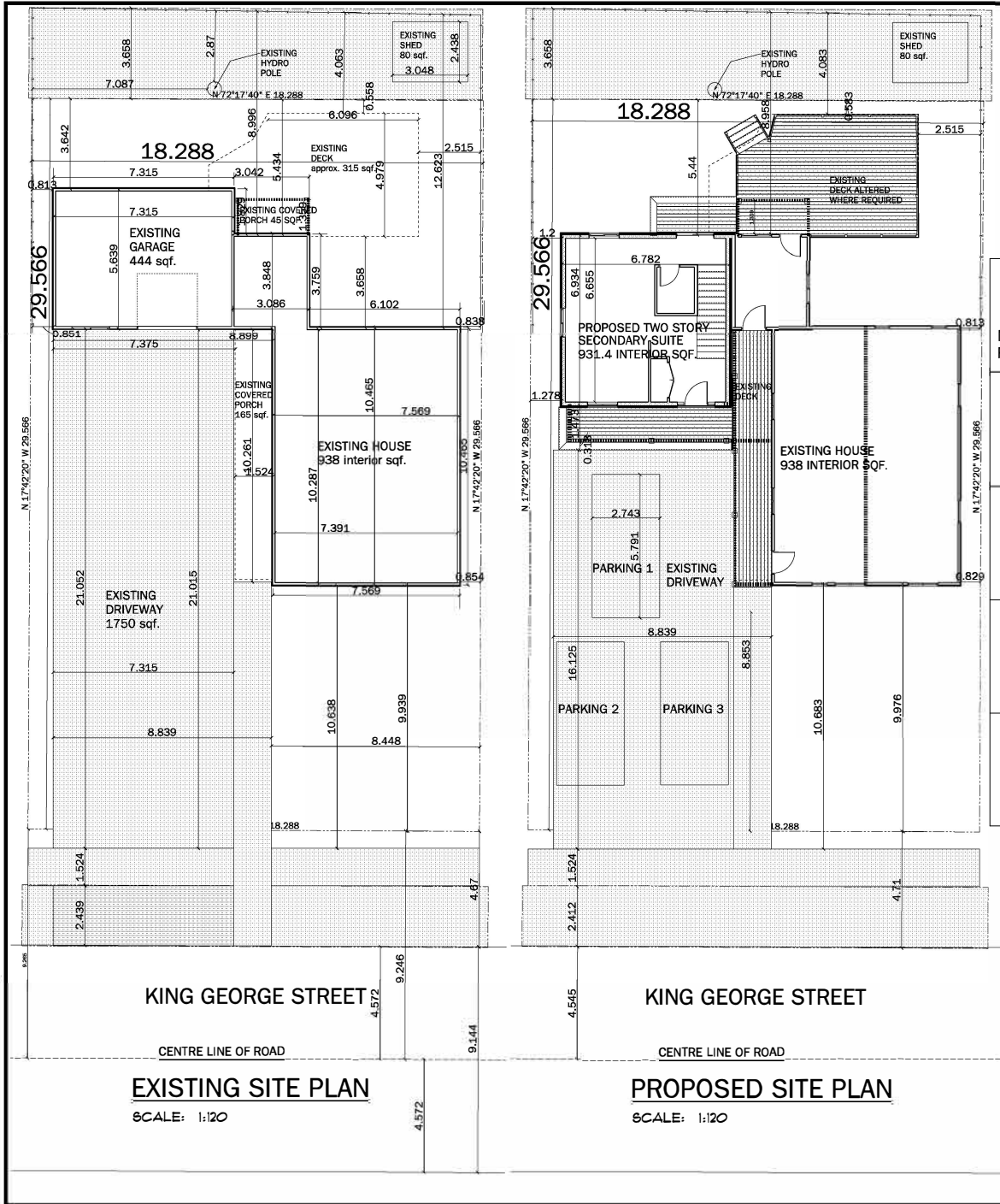
PROJECT #:	2023-2575
DATE:	2023.01.31
SCALE:	AS SHOWN
DRAWN BY:	PLO

DRAWING #:

DP3

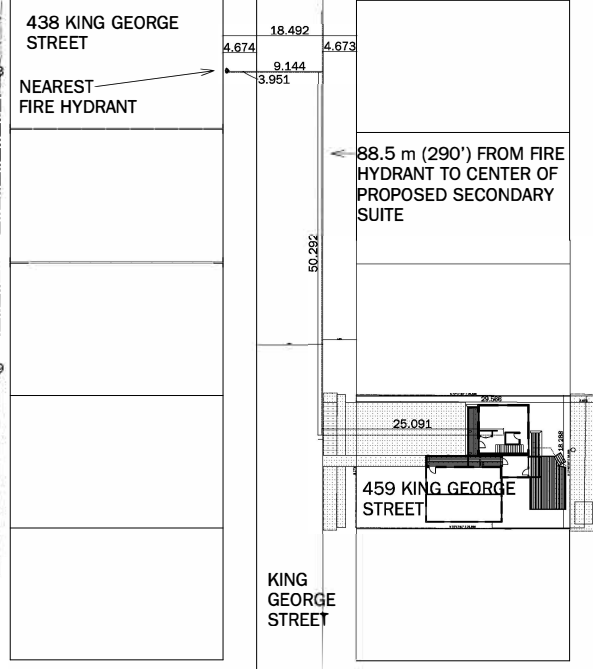
PLEASE RECYCLE THIS PLAN  
UPON COMPLETION OF THE  
PROPOSED PROJECT.





A17/23  
459 King George St

City of Peterborough  
Planning Division  
Feb 21, 2023  
**Received**



**FIRE HYDRANT DISTANCE**  
SCALE: 1:600

**NOTES**  
TOWNSHIP: CITY OF PETERBOROUGH  
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, LOCAL REGULATIONS AND BY-LAWS  
THIS IS NOT A SURVEY. ON SITE DIMENSIONS HAVE BEEN TAKEN TO EXISTING FENCE LINES AND LAND MARKS. ACTUAL SURVEY DIMENSIONS MAY VARY.  
SITE SETBACK DIMENSIONS ARE SHOWN TO EXISTING FENCE LINE  
LOT AREA=540.7 SQM. (5820 SQF.)  
EXISTING LOT COVERAGE  
HOUSE & GARAGE=132.02 SQM. (1421 SQF.) (24.4%)  
COVERED PORCHES=19.51 SQM. (210 SQF.) (3.6%)  
OPEN DECKS=32.88 SQM. (354 SQF.) (6.1%)  
ACCESSORY BUILDINGS= 7.43 SQM. (80 SQF.) (1.4%)  
PROPOSED LOT COVERAGE  
HOUSE=90.77 SQM. (977 SQF.) (16.8%)  
ACCESSORY APART.=47.01 SQM (506SQF.) (8.7%)  
COVERED PORCHES=19.51 SQM. (210 SQF.) (3.6%)  
COVERED ENTRANCE= 10.22 SQM. (110 SQF.) (1.9%)  
OPEN DECKS=32.88 SQM. (354 SQF.) (6.1%)  
ACCESSORY BUILDINGS=7.43 SQM. (80 SQF.) (1.4%)

DATE	REVISIONS
------	-----------

1407 SHERBROOKE STREET  
PETERBOROUGH, ON.  
K9K 0E4  
CELL: (705) 868-5255  
E-MAIL: kawarthadesign@hotmail.ca

DRAWN BY: M. JOHN CONDON  
INDIVIDUAL BCIN# 33841  
FIRM BCIN# 36733

**PROJECT NAME:**  
CORY CONDON  
459 KING GEORGE STREET  
PROPOSED SECONDARY SUITE  
**DRAWING NAME:**  
SITE PLANS &  
FIRE HYDRANT DISTANCE

SCALE:	AS NOTED
DATE:	1/03/23
PLOT DATE:	02/15/23
PROJECT #	PAGE #:

**23-103 A0**



**NORTH ELEVATION**  
SCALE: 1:48



**SOUTH ELEVATION**  
SCALE: 1:48

**NOTES**

TOWNSHIP: CITY OF PETERBOROUGH  
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, LOCAL REGULATIONS AND BY-LAWS

DATE	REVISIONS



**Kawartha Building & Design Company**

1407 SHERBROOKE STREET  
PETERBOROUGH, ON.  
K9K 0E4

CELL: (705) 868-5255  
E-MAIL: kawarthadesign@hotmail.ca

DRAWN BY: M. JOHN CONDON

INDIVIDUAL BCIN# 33841  
FIRM BCIN# 36733

**PROJECT NAME:**  
CORY CONDON  
459 KING GEORGE STREET  
PROPOSED SECONDARY SUITE

**DRAWING NAME:**  
NORTH & SOUTH  
ELEVATIONS

SCALE:	AS NOTED
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DATE:	1/03/23
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PLOT DATE:	02/15/23
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PROJECT #	PAGE #:
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<b>23-103</b>	<b>A2</b>
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King-St

**A18/23**  
**277 Stewart St**

City of Peterborough  
Planning Division

Mar 8, 2023





**Received**

**UNITED WAY PETERBOROUGH  
BUILDING SETBACK  
PROPOSED RAMP LAYOUT**

277 Stewart Street  
City of Peterborough

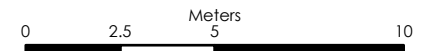
Regulation 258  
Section 6.11 (a)

Legend

-  Subject Property
-  Street Centreline
-  10 m Setback
-  6 m Setback

Vegetation

-  Existing Cedar Tree to Remain
-  Existing Cedar Tree/Hedge to be Removed
-  Existing deciduous Tree to Remain
-  Existing Shrub/Hedge to Remain
-  Existing Shrub/Hedge to be Removed



PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:200

Data Sources  
County of Peterborough

Created In:	ArcGIS Pro
Drawn By:	AM Revised by JW
Checked By:	SMV/MS
Map Date:	3/08/23
Project Number:	85318
Map File Number:	



D.M. Wills Associates Limited  
150 Jameson Drive  
Peterborough, Ontario  
K9J 0B9  
P. 705.742.2297  
F. 705.748.9944  
E. wills@dmwills.com  
Copyright D.M.Wills 2022

11.01 m

10 m

11.03 m

22.86 m

0.54 m

9.46 m

6 m

3.49 m

9.52 m

0.18 m

0.48 m

0.48 m

0.48 m

9.56 m

6 m

0.42 m

10 m

0.39 m

9.61 m

283

277

267

