



City of
Peterborough

Committee of Adjustment Report for June 20, 2023

Staff Recommendations Regarding Files: B05/22, A26/22, A27/22, A24/23, B04/23, A27/23, A28/23, A29/23, A30/23, A31/23, B07/23, A32/23, A33/23

- File Number: B05/22, A26/22, A27/22, 478 Downie Street**
Applicant: Jamie Hoefling, One Community Planning
Owner: 1587391 Ontario Inc.
Assigned Planner: Christie Gilbertson

Background

This application was first brought to the Committee of Adjustment on August 16, 2022 by a previous applicant and was deferred to the October 11, 2022 hearing. At the October 11, 2022 hearing, no additional material had been presented by the applicant and therefore the matter was deferred *sine die*.

One Community Planning Inc. took over carriage of the file early in 2023. The applicant has reviewed the prior comments and has revised their applications and supporting material to address the comments. As this application was originally submitted prior to April 13, 2023, when the City's Official Plan was approved by the Minister of Municipal Affairs, the prior Official Plan is applicable.

The subject property is located at the southeast corner of the intersection of Downie and Murray Streets in the City's Central Area. The property is currently developed with a one-and-a-half storey office building and associated parking. The property is zoned PS.2-207, a public service district with a site-specific exception to facilitate an office or clinic use. The property is identified as 'Transitional Uses' on Schedule J – 'Central Area' in the City's Official Plan. These lands, together with the other surrounding parcels within the block bounded by Murray Street to the north, Reid Street to the east, Downie Street to the west and Brock Street to the south are part of the former St Peter's Catholic High School and School Board Office campus. Presently, the subject property supports an office use.

The applicant is seeking consent to sever the southern portion of the subject property, having approximately 24 metres of frontage along Downie Street, with the intention of this severed parcel being suitable for future development implementing the existing PS.2-207 zoning district. The applicant is also seeking consent for a mutual easement for vehicular and pedestrian access and parking.

There is no specific development proposed with this application and future construction will

require Site Plan Approval. For illustrative purposes, the applicant provided a conceptual site plan showing a building on the proposed severed lot that resembles the scale and placement of the existing building (Exhibit A).

A26/22 – 478 Downie Street (retained lands)

The applicant is seeking relief from Section 22B.2(e) of the Zoning By-law to reduce the minimum width of landscaped open space required to be established and maintained along all lot lines except where interrupted by driveways from 3 metres to 0 metres for the south lot line.

A27/22 – 478 Downie Street (severed lands)

The applicant is seeking the following relief from the Zoning By-law to facilitate the severance and future development utilizing the PS.2 - .207 Zoning on site:

- a) Section 22B.2(b) to reduce the minimum lot depth from 30 metres to 25.4 metres;
- b) Section 22B.2(c) to reduce the minimum building setback from side or rear lot lines, being the greater of 3 metres or the height of the building, from 7.9 metres to 2.6 metres;
- c) Section 22B.2(e) to reduce the minimum width of landscaped open space required to be established and maintained along all lot lines except where interrupted by driveways, from 3 metres to 0.6 metres along the east lot line and from 3 metres to 1.15 metres along the south lot line;
- d) Section 6.11(a) to reduce the minimum building setback from the Downie Street streetline from 6 metres to 1.45 metres; and
- e) Section 4.3.1(b)(i) to reduce a portion of the required parking aisle width from 6.4 metres to 2 metres. (Note: For the area shown on the Concept Plan dated April 10, 2023. A proposed easement over retained lands will provide full width in compliance with the Zoning Bylaw.)

Following the original submission of the application in 2022, the application has been revised to address concerns and comments raised by Urban Forestry, Development Engineering and Urban Design Staff. The previous applicant and current applicant met with staff, and revised the supporting material including, reworking the location of the proposed building, updating the requested variances that were sought to reflect the location of a building, parking reconfiguration and daylighting triangle. It is anticipated that as part of this process and to facilitate the severance, the Site Plan will need to be amended.

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, within the Central Area. The proposed lot dimensions consider the existing sewer easement that crosses the subject property. A modestly sized building could be located on the new lot, provided that the accompanying variance requests are supported. The site is currently underutilized and has an abundance of parking for the existing and approved uses on site. The proposed severance will facilitate more efficient use of the land which is supported by Provincial Policy and The 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 subject property is designated ‘Transitional Uses Area’ which recognizes a diversity of land uses that co-exist with low density residential uses – including special care homes, medium and high-density residential uses, institutional uses, small scale office uses, convenience retail and service commercial uses. The severance of the subject property facilitating the development of a similar type of office building in accordance with the zoning, will achieve the objectives for the ‘Transitional Uses Area’ designation.

The proposed variances that accompany the consent application address the deficiencies created by the new lot, anticipating the development of a two-storey building on the newly created lot. The proposed variances are minor in nature, would result in desirable use of the land, and meet the intent and purpose of the Zoning By-law and Official Plan.

The eventual construction of a new building on the newly created lot will require Site Plan Approval.

Agency Comment

The Otonabee Region Conservation Authority originally commented on these applications in August 2022 as follows:

- The proposal is consistent with Section 2.1 (Natural Heritage), 2.2 (Water), and 3.1

(Natural Hazard) of the Provincial Policy Statement.

- Otonabee Conservation mapping indicates the subject property is subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation.
- The subject property is regulated to the nearby Jackson Creek Floodplain. Permits are required from this agency prior to construction or site alteration. Please note the floodplain mapping in this area is currently under review. Changes to the extent of the hazard area may be subject to changes in the future.
- The subject property is not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

The Planning, Development and Urban Design Division – Development Engineering Section have reviewed the application and has provided comment as follows:

- A lot grading and drainage plan will be required at the building permit stage. A lot grading plan is not required at this time.
- After reviewing the easement location, we can proceed with the application as long as no buildings are built within the easement. This will ensure future access to the easement in case there is existing infrastructure or utilities within it.
- A daylight triangle has been delineated on the plans.
- No concerns with the parking arrangements.

The Planning, Development and Urban Design Division – Urban Design Section has reviewed the application and has provided comment as follows:

- The applicant is requesting consent to create one lot, consent for an easement, and variances to facilitate the creation of the lot.
- There is a registered site plan on the property (SPC654). A minor amendment to the existing site plan would be required for the retained lot.
- Should the Committee approve the requested consents and variances, we recommend approval be conditional on obtaining approval of a minor amendment to the registered site plan. The applicant is welcome to contact the Urban Design Planner, Mark Jull, for assistance with the amendment process.
- The applicant should be aware that site plan approval will be required for the proposed commercial building on the severed lot, but this does not need to be a condition of approval of the consent and variances.

The City's Urban Forestry Division has reviewed the applications and has noted that the City's street tree inventory records indicate that there are five existing Ivory Silk Lilac trees located within the municipal road allowance of Downie Street adjacent to the proposed severed lands associated with File No. A27/22. Please be advised that the injury and or destruction of trees of any size and condition are regulated under the 21-074 Bylaw. The applicant should be advised that the injury/destruction of trees will be addressed as part of any future planning application approvals.

Heritage Preservation Office supports the severance in principle, with the understanding that any development on the severed lands will require the completion of a Heritage Impact Assessment to mitigate any negative impacts on the adjacent designated heritage property. The subject lands are also located in an area of high archaeological potential and a Stage 1 Archaeological Assessment will be required once development has been proposed.

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

- City Clerk's Office
- Peterborough Fire Services
- Ontario Ministry of Transportation (MTO)
- Peterborough Utilities Group Services Corp.
- Hiawatha First Nation

Recommendation

B05/22 – 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) Approval of a minor Site Plan Amendment application to file number SPC 654.
- iii) 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;
- iv) Prior to registering the Reference Plan at the applicant's cost, the applicant shall submit for approval a draft Reference Plan, to the Secretary-Treasurer, showing the proposed severed parcel daylight triangle. 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;
- v) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document.
- vi) Conveyance by the owner to the City, free of encumbrances and at no cost to the City, of the 5 metre by 3.23 metre daylighting triangle;
- vii) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land.

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

A26/22 – Retained Lands

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 B05/22.

A27/22 – Severed Lands

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 B05/22.

2. **File Number: B04/23, A27/23, 873 High Street**
Applicant: Brian Buchardt
Owner: 1496869 Ontario Inc.
Assigned Planner: Nolan Drumm

Background

The subject property is located on the west side of High Street between Lansdowne Street West and the CP Rail corridor. The subject property is zoned SP.268-245-H – Commercial District and designated 'Major Mixed-Use Corridor' on Schedule 'B' - Land Use to the City's Official Plan. The property is currently developed with a commercial building containing a computer repair shop and a printing business.

A temporary use by-law was passed on June 27, 2022 (By-law 22-042) permitting the use of the lands for a printing shop, with the temporary use by-law remaining in effect for a period of two years or until the Holding Symbol has been lifted, whichever comes first. A printing shop is a permitted use in the SP.268 zoning district, so the temporary use by-law would no longer be needed once the H is removed. The applicant has already gone through the Pre-Consultation process for the required Site Plan Approval.

The applicant is seeking consent to sever a strip of land 6.61 metres wide and 40.7 metres long (approximately 269 square metres) to be added to 724 Lansdowne Street West (benefitting lands) (Exhibit B). The purpose of the lot addition is to rectify some site development issues. The surface parking lot associated with 724 Lansdowne Street West was expanded onto the subject property between 1988 and 1996, according to available aerial imagery. As a result of the lot addition, the parking lot will be entirely located on 724 Lansdowne Street West. The lot addition will square off the benefitting lands, creating a regular-shaped lot.

In order to facilitate the consent application, the applicant is seeking the following variances from the Zoning By-law to address site deficiencies resulting from the conveyance of the identified lands:

- a) Section 298.3(c) to reduce the minimum building setback – side lot line or rear lot line from the lesser of the existing setback or 10 metres to 3.8 metres, and
- b) Section 298.3(g)(ii) to reduce the minimum landscaped open space from the lesser of the existing landscaped open space or 1.5 metres along all other lot lines provided such open space may be interrupted by driveways to 0.0 metres.

As a result of the lot addition discussed in consent file B04/23, the above regulations become deficient as they relate to the subject property due to the nature of how the severed lands are developed (Exhibit B). Since the existing parking area is not built at a 90-degree angle, the width of the landscaped open space area between the parking area and the limits of the severed lands gradually decreases from west to east resulting in a minimum width of 0.0 metres. Further, the conveyance of the lot addition will result in a building setback of 3.8 metres – less than 10 metres required by the SP.268 zoning district. The proposed reduction to the minimum building setback is not anticipated to have any negative impacts to the functionality of the use of the lands. With regards to circulation around the building, movement has been limited to the 3.8 metres around this portion of the building since the parking lot was expanded approximately 35 years ago. The parking area also provides adequate separation distances between existing buildings. Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The subject property is located in the 'Major Mixed-Use Corridor' designation. Mixed-use corridors are intended to accommodate significant growth consisting of mid and high-rise residential buildings, as well as community or regionally scaled retail and service commercial uses, institutional facilities and offices. It is intended that the Major Mixed-Use Corridors are the focal point for major retail facilities and other commercial development. The proposed variance maintains the intent and purpose of the Official Plan.

The SP.268-245 zoning district permits a wide range of commercial uses, consistent with the 'Service Commercial' designation of the former Official Plan. Several properties to the north and west of the intersection of Lansdowne Street West and High Street (except for the corner property) were rezoned to reflect their proximity to a 'Shopping Node'. The Holding Symbol was placed on 873 High Street, to ensure that the development of the lands occurred to a commercial standard. Prior to the rezoning the site was used for industrial purposes. The intent of the minimum building setback is to ensure that there is adequate space for circulation around structures and that there is room to accommodate maintenance activities. The minimum landscaped open space width along lot lines is to ensure that there are appropriate buffering opportunities between different land uses and a provision of some soft surface for stormwater infiltration. It is not anticipated that the requested variances will have adverse impacts on the continued function of the property as there is no site alteration proposed as part of these applications. The requested variances maintain the intent and purpose of the Zoning By-law.

Agency Comment

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

The Planning, Development and Urban Design Division – Urban Design Section has requested that approval of the proposed consent and variances be conditional on the removal of the Holding Symbol attached to the zoning of the property. It is noted that application processes and fees have changed since Pre-Consultation was held for Site Plan Approval on this property, and it is recommended that the applicant contact the Urban Design Planner prior to submitting an application.

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

- City Clerk's Office
- Heritage Preservation Office
- Hiawatha First Nation
- Ontario Ministry of Transportation (MTO)
- Peterborough Fire Services
- Peterborough Utilities Group Services Corp.
- Planning, Development and Urban Design Division – Development Engineering Section
- Urban Forestry Division

Recommendation

B04/23

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

- i) Approval of Minor Variance applications A27/23 and A28/23 associated with the proposed lot addition;
- ii) Removal of the Holding Provision imposed by By-law 13-007, associated with the SP.268-245 zoning district;
- iii) 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;
- iv) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics Division. It is recommended that the applicant's Ontario Land Surveyor

- consult with the City of Peterborough Geomatics Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- v) The owner's solicitor shall provide an Undertaking to consolidate the severed lands with the property municipally known as 724 Lansdowne Street West and to provide a registered copy of the Application Consolidation. The consolidated parcels shall be considered one lot and shall not be dealt with separately and Section 50(3) or 50(5) shall apply to any subsequent conveyance or transaction involving the parcel of land that is subject to this consent application;
 - vi) That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land, and
 - vii) If the above conditions are not satisfied within two years of the circulation of the Committee's decision that this consent will lapse.

A27/23

Staff recommends that the Committee of Adjustment **approve** the application conditional upon submission of the Registered Transfer/Deed of Land related to File B04/23.

File Number: A28/23, 724 Lansdowne Street West
Applicant: Brian Buchardt
Owner: Leisure Corporation of the Kawarthas
Assigned Planner: Nolan Drumm

Background

The subject property is located on the north side of Lansdowne Street West between High Street and the CP Rail corridor. The subject property is zoned SP.268-245 – Commercial District and designated 'Major Mixed-Use Corridor' on Schedule 'B' - Land Use to the City's Official Plan. The property is currently developed with a commercial building containing a marijuana dispensary.

In order to facilitate the lot addition associated with consent application B04/23, the applicant is seeking the following variances from the Zoning By-law to address site deficiencies resulting from the conveyance of the severed lands:

- a) Section 298.3(f) to reduce the minimum landscaped open space from 15% of the lot area to 11.8%, and
- b) Section 298.3(g)(ii) to reduce the minimum landscaped open space from the lesser of the existing landscaped open space or 1.5 metres along all other lot lines provided such open space may be interrupted by driveways to 0.0 metres.

As a result of the lot addition discussed in consent file B04/23, the above regulations become deficient as they relate to the subject property due to the nature of how the severed lands are developed (Exhibit B). Since the north boundary of the existing parking area is not built at a 90-degree angle, the width of the landscaped open space area

between the parking area and the limits of the severed lands gradually decreases from west to east resulting in a minimum width of 0.0 metres. Further, as the majority of the lands to be added to the subject property is parking area, the minimum landscaped open space on the lot as a whole will decrease to 11.8%. Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The subject property is located in the 'Major Mixed-Use Corridor' designation. Mixed-use corridors are intended to accommodate significant growth consisting of mid and high-rise residential buildings, as well as community or regionally scaled retail and service commercial uses, institutional facilities and offices. It is intended that the Major Mixed-Use Corridors are the focal point for major retail facilities and other commercial development. The proposed variance maintains the intent and purpose of the Official Plan.

The SP.268-245 zoning district permits a wide range of commercial uses, consistent with the 'Service Commercial' designation of the former Official Plan. Several properties to the north and west of the intersection of Lansdowne Street West and High Street (except for the corner property) were rezoned to reflect their proximity to a 'Shopping Node'. The intent of the minimum landscaped open space (lot area) and the minimum landscaped open space width along lot lines is to ensure that there are appropriate buffering opportunities between different land uses and a provision of some soft surface for stormwater infiltration. It is not anticipated that the requested variances will have adverse impacts on the continued function of the property as there is no site alteration proposed as part of this application. The requested variances maintain the intent and purpose of the Zoning By-law.

Agency Comment

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

The Planning, Development and Urban Design Division – Urban Design Section notes that there is a registered site plan on the subject property (SPC 314). A minor amendment to the existing site plan would be required.

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

- City Clerk's Office
- Heritage Preservation Office
- Hiawatha First Nation
- Ontario Ministry of Transportation (MTO)
- Peterborough Fire Services
- Peterborough Utilities Group Services Corp.

- Planning, Development and Urban Design Division – Development Engineering Section
- Urban Forestry Division

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application conditional upon submission of the Registered Transfer/Deed of Land related to File B04/23 and approval of a minor amendment to the existing registered site plan, file number SPC 314.

3. **File Number: A29/23, 345 Armour Road**
Applicant: Brian Buchardt
Owner: TVM 345 Armour Road Inc.
Assigned Planner: Christie Gilbertson

Background

Through the agency and departmental review of this application, it was discovered that additional relief from the Zoning By-law, and that further review of the proposed site plan layout, is required. As such, it is recommended that this item be deferred to a later date. Due to the anticipated increase in variance scope, recirculation of the application will be required.

4. **File Number: A30/23, 281 Bennet Street**
Applicant: Kevin Powell
Owner: Kevin Powell
Assigned Planner: Alexey Shcherbin

Background

The subject property is located on the south side of Bennet Street, east of the intersection of Chemong Rd and Bennet Street. The property is zoned R.1, 1m, 2m and designated 'Residential' on Schedule B 'Land Use Plan' of the City's Official Plan. The property is developed with a one-storey, single-detached dwelling unit.

The applicant is seeking a variance of Section 6.11(a) of the Zoning By-law to reduce the minimum building setback from the Bennet Street streetline from 6 metres to 5.4 metres to facilitate the construction of a covered, unenclosed front porch attached to the street facing wall of dwelling.

The applicant has provided a detailed plan of the proposed renovation attached as Exhibit C to this report. The unenclosed front porch meets the definition of verandah in the City's Zoning By-law. The verandah floor is approximately 0.6 metres in height, 2.3 metres wide (along the frontage of the building), and 2.6 metres in depth (into the frontage of the lot). Stairs 0.5 metres wide wrap around the north-westerly and north-easterly sides of the

verandah. Staff has reviewed the proposed plans and is of the opinion that the requested variance is minor in nature.

The City's Official Plan's Residential Designation is "intended to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential environment". The proposed verandah will support the ongoing residential use of the property by providing enhanced access to the dwelling unit. The requested variance further conforms with the policies of the Residential Designation 4.2.2. 'c' – Development Policies, of the City's Official Plan. The requested variance meets the general intent and purpose of the Official Plan.

Bennet Street is identified in the City's Official Plan as a 'local street' with a right-of-way of approximately 20 metres. Section 6.2.6 (a)(vii) of the Official Plan outlines that a local street "serve traffic from abutting properties to collector streets within a right-of-way of 20 metres". Reduction in the buildings, 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 section of Bennet Street is at the anticipated maximum road width.

The R.1 zoning district permits a single-detached dwelling. 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.

Verandahs are a common element of residential buildings found on this street and are in keeping with the character of the neighborhood. The proposed verandah, if approved, would create an improvement along the street frontage by providing people-friendly streetscape. 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 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 Water Protection Plan.

The Planning, Development and Urban Design Division – Urban Design Section noted there are no site plans registered on the subject lands and have no concerns with the proposal.

The City's Heritage Preservation Office (HPO) noted no concerns for this proposal as it is located in an area of low archaeological potential. Should archaeological resources be encountered during sub-surface work, all construction must cease immediately pursuant to City of Peterborough's Archeology Policy.

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

- City Clerk's Office
- Hiawatha First Nation
- Peterborough Fire Services
- Planning, Development and Urban Design Division – Development Engineering Section
- Ontario Ministry of Transportation (MTO)
- Peterborough Utilities Group Services Corp.
- Urban Forestry Division

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that construction proceed substantially in accordance with the concept plan attached as Exhibit C.

5. **File Number: A31/23, 417 Rogers Street**
Applicant: Laura Stone, One Community Planning Inc.
Owner: Nashburnham Inc.
Assigned Planner: Christie Gilbertson

Background

The subject property is located on the west side of Rogers Street, north of the intersection of Hunter Street East and Rogers Street in East City. The property is zoned C.6 and is designated Downtown Core Area in Schedule 'C' – Central Area of the Official Plan. The property is adjacent to the Foodland grocery store and supports a one-and-a-half storey brick building that has been vacant or used for storage in most recent years. The building has been deemed to be non-salvageable through structural investigation.

The applicant is seeking the following relief from the Zoning By-law to facilitate the construction of a new two-storey multi-use building:

- a) Section 18.2(d) to reduce the landscaped open space including a planting strip along a lot line abutting a residential or development district from 9 metres to 2.6 metres for the new building and 0.6 metres for the recycling sheds;
- b) Section 4.3.1(b)(i) to reduce the minimum aisle width from 6.4 metres to 5.7 metres; and
- c) Section 6.10(23.2) to reduce the minimum building setback from the centreline of Rogers Street from 16 metres to 14 metres.

The application was supported by a conceptual site plan, floor plans and elevations (Exhibit D). The proposed new building will be generally located in the same location as the existing building and is anticipated to accommodate a retail space with accessory

coffee roastery on the main floor along with a residential unit in the second storey. Staff has reviewed the conceptual 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 purpose of the Downtown Core Area designation of the Official Plan is to continue as a significant concentration of retail, office, entertainment and service commercial uses in the City – ensuring that new development respects existing heritage character and reinforces a strong pedestrian-oriented built form. The proposed variances would facilitate the development of this highly underutilized building to support a storefront with outdoor patio space, along with a residential unit. The proposed meets the general intent and purpose of the Official Plan.

The intent and purpose of the landscaped open space planting strip along between a C6 zoned property and a residentially zoned property is to manage impact of the more intense use of the subject property on the neighbouring property. The proposed relief is in keeping with the general development pattern of the property as it stands today in relation to the property to the north. The relief sought for the recycling sheds will facilitate their placement on site to ensure that refuse is contained and screened. The reduced aisle width is reflective of the existing noncomplying condition and the reduced building setback will bring the building in line with others along Rogers Street and will not impact sidewalk snow clearing or site lines. The general intent and purpose of the Zoning Bylaw will be maintained.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with 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. Reviewed the application and have indicated that the suitability of the existing water service size is the responsibility of the owner.

The Planning, Development and Urban Design Division – Urban Design Section have reviewed the application and states that the Urban Design Section has been working with the owner and applicant to facilitate the development without site plan approval. They have no concerns as long as the building permit drawings are substantially in accordance with the exhibit drawings for this minor variance application.

The City's Heritage Preservation Office (HPO) have indicated that due to the property being located in an area of High Archeological Potential, a Stage 1-2 Archeological Assessment is required prior to building permit issuance.

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

- Ontario Ministry of Transportation (MTO)

- Planning, Development and Urban Design Division – Development Engineering Section
- Hiawatha First Nation
- Urban Forestry Division

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 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.

6. **File Number: B07/23, 1091 Chemong Road**
Applicant: Catherine Spears, Spears + Associates Inc.
Owner: Peterborough Retail Portfolio LP
Assigned Planner: Nolan Drumm

Background

The subject property is located on the southwest corner of the intersection of Chemong and Towerhill Roads. Access to the property is gained by one entrance from Chemong Road and three entrances from Towerhill Road. The subject property is split zoned, with the corner portion of the property zoned C.7 - Commercial District and the western portion of the property zoned C.7-171 – Commercial District. The subject property is designated 'Major Mixed-Use Corridor' on Schedule 'B' - Land Use to the City's Official Plan. The subject property contains two shopping plaza buildings, a standalone bank branch and a large-format food store.

The applicant is seeking consent for a long-term lease for the lands associated with the Swiss Chalet restaurant on the subject property. The extent of the lands subject to the long-term lease is identified on the draft Reference Plan attached as Exhibit E. The portion of the property related to this application is zoned C.7-171. Exception 171 permits additional uses in addition to what is permitted in the standard C.7 - Commercial District and includes regulations for minimum and maximum floor area for different types of commercial land uses. A restaurant is a permitted use in both the Major-Mixed Use Corridor designation and the C.7-171 zoning district.

Section 50(3)(f) of the **Planning Act** states that "no person shall ... enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement for a period of twenty-one years or more unless a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect to the land or enter into an agreement in respect of the land".

The tenant entered into the original Lease Agreement with a term of 15 years beginning on January 1, 2013. The agreement includes an option to extend the lease for two further periods of five years, resulting in a total overall term of 25 years. If the tenant exercises the

option for both extensions, the lease will expire on December 31, 2037.

Staff have reviewed the application relative to the provisions of Sections 53(1) and 51(24) of the **Planning Act** and are satisfied that the proposal is desirable, is compatible with, and will not result in adverse impacts to the surrounding area.

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 properties are located outside of ORCA's regulated area, so a permit from the Authority is not required. The subject properties are not located in an area subject to the policies of the Trent Source Protection Plan.

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

- City Clerk's Office
- Heritage Preservation Office
- Hiawatha First Nation
- Ontario Ministry of Transportation (MTO)
- Peterborough Utilities Group Services Corp.
- Planning, Development and Urban Design Division – Development Engineering Section
- Planning, Development and Urban Design Division – Urban Design Section
- Urban Forestry Division

Recommendation

Staff recommends that the Committee of Adjustment **approve** the consent application for a long-term lease conditional upon:

- i) Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;
- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-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.
- iii) That the applicant provides the Secretary-Treasurer with a draft of the Notice of Lease.
- iv) That if the above conditions are not satisfied within two years of the circulation of the Committee's decision that this consent will lapse.

7. File Number: A32/23, 19 Ware Street
Applicant: Ian Nichols, Merrett Home Hardware
Owner: Lindsay Rodgers
Assigned Planner: Christie Gilbertson

Background

The subject property is a corner parcel located at the intersection of Ware and Haggart Streets in the City's Central Area, across the road from Little Lake Cemetery. The property is zoned R.1 and is designated 'Downtown Neighbourhood Designation' on Schedule C 'Central Area'. The property is developed with a dwelling and detached shed.

The applicant is seeking the following relief from the Zoning By-law to facilitate the construction of a two-car garage:

- a) Section 6.18 increase the maximum coverage of a residential accessory building from 10% to 13%; and
- b) Section 6.11(a) reduce the minimum building setback from Haggart Street from 6 metres to 3 metres.

The application was supported by a conceptual site plan, depicting the proposed location of the two-bay garage (Exhibit F). The current configuration of the driveway, fence and the shed on site, result in the parking for the subject property encroaching within the road allowance. The proposed configuration of parking on site, resulting from this application, will improve parking on site, in that the parking spaces will be wholly contained within the proposed garage. The larger garage size is required to accommodate the dimensions and access to said vehicles. Staff has reviewed the concept plan submitted in support of the application and is of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The Downtown Neighbourhood Designation is located on the edge of the Central Area and provides transition between the mixed-use areas of the downtown and adjacent residential neighbourhoods. The intent is to recognize and permit a diversity of uses which are compatible with residential uses. The proposed garage will support the ongoing residential use of the property. The proposed meets the general intent and purpose of the Official Plan.

The intent of the streetline setback is to ensure, among other factors, that there is adequate separation between the road allowance and structures, sufficient space for snow storage from road operations, and sightlines for vehicles. The proposed garage will maintain the existing building setback from the streetline, going no closer to Haggart Street than the existing dwelling, improving the setback of the existing shed on site. The proposed increase in accessory building coverage is due in part to facilitate the placement of two of the required parking spaces within the garage, improving the existing parking situation. The requested variance maintains the intent and purpose of the Zoning By-law.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with 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 Planning, Development and Urban Design Division – Development Engineering Section have reviewed the application and have indicated that a lot grading plan is required. The lot grading plan should display the top of the foundation wall elevation, finished floor elevation, and underside of footing elevation, as well as various elevations surrounding the proposed garage and the existing dwelling. All requirements for the lot grading plan can be found within the City of Peterborough Engineering Design Standards.

The City's Urban Forestry Division has reviewed the application notes that there are existing private trees located on the property that may be impacted by the proposed construction. The injury and/or destruction of trees is regulated under the 21-074 Tree Removal By-law. When construction will occur within six meters of a tree Applicants will be required to obtain a tree removal/injury permit from the Urban Forestry Section in advance of any onsite construction. For more information visit www.peterborough.ca/trees. An Arborist Report detailing tree protection measures for trees to be retained may be required. Please contact Urban Forestry staff for more information.

The City's Heritage Preservation Office (HPO) have indicated the property is in an area of high archeological potential, but given that it is slab on grade construction, an archaeological assessment is not required. Should archaeological resources be encountered all construction must cease immediately pursuant to the City's Archaeological Policy.

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

- City Clerk's Office
- Hiawatha First Nation
- Peterborough Fire Services
- Ontario Ministry of Transportation (**MTO**)
- Peterborough Utilities Group Services Corp.
- Planning, Development and Urban Design Division – Urban Design Section

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 F and conditional upon:

- i) A lot grading plan is to be submitted in conjunction with a building permit, to the satisfaction of the Supervisor, Development Engineering. Such plan is to display the top of the foundation wall elevation, finished floor elevation, and underside of footing elevation, as well as various elevations surrounding the proposed garage and the existing dwelling. All requirements for a Lot Grading Plan can be found within the City of Peterborough Engineering Design Standards; and
- 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.

8. File Number: A33/23, 55 Hunter Street East
Applicant: Gerti Sina
Owner: East City Coffee Shop Inc.
Assigned Planner: Christie Gilbertson

Background

The subject property is located on the south side of Hunter Street East, east of the intersection of Driscoll Terrace and Hunter Street East in East City. The property is zoned C.6 and is designated Downtown Core Area on Schedule 'C' – Central Area Plan. The property is developed with a one storey building that contains a restaurant (East City Coffee Shop) and a dwelling unit.

Through the City's review of the Applicant's Extended Patio Permit for the summer 2023 season, it was discovered that the proposed patio would displace the one parking space. As such, the applicant is seeking relief to address this increased parking deficiency, requesting that a seasonal renewal be considered by the Committee to coincide with the annual patio season. The applicant has submitted a conceptual plan depicting the location of the proposed patio expansion in relation to the road allowance and property at the street line (Exhibit G).

The applicant is seeking a minor variance from section 4.2(B)(5) of the Zoning By-law to permit zero parking spaces on site. This relief will coincide with the seasonal displacement of the one parking space with a private patio between April 1st and November 15th each year.

The Central Area policies of the Official Plan encourage enhancing the vitality and improved appearance of the public realm. The General Policies of the Official Plan direct the provision of on-site amenity space that reflects or improves upon existing patterns of private and public amenity space. It is anticipated that the temporary displacement of the one parking space currently available at the subject property, that is generally only used by the operator of the restaurant, will support the overall goals and efforts of the Central Area.

The proposal meets the general intent and purpose of the Official Plan.

The C.6 zoning district is the most permissive zoning district – intended to encourage main street development that contemplates a multitude of uses. Parking on site is legal-noncomplying with respect to the number of parking spaces that are provided. It is not anticipated that the temporary displacement of the one parking space on site will detract from the ongoing and longstanding use of the property as a restaurant. The proposed meets the general intent and purpose of the Zoning By-law.

In reviewing the property and considering the temporary nature of the requested relief, staff interpret the proposed relief as minor in nature and will result in desirable use of the land.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the property is currently within the area of possible flooding hazard. However, as the Tivey Street flood diversion program is ratified, the hazard is not expected. Therefore, as the application is to request a reduction in parking and will not increase the risk to people or property, it may be considered to be aligned with the requirements of Section 3.1 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 following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- The Ontario Ministry of Transportation (MTO)
- Peterborough Utilities Group Services Corp.
- The Planning, Development and Urban Design Division – Development Engineering Section
- Hiawatha First Nation
- The Planning, Development and Urban Design Division – Urban Design Section
- The City's Urban Forestry Division
- The City's Heritage Preservation Office (HPO)

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application provided that the approval be in effect seasonally April 1st and November 15th each year for the coffee shop use of the premises.

Prepared By:

Christie Gilbertson, RPP, MCIP
Land Use Planner
Planning, Development and Urban Design Division
Infrastructure and Planning Services

Nolan Drumm, RPP, MCIP, PLE
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

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

Site Plan. Prepared by Eco Line Design Studio. Dated April 10, 2023.

Draft Reference Plan. Parts of Lots 16 and 17 South of Murray Street and West of George Street Registered Plan No. 1 City of Peterborough. Prepared by Elliott and Parr (Peterborough) a division of J.D Barnes Limited. Dated May 5, 2023.

Exhibit B

Plan Sketch (Consent). Prepared by Brian Buchardt. Dated April 20, 2023.

Sketch for Minor Variance (873 High Street). Prepared by Brian Buchardt. Dated April 22, 2023.

Sketch Plan for Minor Variance (724 Lansdowne Street West). Prepared by Brian Buchardt. Dated April 23, 2023.

Exhibit C

Site Plan – Powell Family Entry and Gazebo Reno. Prepared by Your Own Design, Robert M. Hynes. Dated February 27, 2023; Revision Date, May 11, 2023.

Exhibit D

Proposed Site Plan. Prepared by J. Laurie Young. Dated May 15, 2023.

Preliminary Plans and Elevations. Prepared by J. Laurie Young. Dated May 15, 2023.

Exhibit E

Plan of Survey of Part of Lot 3 Concession West of Communication Road (Geographic Township of Smith) City of Peterborough. Prepared by Krcmar Surveyors Ltd. Dated September 30, 2022.

Exhibit F

Site Plan. Prepared by Ian Nicholls. Received May 18, 2023.

Building Location Survey of Part of Lot 1, Registered Plan No. 62 City of Peterborough.
Prepared by W.A Benninger Limited. Dated August 19, 1986.

Exhibit G

Site Plan. Prepared by Gerti Sina. Received May 19, 2023.

478 Downie Street

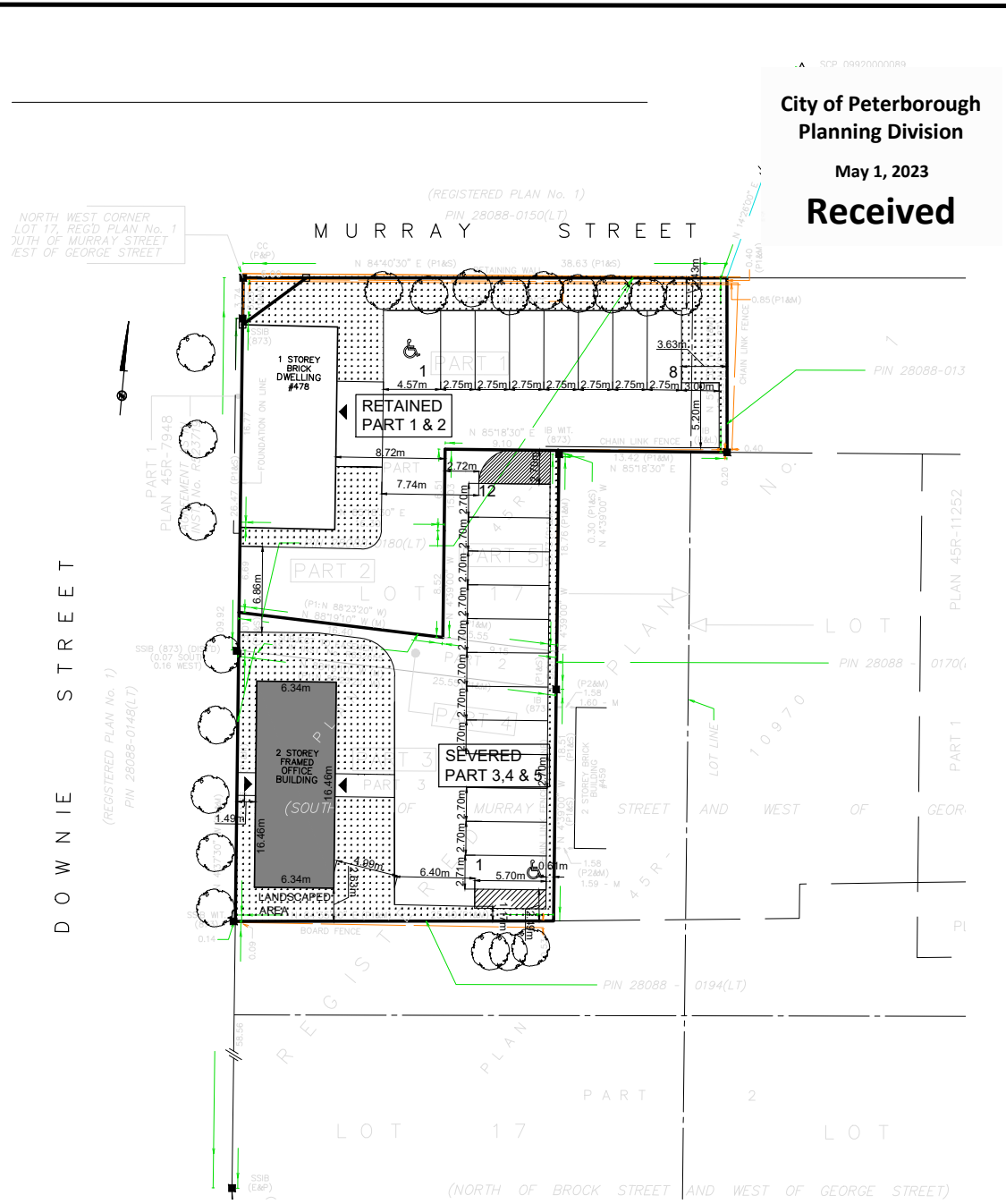
SITE DATA:

RETAINED LOT PART 1 & 2

RETAINED LOT SIZE: 8,196.19 SF [761.426m²]
 BUILDING AREA RETAINED LOT: 1,320.80 SF [122.702m²]
 BUILDING COVERAGE
 RETAINED LOT: 16.115%
 PARKING AND DRIVEWAY AREA
 RETAINED LOT: 4,502.69 SF [418.30m²]
 COVERAGE PARKING AND DRIVEWAY
 RETAINED AREA: 54.936%

SEVERED LOT PART 4, 5 & 6

SEVERED LOT SIZE: 7,835.54 SF [727.92m²]
 BUILDING AREA SEVERED LOT: 1,123.00 SF [104.327m²]
 BUILDING COVERAGE
 SEVERED LOT: 14.332%
 PARKING AND DRIVEWAY AREA
 SEVERED LOT: 4,353.11 SF [404.40m²]
 COVERAGE PARKING AND DRIVEWAY
 SEVERED AREA: 55.56%
 OPEN LANDSCAPING AREA
 SEVERED LOT: 2,359.43 SF [219.19m²]
 COVERAGE OPEN LANDSCAPING
 AREA FOR SEVERED LOT: 30.11%



PLOTTED: APR/10/2023

CLIENT:

RANDY MATHER

PROJECT TITLE:

SITE PLAN
 478 DOWNIE STREET
 Peterborough, ON

DRAWING TITLE:

SITE PLAN



eco line
 design
 studio

email:

fabiennelehmann@yahoo.ca

tel: 705-875-0038

www.ecolinedesignstudio.com

BCIN 33321

Rev:

April 2022

PROJECT #: KMD 2021-161

Scale: As Shown

Drafted by Fabienne Lehmann
 BCIN: 28161

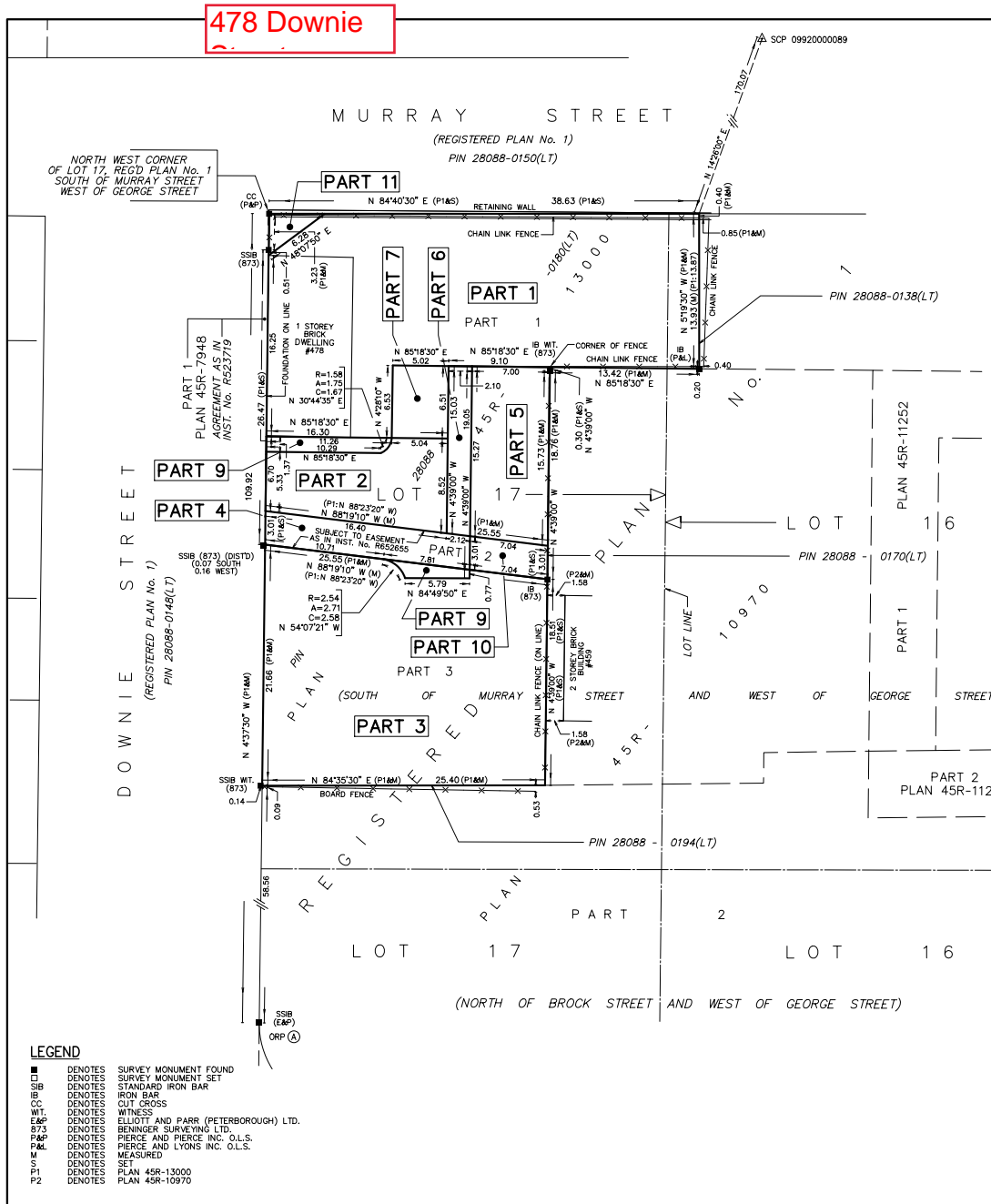
SHEET #:

A0

1
 A0

SITE PLAN

1 INCH = 30 FEET
 1:360



| SCHEDULE | | | |
|----------|--|---|----------------|
| PART | LOT | PLAN | PIN |
| 1 | PART OF LOTS 16 AND 17 PART OF LOT 17 | SOUTH OF MURRAY STREET & WEST OF GEORGE STREET, REGISTERED PLAN No. 1 | PIN 28088-0180 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |

PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 COMPRISE ALL OF PIN 28088-0180
 PART 4 IS SUBJECT TO AN EASEMENT AS IN INST. No. R652655

City of Peterborough
Planning Division
May 11, 2023
Received

PLAN OF SURVEY OF
PART OF LOTS 16 AND 17,
SOUTH OF MURRAY STREET
AND WEST OF GEORGE STREET
REGISTERED PLAN No. 1
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250

ELLIOTT AND PARR (PETERBOROUGH) LTD.

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 POINT A BY REAL TIME NETWORK (RTN) OBSERVATION, AND BY SPECIFIED CONTROL POINT (SCP) 09920000089, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000132.

FOR BEARING COMPARISONS, A ROTATION OF 1°51'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

| INTEGRATION DATA | | |
|--|---------------|-------------|
| OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). | | |
| COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. REG. 216/10. | | |
| POINT ID | NORTHING | EASTING |
| ORP (A) | 4 909 434.58 | 713 037.78 |
| SCP 09920000089 | 4 909 712.491 | 713 109.780 |

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 287.05 N 14°31'30" E

SURVEYOR'S CERTIFICATE

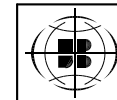
I CERTIFY THAT:

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 _____, 2023.

DATE

SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX



Elliott and Parr
(PETERBOROUGH)

4) SURVEYING MAPPING of GIS

J. D. Barnes Limited
211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

| | | |
|-------------------|--------------------|--------------------------------|
| DRAWN BY: JK | CHECKED BY: SMO | REFERENCE NO.: 22-19-020-00 |
| FILE: E&P CITY 24 | | DATED: 05/05/2023 |

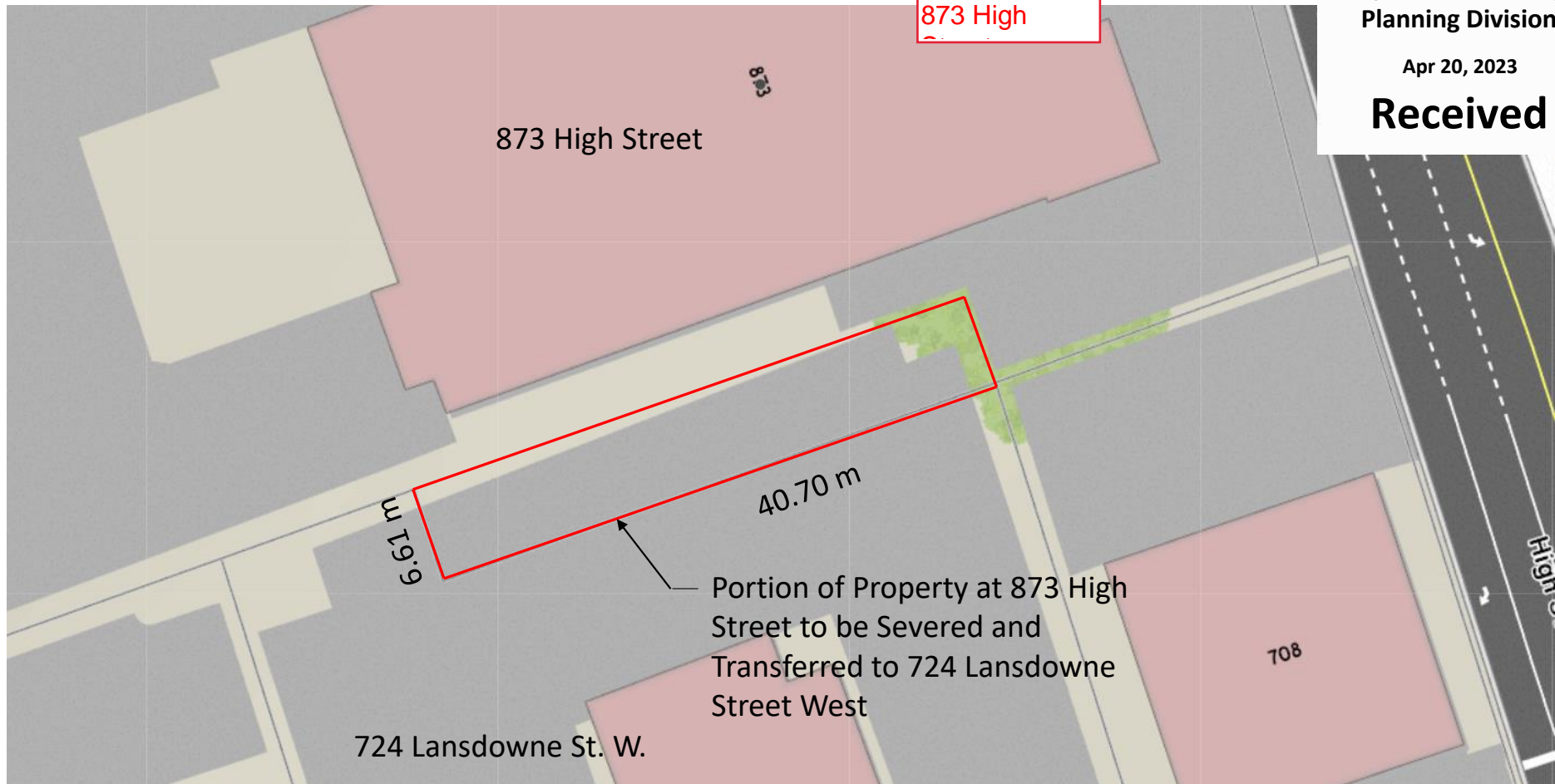
Application for Severance from the Property at 873 High Street

B04/23
873 High

City of Peterborough
Planning Division

Apr 20, 2023

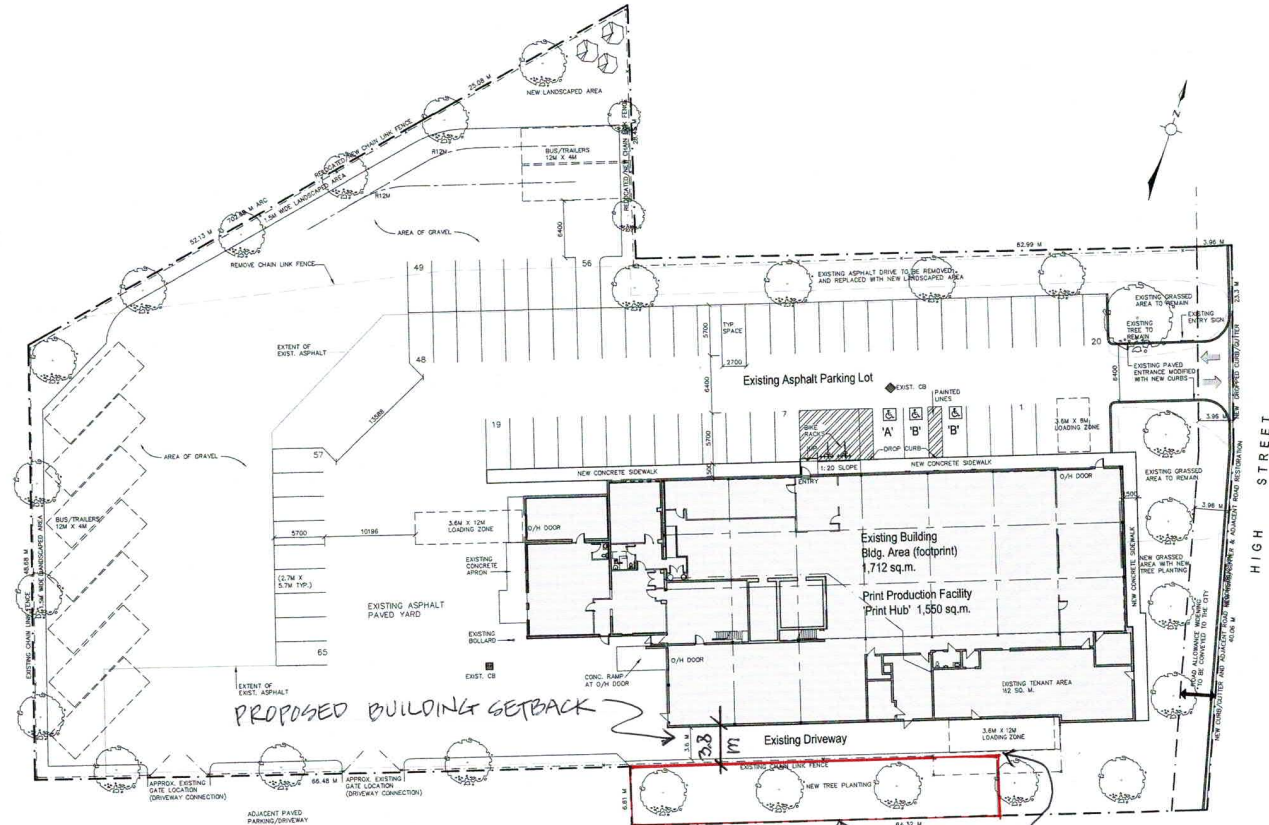
Received



Plan Sketch Prepared by Brian Buchardt

April 20, 2023

TOTAL SPACES PROVIDED: 65 SPACES INCL 3 BARRIER-FREE
PLUS AN ADDITIONAL 9 BUS/TRUCK/TRAILER SPACES

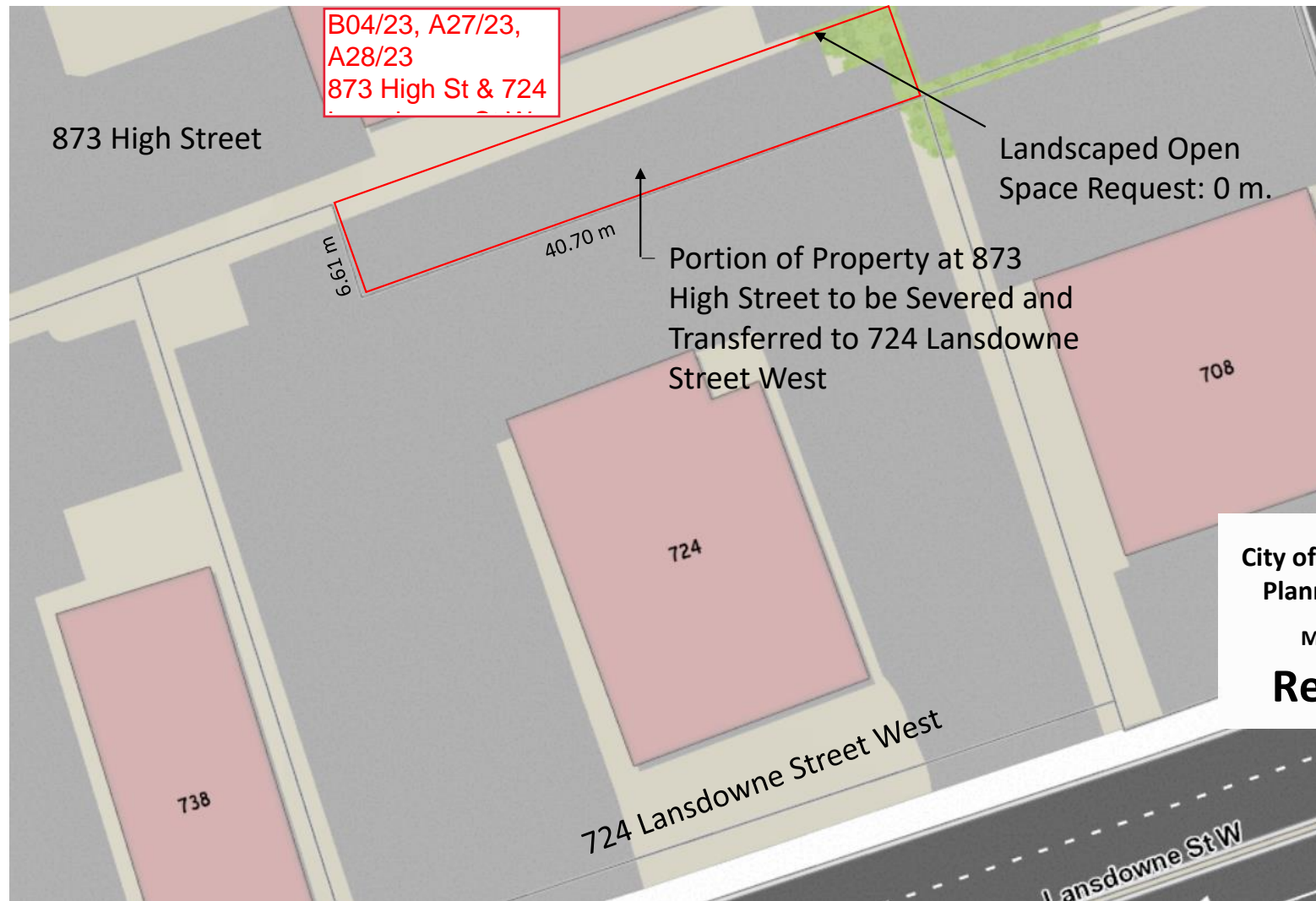


PARCEL TO BE SEVERED FROM
873 HIGH STREET

- LANDSCAPED OPEN SPACE
REQUEST: 0.0 m.

SKETCH FOR MINOR VARIANCE
APPLICATION: B. BUCHARDT APRIL 22/23
SCALE: N.T.S.

| | | |
|---|----------------------------|--|
| PROJECT TITLE 873 HIGH STREET RENOVATIONS 873 HIGH STREET, WEST HOLLYWOOD, CALIF. SITE PLAN CONCEPT | DATE ISSUED APRIL 26/02 | |
| | DRAWN BY DMS | |
| PROJECT NO. 2136 | CHECKED BY C21 | |
| | SCALE 1/8" = 1'-0" | |
| | SHEET NO. A1 | |
| PRELIMINARY | | |
| CHRISTOPHER Z. TWORKOWSKI ARCHITECT 34 BRIDGE STREET UNIT 5 LAKEFIELD ONT. M0L 2H0 70.5 622 1640 | | |
| DATE, TIME, LOCATION, AND NUMBER OF SHEETS 1. DATE ISSUED: APRIL 26, 2002 2. TIME: 10:00 AM 3. LOCATION: 873 HIGH STREET, WEST HOLLYWOOD, CALIF. 4. NUMBER OF SHEETS: 1 | | |



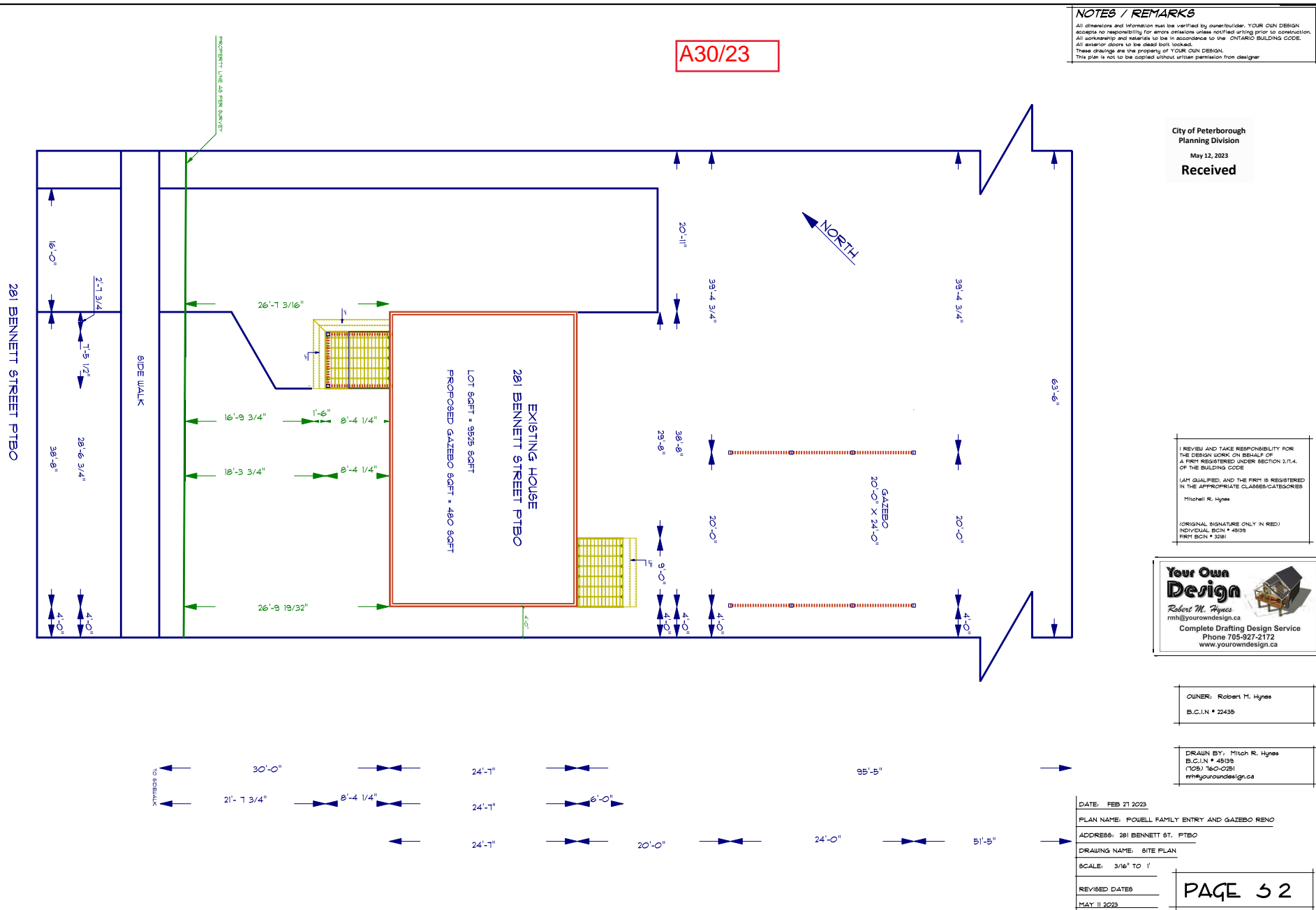
City of Peterborough
Planning Division

May 30, 2023

Received

Sketch Plan in Support of Variance Application for 724 Lansdowne Street West,

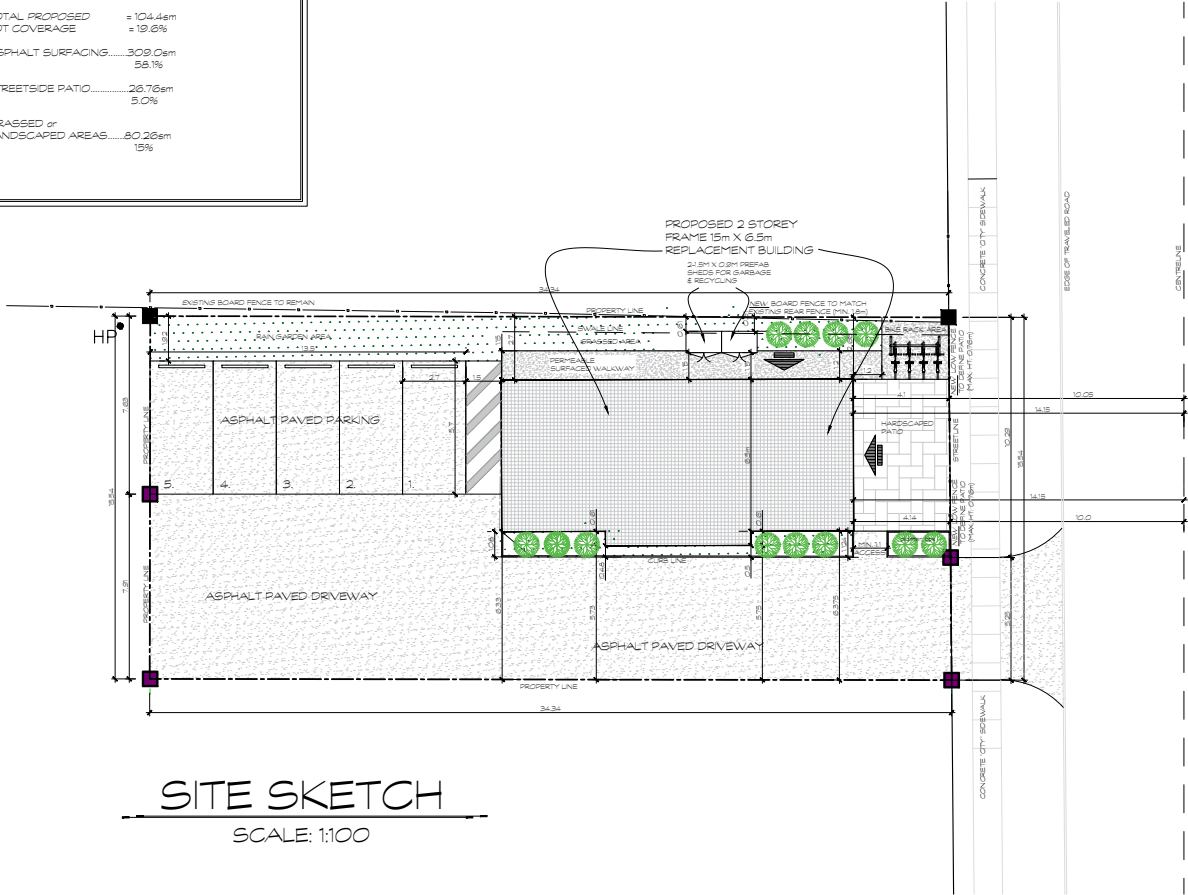
B. Buchardt, April 23, 2023



| LOT COVERAGE: PART 1 | | PART 2 |
|---|-----------------------|-------------|
| LOT AREA | = 330.6 sm | = 201.77 sm |
| RIGHT OF WAY | | |
| EXISTING BUILDING | = 65.6sm = 12.3 % | |
| EXISTING CONCRETE PLATFORM | = 12 sm = 2.26 % | |
| PROPOSED REBUILD BUILDING | = 101.7sm = 19.1 % | |
| PROPOSED PREBUILT WASTE/RECYCLING SHEDS | = 2.7sm = 0.8% | |
| TOTAL EXISTING LOT COVERAGE | = 77.6sm = 14.56% | |
| TOTAL PROPOSED LOT COVERAGE | = 104.4sm = 19.6% | |
| ASPHALT SURFACING..... | 309.0sm 58.1% | |
| STREETSIDE PATIO..... | 26.76sm 5.0% | |
| GRASSED or LANDSCAPED AREAS..... | 80.26sm 15% | |

LEGEND

PROPERTY LINE

PROPOSED BUILDING

SITE SKETCH
SCALE: 1:100

ROGERS ST

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY.

PRELIMINARY DRAWINGS
DO NOT USE FOR
CONSTRUCTION

Drawings For:
Daniel & Bonnie BIRD
Proprietors of RAPIDS END TEA & COFFEE
4177 Rogers St Peterborough Ont

Notes / Revisions:

Project: PROPOSED
COMMERCIAL/RESIDENTIAL
BLDG

Title:
PROPOSED SITE PLAN

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 Hies Bay Road Selwyn, Ontario
K9J 6K4 • 705 743 4913
laurie@youngdesign.com

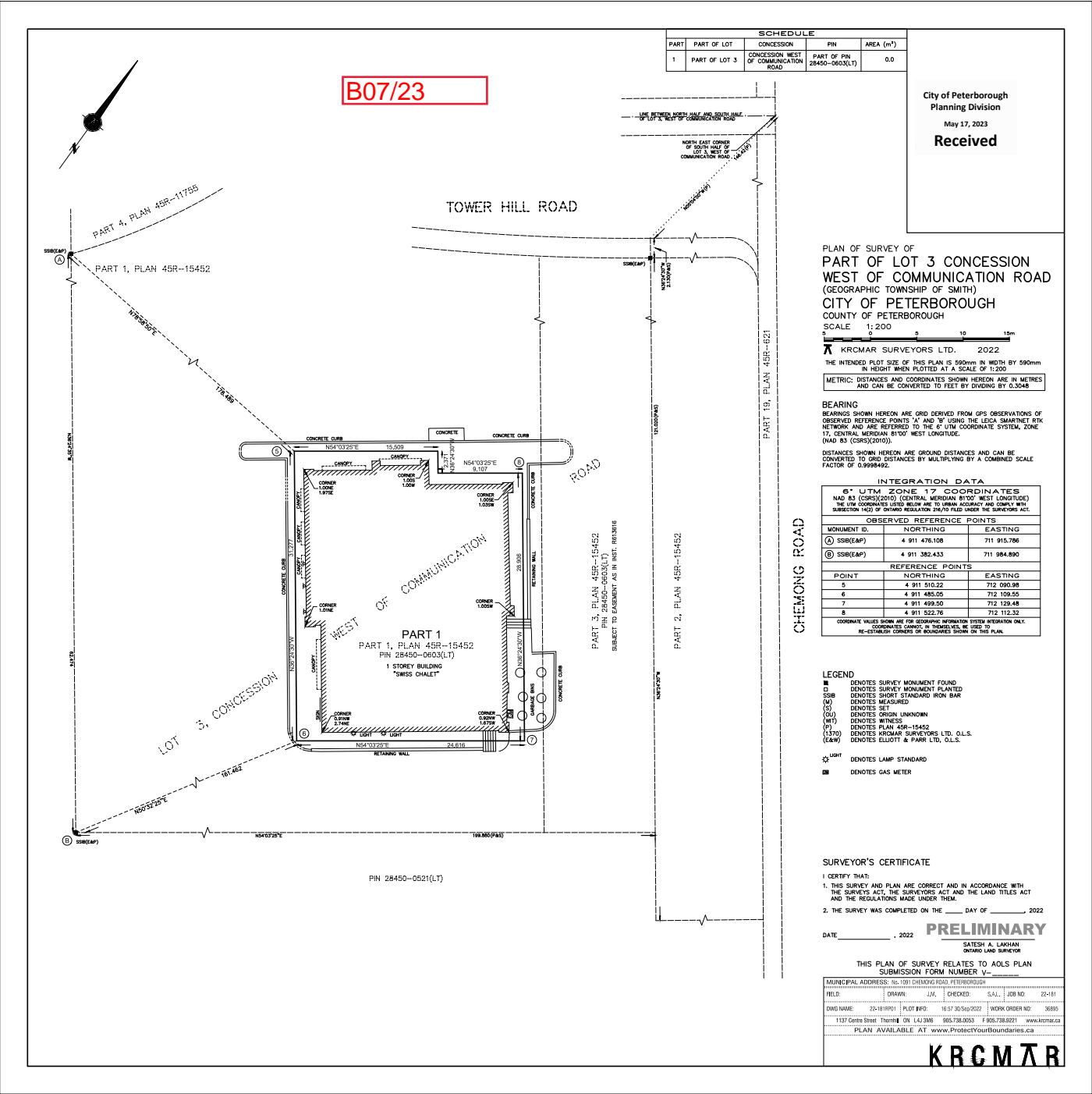
Drawn By: S. PEARCE
Checked By: J. L. YOUNG

Date: MAY 15TH, 2023
Page:

Scale: 1/4" = 1'-0"

S1





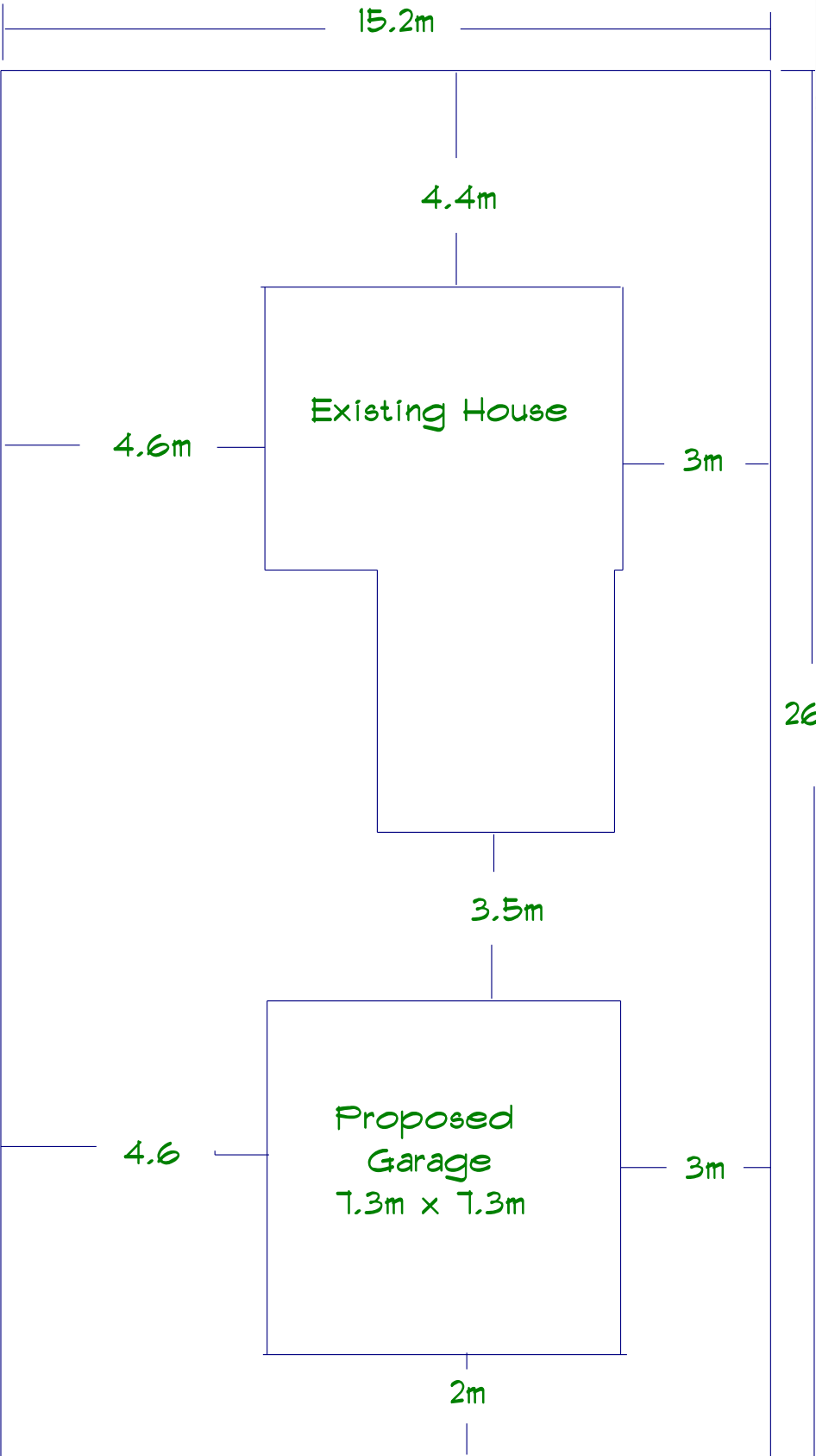
Ware St.

A32/23
19 Ware Street

City of Peterborough
Planning Division

May 18, 2023

Received



BUILDING LOCATION SURVEY OF
PART OF LOT 1,
REGISTERED PLAN No 62
CITY OF PETERBOROUGH

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 14TH AUGUST, 1986.

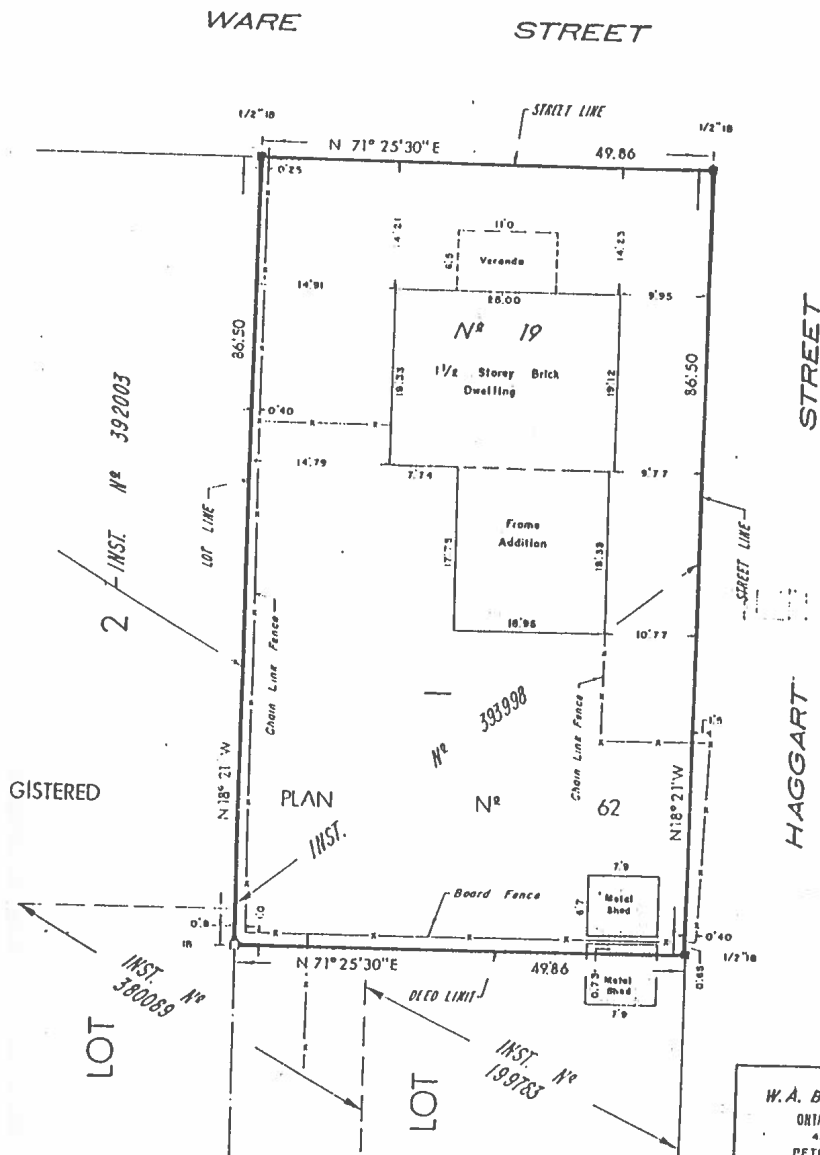
SCALE : 1 INCH EQUALS 15 FEET

MEASUREMENTS ARE TAKEN TO CONCRETE
FOUNDATION OF DWELLING.

W.A. Beninger
W.A. BENINGER
ONTARIO LAND SURVEYOR

PETERBOROUGH, ONTARIO
19 AUGUST 1986

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



W.A. BENINGER LIMITED
ONTARIO LAND SURVEYORS
414 WATER STREET
PETERBOROUGH, ONTARIO
K9H 3L8

A33/23
55 Hunter

City of Peterborough
Planning Division

May 19, 2023

Received

