



City of
Peterborough

COMMITTEE OF ADJUSTMENT

HEARING DATE: June 2, 2009

Staff Comments Regarding Files: A20/09, A23/08, A24/09, and A25/09

A20/09 – 91 Hunter Street East - The Becker Milk Company Limited

This application was adjourned from the Committee of Adjustment hearing date of May 12/09 to permit the applicant to attend to answer questions of the Committee.

The subject property is included in the Hunter Street East Business District as designated by the Official Plan. It is located at the south west corner of Hunter Street East and Mark Street and has SP.137 Commercial District zoning that would permit a list of uses including a barbershop and beauty shop. The owner is requesting a variance to permit a "pet grooming establishment" as a use considered similar to a "barber shop" or "beauty shop" which are both listed as permitted uses by the site specific zoning of the property.

Considering the liberal nature of the site specific zoning, a pet store would be a permitted use. Also considering the neighbourhood context of the location, Staff is of the opinion that a pet-grooming establishment may cater to the local convenience needs of the adjacent residential neighbourhood functioning similarly to a barbershop. Subject to concerns raised in response to the notice of this public hearing, Staff would not object to the Committee granting a variance to recognize a pet-grooming establishment as a permitted use of the subject property.

A23/09 – 250 Rogers Street - Eric Gregory & Claire Baillargeon

The owner would like to construct a 6.75 metre (22.16 ft) by 1.8 metre (6 ft), verandah across the front of the dwelling in place of the covered stoop at the front entrance. A variance is therefore requested to reduce the minimum building setback from the centreline of Rogers Street from 16 metres (52.4 ft) to 12.36 metres (40.55 ft) regarding a covered verandah and to 11.06 metres (36.3 ft) regarding a set of 1.2 metre (4 ft) wide stairs descending from the verandah.

Rogers Street is designated as a low capacity collector street and traffic volume is not high due to the short distance between arterial roadways that it connects. The property is located on a section of Rogers Street lined with low density, residential dwellings setback from the street a similar distance to the dwelling and proposed verandah on the subject property. Staff visited the site and considered the established standard of development in the neighbourhood. Provided that the cover over the verandah has a low profile to minimize building massing, Staff is of the opinion that the proposed covered verandah would contribute to the aesthetic street appeal of the dwelling without any significant

impact on properties in the vicinity or compromising the intent of the regulations of the by-law in the specific neighbourhood. Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting the two variances as described provided that the roof of the verandah is a low profile, cottage style design.

A24/09 – 1268 Parkhill Road West - Randolph & Lisa Schnell

The owner is seeking relief from the zoning of the property to permit the partially constructed, mud room addition to the front of the dwelling. A variance is therefore requested to the D.2 Development District zoning regulations to reduce the minimum building setback from the side lot line from 30 metres (98.4 ft) to 7.9 metres (26 ft) from the east side lot line and to 14 metres (46 ft) from the west side lot line to permit the 2.4 metre by 2.81 metre structure.

The subject property is a small (30X60 metre) rural property with a single unit dwelling and garage established on the lot. The intention of applying the D.2 Development District zoning to the property was to ensure development and use was restricted on such a small property until municipal services are available to the area. In 1994, (File A10/94) variances were granted by the Committee to acknowledge the location of a garage established on the property in relation to the street setback and the west side lot line. Referring to the sketch attached as Exhibit A, this application pertains to a mud room addition that would be setback further from the west side lot line and further back from the street line than the garage.

Staff considered the development of the property as well as the nature of the addition in relation to the application of the D.2 Development District zoning and is of the opinion that the proposed addition will not compromise the intent of the zoning with respect to the use or the regulations of the by-law. Staff would not object to the Committee granting the variances as described provided that the owner is required to obtain a building permit.

A25/09 – 3 Edgewater Boulevard - Andy Rothfisher

The proponent would like to construct a 1.8 metre (6 ft) wide cottage style dormer that would project 1.8 metres (6 ft) out from the existing 1.5 storey high roof line. A variance is therefore requested to reduce the minimum setback distance from the street line from 6 metres (20 ft) to 1.81 metres (5.95 ft). The face of the dormer would be setback the same distance as the face of the first storey of the building in relation to the street.

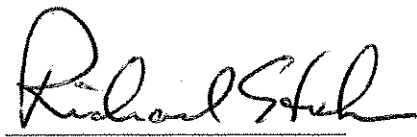
The owner is in the process of designing a new dwelling to be constructed on the property in place of the building that will be removed. The owner was recently before the Committee and was granted variances to reduce the minimum building setback from the street line regarding a verandah and a side lot line. While the substantial changes to the dwelling were planned to be to the rear of the building the owner wanted to improve the aesthetic street appeal and interior space by adding a cottage style dormer to the front of the dwelling. While the building enjoys a legal non conforming position in relation to the street front regarding its current storey and one half design the additional building massing that would be changed by the proposed dormer lies within the minimum building

setback from the street line.

Staff have considered the proposed design of the addition and is of the opinion that the proposed design and scale of the proposed dormer would not contribute substantially to the building massing in relation to the street line and considering the established standard of development in the neighbourhood, would still be proportionate.

Subject to concerns raised by neighbouring property owners, Staff would not object to the Committee granting the variance as described to permit one 1.82 metre (6ft) wide gable end dormer on the dwelling.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Straka", written over a horizontal line.

Richard Straka
Planner Policy & Research

A handwritten signature in black ink, appearing to read "R. Waldron", written over a horizontal line.

R. Waldron, C.E.T., CBCO
Manager, Building Division

WEST LOT LINE

EXHIBIT A
SHEET 1 OF 1

STREET LINE

36ft

Garage

11.8

26'

32'

8'

19' 6"

11' 6"

24' 4"

7' 8"

New Addition
10' 6"

31' 8"

House
2921
1268

11' 11"

16'

117' 100

8' 5"

EAST LOT LINE

Road Parkhill Rd. W.

PETERBOROUGH
CITY OF DEVELOPMENT SERVICES
RECEIVED
MAY 14 2003
TO: PLANNING
FILE #

