



Committee of Adjustment Minutes

October 21, 2015

Minutes of a Meeting of Committee of Adjustment held on Wednesday, October 21, 2015 at 7:00 p.m. in the Council Chambers, City Hall.

Present: Ms. Brenda Campbell, Chair
Mr. Mauro DiCarlo
Mr. Claude Dufresne
Mr. Frank Steffler

Regrets: Mr. Len Lifchus

Also Present: Mr. Richard Straka, Planner, Policy and Research
Ms. Jennifer Sawatzky, Secretary-Treasurer

Committee of Adjustment was called to order at 7:00 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

- File No.:** A38/15
Address: 978 Lansdowne Street West
Applicant: Permit World Inc.

This matter relates to a minor variance application submitted by Permit World Inc., 12 Rock Avenue, Unit B, Kitchener, Ontario N2M 2P1, as applicant on behalf of McDonald's Restaurant of Canada, 1 McDonald's Place, Toronto, Ontario M3C 3L4, the owner of the property that is the subject of the application.

At the September 15, 2015, Committee of Adjustment meeting, the Committee agreed to adjourn this application to this Committee of Adjustment meeting in order to permit the owner more time to prepare for the meeting.

On October 2, 2015, the applicant advised that the owner of the property wished to withdraw the application.

No one spoke in respect to the application.

The Committee acknowledged that the Applicant wished to withdraw the application.

- File No.:** A39/15
Address: 381 Queen Street
Applicant: Nicole Mitchell

This matter relates to a minor variance application submitted by Nicole Mitchell, 94 Nevin Drive, Peterborough, Ontario K9J 6E8, as applicant on behalf of Glyn Hunt and Anne Hunt, 15 Stoney Lake Point, Lakefield, Ontario K0L 2H0, the owners of the property that is the subject of the application.

Nicole Mitchell attended the meeting and addressed the Committee as follows:

- She is seeking a minor variance to allow a pet grooming salon as a permitted use in the lower, commercial portion of the property.
- The property's zoning currently allows for a hair salon and barber shop. A variance to allow a pet grooming salon as a similar use would allow her to open her business in that location.

Mr. Richard Straka, Planner, Policy & Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

No one spoke in objection to the application and no written objections were received.

In response to questions from the Committee, the applicant advised as follows:

- There are two parking spaces reserved for the business in the rear of the building. Pet owners will park in the rear and bring the animals in the rear door off of the parking lot.

Decision

The Committee reviewed the application and determined that the separation distance of the stand-alone building on the subject property from adjacent buildings is adequate to minimize any negative impact. The Committee determined that the variance was minor and that the proposed use is similar to the barber shop or beauty shop use permitted by the zoning on the property.

Accordingly, the Committee determined that:

1. the variance is minor;
2. the proposal is desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore, a variance is granted to permit a pet grooming establishment within the existing building on the property, considered as a use similar to that of a barber shop or beauty shop that is permitted by the C.6 zoning of the property.

3. **File No.: A40/15**
Address: 1731 Lansdowne Street West
Applicant: Ken Trevelyan, Trevelyan Architect Inc.

This matter relates to a minor variance application submitted by Ken Trevelyan, Trevelyan Architect Inc., 201-148 Hunter Street West, Peterborough, Ontario K9H 2K8, as applicant on behalf of 999735 Ontario Limited, 1731 Lansdowne Street West, Peterborough, Ontario K9K 1R2, being the owner of the property that is the subject of the application.

The purpose of the application is to request a reduction of the minimum building setback from the west side lot line and a reduction to the number of loading spaces to allow for a proposed addition to the west side of the building.

Mr. Richard Straka informed the Committee that the Applicant is reviewing the proposed plan for development and has requested a deferral of the application. If the application returns to the Committee for consideration, it would be likely be amended from the current submission and therefore require re-circulation. Accordingly, Staff are recommending that the application be adjourned sine die.

No one spoke in respect to the application.

Accordingly, the Committee agreed to defer this application to an undetermined meeting date to permit the applicant an opportunity to review the plan for development, at which time the application would be re-advertised and re-circulated at the expense of the applicant/owner.

4. **File No.: A41/15**
 Address: 686 Crown Drive
 Applicant: 2345957 Ontario Inc.

This matter relates to a minor variance application submitted by 2345957 Ontario Inc, 686 Crown Drive, Peterborough, Ontario K9J 6W1, the owner of the property that is the subject of the application.

Stan Steinsky of S. R. Steinsky Construction Ltd., 324 Meadowview Road, Omeme, Ontario K0L 2W0, spoke on behalf of the owner of 2345957 Ontario Inc. and addressed the Committee as follows:

- The business operating on the property is a hydraulic service centre, servicing vehicles such as dump trucks, fork lifts and front end loaders. The existing building with a flat roof is approximately four metres in height, which is too low to permit larger vehicles to be serviced inside the building. Currently, vehicles such as dump trucks that are too high to be accommodated indoors have to be serviced outside.
- The owner would like to raise the west section of the building by approximately two metres to be able to accommodate higher vehicles.
- The owner would like to apply for a variance from the minimum setback to allow for the building renovation, as the existing building does not conform to the minimum building setback from the rear lot line. The building dimensions will not increase from the current footprint.

Mr. Richard Straka, Planner, Policy & Research, presented Staff comments with respect to the application on behalf of the Building and Planning Divisions of the Planning & Development Services Department, City of Peterborough.

No one spoke in objection to the application and no written objections were received.

In response to questions from the Committee, the applicant advised as follows:

- The overhead door illustrated in Exhibit B of the Staff Report will remain in the same location with the same width as the existing door. The height of the door will be raised to permit entry for taller vehicles.
- The renovated building will have room for most large-sized vehicles, such as snow ploughs and front end loaders, but will not be large enough for tractor trailers.

Decision

The Committee reviewed the application and noted that the proposed expansion to the height of the building would not increase the building footprint or the existing floor area of the building. Considering the note from The Otonabee Region Conservation Authority, indicating that the property is located in an area that may be subject to flooding, the Committee determined that the proposed addition to the height to the building would allow an expansion to the business on the property without any impact on the flood storage capacity of the property. The Committee determined that the impact of the variance to the building setback was minor and would result in appropriate development that would be in keeping with the established standard of development of the neighbourhood.

Accordingly, the Committee determined that:

1. the variance is minor;
2. the proposal is desirable for the appropriate development or use of the land;
3. the general intent and purpose of the Zoning By-law is maintained; and
4. the general intent and purpose of the Official Plan is maintained.

Therefore a variance is granted to reduce the minimum building setback from the rear lot line to 3.6 metres for a 17 metre wide section of the building, PROVIDED THAT the building would not exceed 7.5 metres in height and the building floor area would not exceed the existing 583.7 square metres.

Minutes

Moved by Frank Steffler

That the minutes of the Committee of Adjustment hearing held on September 15, 2015 be approved.

“CARRIED”

Other Business

There were no items of other business.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, November 17, 2015.

Adjournment

The meeting was adjourned at 7:26 p.m.

(Sgd.) Brenda Campbell, Chair

(Sgd.) Jennifer Sawatzky, Secretary-Treasurer