



City of
Peterborough

Committee of Adjustment
Hearing Date: October 21, 2015

Staff Comments Regarding: File A38/15, A39/15, A40/15 and A41/15

A38/15 – 978 Lansdowne Street West – McDonald’s Restaurants of Canada Limited

This application has been withdrawn at the applicant’s request.

A39/15 – 381 Queen Street – Glyn and Anne Hunt

The subject property is located in the Central Area of the City, designated as a Commercial Core Area, and is zoned C.6 Commercial District. Queen Street is a short local street between Hunter and Simcoe. The building on the property is a stand-alone structure surrounded by the parking associated with the Scotia Bank to the north and west and is separated from the building to the south by a pedestrian area with a parking to the rear.

The upper level of the building is occupied by residential tenants, but the owner has found it difficult to rent the lower level for commercial purposes as required by the zoning. A prospective tenant would like to open up a pet grooming establishment in the street level of the building. Among other uses, the zoning would permit a hair salon that provides personal service care and grooming typically for humans. A variance is therefore requested to extend the services to include grooming of pets.

Considering the stand-alone situation of the building, and the surrounding land uses, the impact of the proposed use may be primarily on the other occupants of the building on the subject property. Notice of the proposed use was issued and mailed to adjacent property owners.

Subject to concerns raised in response to the notice issued, Staff would not object to the Committee granting the variance as described.

A40/15 – 1731 Lansdowne Street West – 999735 Ontario Limited

The proponent is reviewing the proposed plan for development subsequent to the notice being issued and may be revising the application. The applicant has requested a deferral of the application and understands that renotification will be necessary.

A41/15 – 686 Crown Drive – 2345957 Ontario Inc.

The subject property is zoned M3.2 Industrial and is located on Crown Drive, a local street in an industrial designated area. The building on the property is established 3.6 metres (11.8 ft) from the rear lot line to the southwest, as illustrated on the plan attached as Exhibit B. The applicant would like to expand a portion of the building on the property by increasing the height of the building in its established location to approximately 7.3 metres (24 ft).

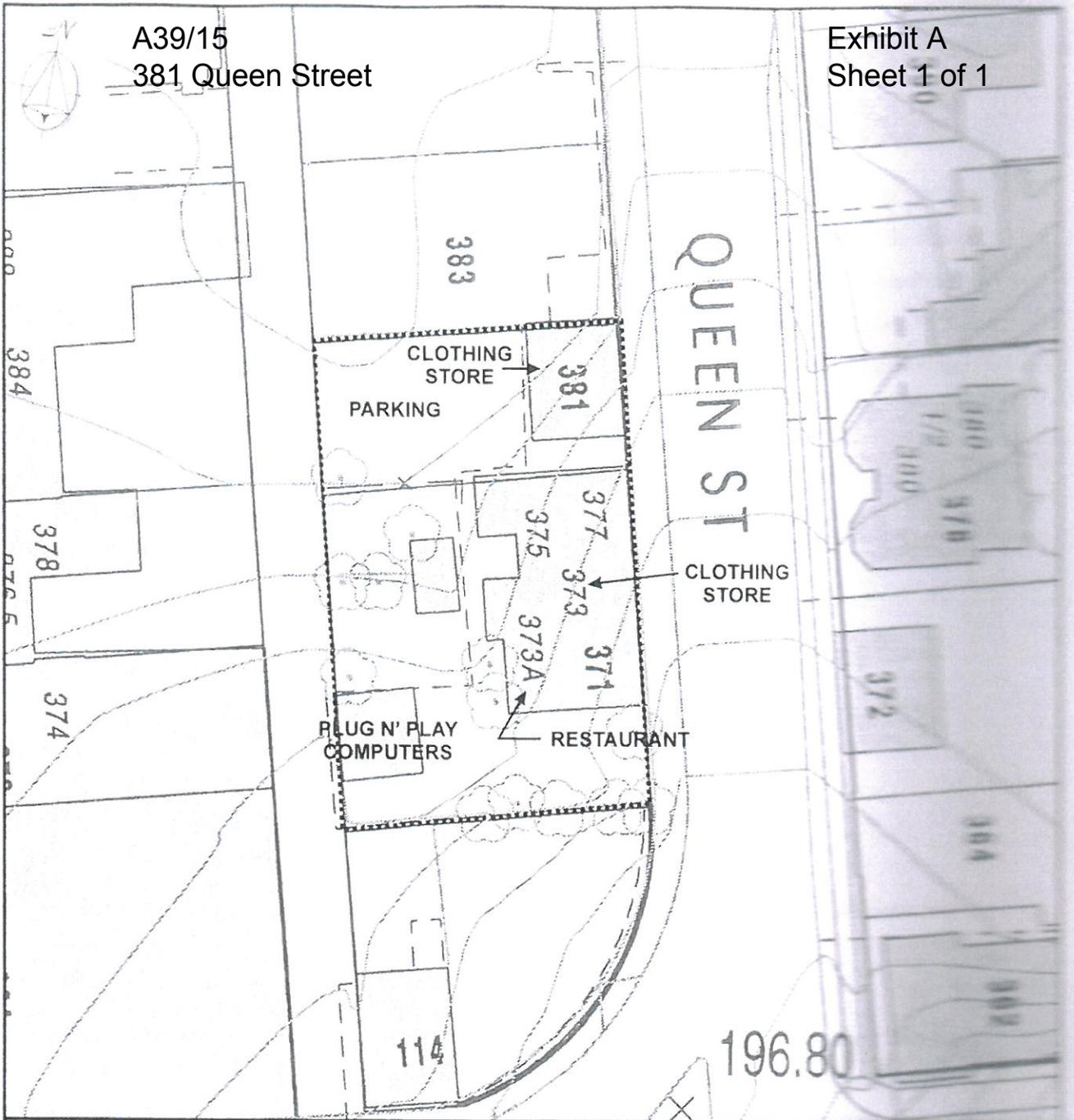
The one storey building is legal non-conforming in its current location of 3.6 metres from the rear lot line. The proposed expansion would effectively increase the height of only a portion of the building where it is located, allowing for a higher, pitched roof rather than the flat roof. Otonabee Conservation commented on the application with the property being located in an area that could be subject to flooding during a 1/100 storm event, appreciating that the proposed addition would increase the height of the building without any additional floor area at risk. The additional height would allow for a pitched roof on the building and air space height within the building to accommodate clearance for machinery such as dump trucks to be worked on within the building. The expansion would result in no additional floor space to the building.

Staff visited the site and noted that the industrial building on the adjacent property to the southwest is established on a skewed angle in relation to the shared lot line ranging from approximately 5.8 metres to 11.5 metres relative to the location of the building on the subject property. As such, there is a variable building separation from the lot line and little use is being made of the inaccessible space between the building and property line.

Considering the separation distance of the building on the adjacent property in relation to the shared lot line, and that there is no addition to the floor area of the building, Staff is of the opinion that the impact of the variance requested would be minor. Subject to concerns raised by the adjacent property owner, Staff would not object to the Committee granting the variance to reduce the minimum building setback from the rear lot line to 3.6 metres for a 17 metre wide section of 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.

(Sgd.) Richard Straka, Planner Policy & Research

(Sgd.) Dean Findlay, C.Tech., CBCO, Chief Building Official



LEGEND



SITE BOUNDARY

SITE PLAN

Environmental Site Assessment
371-381 Queen Street,
Peterborough, Ontario
For: Atlantic (HS) Financial Corporation

DATE MAY 2006

SCALE 1:500

PROJECT 03060549 00

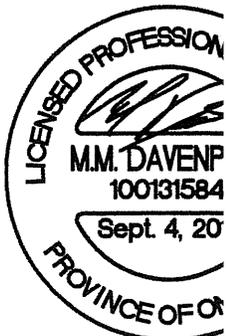
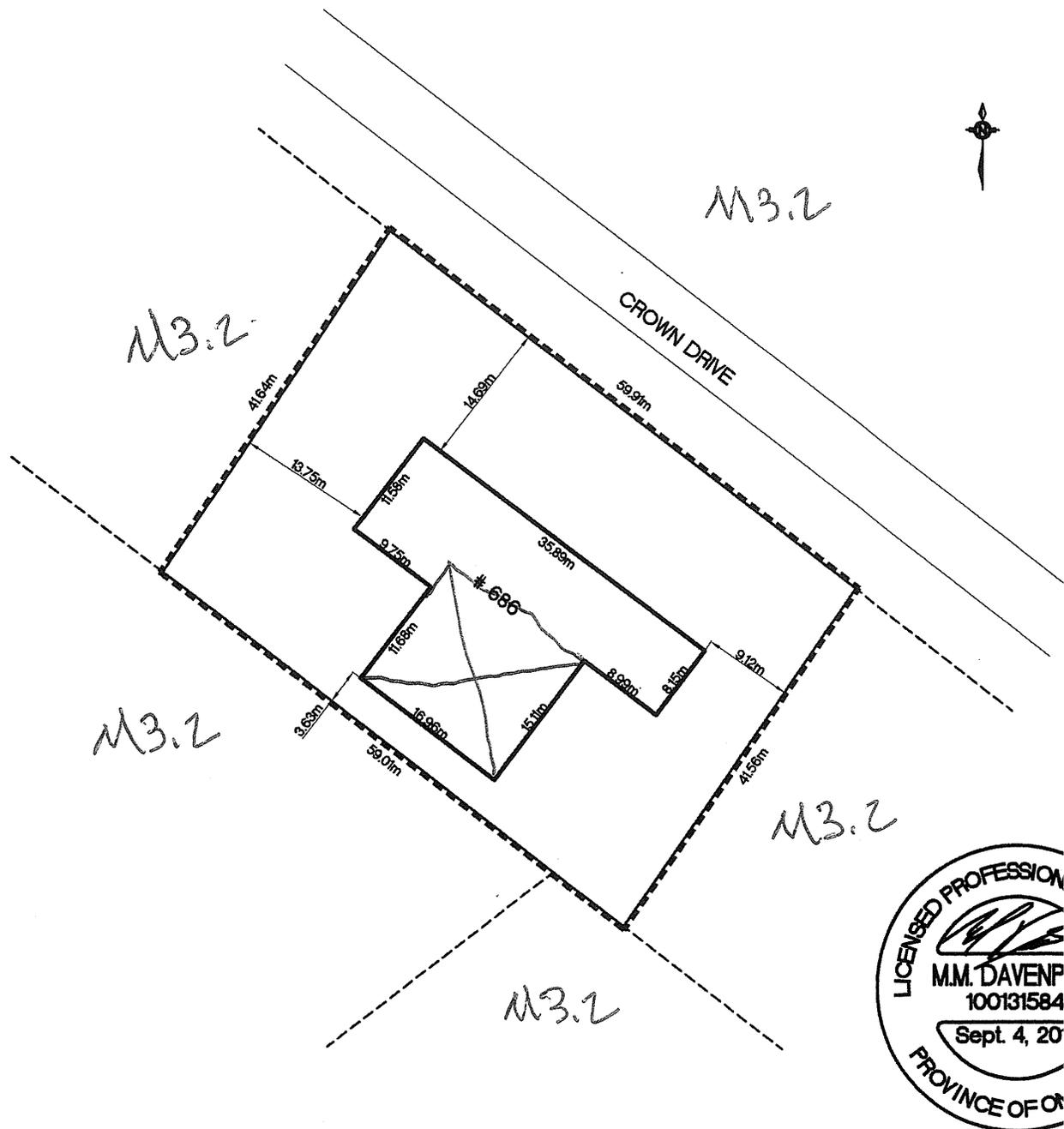
REF NO. 03060549 00

 Site Investigation Services
1000 Highway 7 East, Unit 10
Markham, Ontario L3R 9V7
Tel: (905) 947-8888 Fax: (905) 947-8889

CROWN DRIVE

EXHIBIT 13
SHEET 1 OF 2

OF PETERBOROUGH



ENGINEER: M.J. DAVENPORT & ASSOC
169 LANSDOWNE ST. E. SUITE
PETERBOROUGH, ONTARIO
K9J 7P7

