



City of
Peterborough

Committee of Adjustment Minutes

November 7, 2017

Minutes of a Meeting of Committee of Adjustment held on Tuesday, November 7, 2017 at 6:00 p.m. in the Council Chambers, City Hall.

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

Also Present: Ms. Christie Gilbertson, Planner, Policy and Research
Ms. Jennifer Sawatzky, Secretary-Treasurer

Committee of Adjustment was called to order at 6:05 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

1. **File No.:** A36/17
Address: 1176 Armour Road
Applicant: Kevin M. Duguay

This matter relates to a minor variance application submitted by Kevin M. Duguay, 560 Romaine Street, Peterborough, Ontario K9J 2E3, as applicant on behalf of 2160288 Ontario Inc., 637 The Queensway, Suite 17, Peterborough, Ontario K9J 7J6, the owner of the property that is the subject of the application.

The purpose of this application is to increase the total maximum commercial floor area from 745 square metres to 1038.7 square metres; increase the total maximum floor area per commercial purpose from 235 square metres to 350 square metres for Building B; allow the residential floor area in Building A to exceed the commercial floor area therein; reduce the building setback from the centre line of Cunningham Drive from 19 metres to 17.49 metres for Building A; and reduce the width of landscaped open space from 3 metres to 1.5 metres on a lot line abutting a residential district (adjacent to the driveway entrance from Armour Road) to allow the construction of two buildings with commercial and residential units.

The applicant was not in attendance.

Ms. Christie Gilbertson, Planner, Policy and Research, advised that Otonabee Region Conservation Authority (ORCA) has requested additional information from the applicant in support of the application and requests that the Committee defer its decision until the requested material has been submitted and they have completed their review. Ms. Gilbertson noted that the applicant is aware of ORCA's comments.

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

Moved by Len Lifchus:

That the application be deferred to an undetermined meeting date to provide an opportunity for the applicant to submit the additional requested information to Otonabee Region Conservation Authority (ORCA). At such time that ORCA has completed their review, the application will be re-advertised and re-circulated at the expense of the applicant/owner.

“CARRIED”

2. **File No.: A37/17**
Address: 647 George Street North
Applicant: Kevin M. Duguay

This matter relates to a minor variance application submitted by Kevin M. Duguay, 560 Romaine Street, Peterborough, Ontario K9J 2E3, as applicant on behalf of Dr. Ed Jindrich Corporation, 277 Charlotte Street, Peterborough, Ontario K9J 2V3, the owner of the property that is the subject of the application.

The purpose of this application is to increase the maximum building coverage on site from 30% to 41.5%; reduce the minimum setback from a side or rear lot line for an accessory structure from 1.5 metres to 0.6 metres; increase the maximum building area of an accessory building from 20 square metres to 32.5 square metres; reduce the landscape open space width along a lot line abutting a residential district from 1.5 metres to 0 metres; reduce the size of a parking space from 2.7 metres by 5.7 metres to 2.5 metres by 5.5 metres; and reduce the width of a drive aisle from 6.4 metres to 4.83 metres (on the subject property) to allow the construction of a 32.5 square metre detached garage as an accessory use.

Dr. Jindrich attended the meeting and advised the Committee that he was available to answer any questions regarding the application.

Ms. Christie Gilbertson, Planner, Policy and 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, Staff advised as follows:

- The original proposal for the garage consisted of a slightly larger structure, located closer to the existing building on the property. After consultation with Staff, the applicant revised the proposal with respect to the size and location of the garage and its proximity to the lot lines. Staff are now satisfied that there is adequate room on the property to accommodate vehicle turning movements.

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

- The second floor of the garage will not be finished. The garage will have electricity but no plumbing will be installed.
- He will ensure that eavestroughing is established on the garage.
- If snow accumulation blocks the available parking spaces on the property, it will be removed.

Decision

The Committee received no comment or presentation from members of the public concerning the application and thus made its decision on the basis of the Staff Report and the application.

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the application should be approved as per the Staff Recommendation and that the variances are minor, the proposal is desirable for the appropriate development or use of the land, and the general intent and purpose of the Zoning By-law and Official Plan are maintained.

Therefore variances are granted to:

- i) Increase the maximum building coverage on site to 41.5%;**
- ii) Reduce the minimum setback from a side or rear lot line for an accessory structure to 0.6 metres;**
- iii) Increase the maximum building area of an accessory to 32.5 square metres;**
- iv) Reduce the landscape open space width along a lot line abutting a residential district to 0 metres;**
- v) Reduce the size of a parking space to 2.5 metres by 5.5 metres; and**
- vi) Reduce the width of a drive aisle to 4.83 metres (on the subject property).**

PROVIDED THAT eavestroughing is established and maintained on the garage to manage stormwater onto the subject property, so as not to affect the neighbouring property.

Minutes

Moved by Brenda Campbell

That the minutes of the Committee of Adjustment hearing held on October 3, 2017 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, December 5, 2017.

Adjournment

The meeting was adjourned at 6:23 p.m.

(Sgd.) Mauro DiCarlo, Chair

(Sgd.) Jennifer Sawatzky, Secretary-Treasurer