



City of  
**Peterborough**

## **Committee of Adjustment Minutes**

**December 5, 2017**

Minutes of a Meeting of Committee of Adjustment held on Tuesday, December 5, 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

**Regrets:** 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 6:00 p.m.

### **Disclosure of Pecuniary Interest**

There were no disclosures of Pecuniary Interest.

- File No.:** A38/17  
**Address:** 586 Bethune Street  
**Applicant:** Esther Vincent

This matter relates to a minor variance application submitted by Esther Vincent, 586 Bethune Street, Peterborough, Ontario K9H 3Z8, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum number of required parking spaces from 1 per unit to 0.5 per unit and to reduce the minimum required size of a parking space from 5.7 metres by 2.7 metres to 3.0 metres by 2.7 metres. These variances would facilitate the establishment of a second dwelling unit within the existing building.

Ms. Vincent attended the meeting to represent 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 Utility Services Department is supportive of the revised proposal to reduce the required number of parking spaces to one and to locate this parking space entirely on the applicant's property.

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

- After consultation with City staff, the proposal has been revised to have the parking space contained entirely on her property. The reduction to the minimum size of a parking space is not longer required.
- She is prepared to move the existing garden in the front of the property to create the necessary space to locate the parking space entirely on her property.

### **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.

In respect to the reduction to the minimum required size of a parking space:

The Committee acknowledged that the applicant has revised the proposal in response to concerns expressed by the Utility Services Department about the location of a portion of the parking space on City owned land associated with the Rotary Trail. The Committee agreed with the assessment in the Staff Report and determined that the variance is not required for the development, not minor and not a desirable use of the land associated with the trail.

**Therefore a variance to reduce the minimum size of a parking space to to 3.0 metres by 2.7 metres is DENIED.**

In respect to the reduction to the minimum number of required parking spaces:

Having reviewed the application and considered the information presented both in the Staff Report and presentation, the Committee determined that the variance should be approved as per the Staff Recommendation and that the variance to the number of required parking spaces is 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 a variance is granted to reduce the minimum number of required parking spaces to 0.5 per unit CONDITIONAL UPON THE FOLLOWING:**

- i) **The owner establishing and maintaining one 5.7 metre by 2.7 metre parking space wholly on the subject property, located adjacent to the 1.52 metre right of way along the south lot line prior to obtaining a building permit;**
- ii) **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 access to the property. Upon registration of the reference plan, two copies of the registered reference plan will be provided to the Secretary-Treasurer; and**
- iii) **The owner enter into a Transfer of Easement with the City for a right of way for the purpose of vehicular ingress and egress over the City lands at no cost to the City.**

2. **File No.: A39/17**  
**Address: 649 Bolivar Street**  
**Applicant: Lifestyle Home Products**

This matter relates to a minor variance application submitted by Lifestyle Home Products, 944 Crawford Drive, Peterborough, Ontario K9J 3X2, as applicant on behalf of Burnice Ann Williams, 649 Bolivar Street, Peterborough, Ontario K9L 4S1, the owner of the property that is the subject of the application.

The application proposes to reduce the minimum required setback from Albertus Street from 6 metres to 1.34 metres to allow the construction of an 11.5 square metre sunroom with a landing and stairs in place of the existing covered porch.

Bill Carroll of Lifestyle Home Products attended the meeting to represent 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, the applicant advised as follows:

- Staff of Lifestyle Home Products have discussed the Staff Report with the owner of the property and she is aware of the recommendation.

### **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 variance is 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 a variance is granted to reduce the minimum building setback from the Albertus Street street line to 1.34 metres for an 11.5 square metre sunroom with a landing and stairs PROVIDED THAT any alterations to existing lot grading patterns or roof drainage will not adversely impact adjoining properties.**

3. **File No.: A41/17**  
**Address: 340 Florence Drive**  
**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 812809 Ontario Inc., 17-637 The Queensway, Peterborough, Ontario K9J 7J6, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum building setback from the east side lot line from 12 metres to 10 metres for balconies serving the east side of the easterly building.

Mr. Duguay attended the meeting and addressed the Committee as follows:

- The Site Plan Application is in the final stages of approval. The proposed balcony addition does not affect the engineering of the site in any way.
- He has been working with Staff on the application and supports the recommendation in the Staff Report.

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, the applicant advised as follows:

- The balconies were not contemplated in the original design for the development and were added in response to market demand.

### **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 variance is 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 a variance is granted to reduce the minimum building setback from the east side lot line to 10 metres for balconies on the easterly building.**

4. **File No.:** A42/17  
**Address:** 264 Lansdowne Street East  
**Applicant:** Ellas Holdings Inc.

This matter relates to a minor variance application submitted by Ellas Holdings Inc., 264 Lansdowne Street East, Peterborough, Ontario K9L 2A3, the owner of the property that is the subject of the application.

The purpose of the application is to reduce the minimum number of required parking spaces from 434 to 334 to support the redevelopment of the property into a new Banquet Hall facility.

The applicant was not in attendance.

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

- The applicant is hoping to have the parking study completed and reviewed in time to have the application heard at the next Committee of Adjustment hearing.

Diane Tamblyn, 277 Lansdowne Street East, Peterborough, ON K9L 2A3 attended the meeting and spoke in opposition to the application. Ms. Tamblyn expressed concerns with the reduction in parking and noted that she has observed customers of the existing facility on the subject property parking on her property.

Ms. Gilbertson noted that the current facility has approximately 250 parking spaces serving both the motel and the conference centre/restaurant. The proposed development includes 334 parking spaces, an increase from what is currently established.

Moved by Brenda Campbell:

**That the application be deferred to the January 23, 2018 hearing to provide the applicant an opportunity to have a parking study prepared by a qualified consultant to justify the reduction in parking.**

“CARRIED”

**Minutes**

Moved by Claude Dufresne:

**That the minutes of the Committee of Adjustment hearing held on November 7, 2017 be approved.**

“CARRIED”

**Other Business**

There were no items of other business.

**Next Meeting and 2018 Committee of Adjustment Schedule**

Moved by Len Lifchus:

**That the 2018 meeting schedule be approved.**

“CARRIED”

The next meeting of the Committee of Adjustment is scheduled for Tuesday, January 23, 2017.

**Adjournment**

The meeting was adjourned at 6:31 p.m.

(Sgd.) Mauro DiCarlo, Chair

(Sgd.) Jennifer Sawatzky, Secretary-Treasurer