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City of Peterborough

Committee of Adjustment Minutes

May 19, 2026

Draft Minutes Not Approved

Minutes of a Hybrid Meeting of Committee of Adjustment held on May 19, 2026, at 6:00 p.m.

Present: Rod Hines, Vice Chair
Dan Marinigh
Kaes Vanderkooy

Regrets: Stewart Hamilton, Chair
Robert Short

Also Present: Nun Nil, Junior Planner
April Chapman, Zoning Administrator
Jason Williams, Permit Coordinator
Shelise King, Permit Coordinator
Jennifer Stern, Secretary-Treasurer

Committee of Adjustment was called to order at 6:03 p.m.

Disclosure of Pecuniary Interest

Kaes Vanderkooy declared a pecuniary interest in File No. A20/26, 542 Maniece Avenue and abstained from voting on this decision.

Applications

The applicant for A20/26, 542 Maniece Avenue was not present at the time their matter was called so the application was moved to second on the agenda to give the applicant time to arrive.

1. File No. A21/26, 81 Hunter Street East

This matter relates to a minor variance application submitted by Arianne Ambre of G.L Smith Planning & Design Inc., as applicant on behalf of William White, the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 6.40 of the Zoning By-law to permit a temporary trailer on the property for approximately five weeks to serve as a temporary operation of the Tim Hortons while the permanent building undergoes renovation.

Veronica Blakely-Kellard of G.L. Smith Planning & Design Inc. attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance to accommodate a temporary trailer while the Tim Hortons undergoes construction to be able to continue serving customers.

Nun Nil, Junior Planner, advised further to his report:

- The application meets parking requirements under the Zoning By-law, so no relief is being sought regarding parking.

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

Moved by Kaes Vanderkooy

That the application be approved in accordance with the recommendation in the Staff Report.

“CARRIED”

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 a variance is temporarily granted to Section 6.40 of the Zoning By-law to permit a temporary building associated with the Tim Hortons on the property CONDITIONAL UPON an amendment to the Site Plan Agreement to illustrate the proposed temporary trailer on the site in a location that functions to the satisfaction of the Supervisor of Urban Design considering parking and vehicular movement on the site. The variance will expire on September 30, 2026.

2. **File No. A20/26, 542 Maniece Avenue**

This matter relates to a minor variance application submitted by Dirk Brinkman, as applicant on behalf of Margaret & Dirk Brinkman, the owners of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 338.3(e)(ii) to increase the maximum floor area in the northerly dwelling from 50 metres to 90 metres.

Dirk Brinkman did not attend the meeting. The Committee elected to make a decision on the merits of the application alone.

Nun Nil, Junior Planner, advised further to his report:

- The application is the result of a change in roof style which impacts the living space and necessitates the increase in floor area above what the Zoning permits.

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

- The floor area will now include the second floor which results in an increase in floor area.

- Staff are agreeable to amending the recommended condition to the phrase “obtain a building permit”, however, at the Building Permit stage they will still be required to prove adequate services under the Ontario Building Code.

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

Moved by Rod Hines

That the application be approved in accordance with the recommendation in the Staff Report with the amended condition.

“CARRIED”

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, a variance is granted to Section 338.3(e)(ii) to increase the maximum floor area in the northerly dwelling from 50 metres to 90 metres CONDITIONAL UPON the property owner obtaining a Building Permit to ensure that the northerly structure and this proposal meet the Ontario Building Code, including the adequacy of private services.

Minutes

Rod Hines requested an amendment to the minutes on page 8 to add the word “dish” to comments regarding a rooftop satellite for clarity.

Moved by Rod Hines

That the minutes of the Committee of Adjustment hearing held on April 21, 2026 be approved, as amended.

“CARRIED”

Other Business

Presentation on CPP By-law by Brad Appleby, Director of Planning, Development and Urban Design

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, June 23, 2026.

Adjournment

The meeting was adjourned at 7:11 p.m.

Rod Hines, Vice Chair

Jennifer Stern, Secretary-Treasurer