City of Peterborough

Committee of Adjustment Minutes

April 23, 2025

Minutes of an Electronic Meeting of Committee of Adjustment held on April 23, 2025, at 6:00 p.m.

Present: Stewart Hamilton, Chair
Rod Hines
Dan Marinigh
Robert Short
Kaes Vanderkooy

Also Present: Nun Nil, Junior Planner
Sarah Dilamarter, Junior Planner and Acting Secretary-Treasurer

Regrets: April Chapman, Permit Coordinator

Committee of Adjustment was called to order at 6:00 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

Applications

The applicant for Item 1: File No. A14/25, 19 Park Street South was not in attendance at the time this item was to be discussed. The Committee moved this item to the end of the agenda to allow additional time for the applicant to arrive.

1. **File No. A15/25, 711 Crowley Crescent**

This matter relates to a severance application submitted by Brian Buchardt, LandDesign, as applicant on behalf of DeafBlind Ontario Foundation, the owner of the property that is the subject of the application.

The purpose of the application is to seek the following variances from the Zoning By-law to facilitate the construction of an uncovered deck and a reconstruction of the exterior concrete stairway to the basement, both in the rear of the dwelling:

a) Section 6.19(b) to increase the allowable projection of a platform into a building setback from a rear lot line from 3 metres to 4.1 metres; and,

b) Section 7.2.e(ii) to reduce the minimum rear lot line setback from 7.6 metres to 4.5 metres.

Brian Buchardt attended the meeting and addressed the Committee as follows:

- There is a sunroom addition to the rear of the existing dwelling, which was built without a permit.
- The applicants are proposing to demolish the existing unpermitted sunroom and replace it with a platform.
- The existing dwelling has been constructed within the rear yard setback.
- As part of the proposal, they're proposing to reconstruct the existing stairwell to the basement, which will include a canopy over it.

Nun Nil, Junior Planner, advised that he had nothing further to add to the information presented in the Staff Report.

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 4.5 metre setback to the rear lot line is an estimate, which was set and agreed upon by the applicant.
- The dashed line on the site plan represents the covered stairway.

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

- The dwelling is a group home for the hearing and visually impaired, which meets the City's regulations.
- The group home is fully supervised.

Moved by Rod Hines

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.

Therefore, variances to the Zoning By-law are granted as follows:

a) **Section 6.19(b) to increase the allowable projection of a platform into a building setback from a rear lot line from 3 metres to 4.1 metres; and,**

b) **Section 7.2.e(ii) to reduce the minimum rear lot line setback from 7.6 metres to 4.5 metres.**

Provided that construction proceeds substantially in accordance with the concept plan attached as Exhibit B.

2. **File No., A15/25, 19 Park Street South**

This matter relates to a permission application submitted by Paul Lewis, Bluefocus Inc., as applicant on behalf of Deval Holdings Inc., the owner of the property that is the subject of the application.

The purpose of the application is to obtain permission to convert an existing legal non-conforming salon use to an office use.

Paul Lewis attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance to permit the office use to conduct a seasonal window cleaning business.

- The office would accommodate the applicant, and occasionally a bookkeeper. No business will be conducted from the site, nor will there be any vehicular movement from the site throughout the day.

Nun Nil, Junior Planner, commented that the office use is limited to the main floor of the dwelling, and will not affect the exterior of the existing building.

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 existing basement will not be utilized for the office use.

Moved by Dan Marinigh

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.

Therefore, permission is granted to convert a legal non-conforming use to an office use provided that the use be limited to the main floor of the building, consistent with the floor plan depicted in Exhibit A.

Minutes

Moved by Dan Marinigh

That the minutes of the Committee of Adjustment hearing held on March 25, 2025 be approved.

"CARRIED"

Other Business

Kaes Vanderkooy indicated that he will be absent at the next Committee of Adjustment Hearing dated May 27th, 2025.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, May 27, 2025.

Adjournment

The meeting was adjourned at 6:18 p.m.

(sgd.) Stewart Hamilton, Chair

(sgd.) Sarah Dilamarter, Acting Secretary-Treasurer