City of Peterborough

Committee of Adjustment Minutes

January 21, 2025

Minutes of an Electronic Meeting of Committee of Adjustment held on January 21, 2025, at 6:00 p.m.

Present: Stewart Hamilton, Chair
Dan Marinigh
Kaes Vanderkooy

Also Present: Sarah Dilamarter, Junior Planner
Nun Nil, Junior Planner
Andrea Stillman, Zoning Administrator
Nolan Drumm, Land Use Planner and Acting Secretary-Treasurer

Regrets: Robert Short
Rod Hines

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

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

Applications

1. File No., A47/24, 749 Brunswick Avenue

This matter relates to a minor variance application submitted by Jared Healey and Cheryl Healey, the owners of the property that is the subject of the application.

The purpose of the application is to seek a variance from Section 4.8(3)(i) of the Zoning By-law to reduce the minimum setback between a driveway and intersecting local street lines from 6 metres to 1.2 metres to accommodate a driveway on the northern frontage of the property to provide vehicle access to the existing vacant lot.

Jared Healey attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance to locate the proposed driveway closer to the intersection, to facilitate the construction of a new dwelling on the vacant lot.

Sarah Dilamarter, Junior Planner, advised that she 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.

Moved by Dan Marinigh

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

“CARRIED”

Decision

The Committee received no comments 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 4.8(3)(i) of the Zoning By-law to reduce the minimum setback between a driveway and intersecting local street lines from 6 metres to 1.2 metres, provided that construction proceed substantially in accordance with the concept plan attached as Exhibit A to the Staff Report dated January 21, 2025.

2. **File No., A48/24, 898 Monaghan Road**

This matter relates to a minor variance application submitted by Christina Shin, G.L. Smith Planning and Design Inc., as applicant on behalf of 1559741 Ontario Inc., the owner of the property that is the subject of the application.

The purpose of the application is to seek a variance from Section 6.40 of the Zoning By-law to permit a temporary trailer on the site from which to operate the coffee shop while the main building is under renovation.

Matthew Smith attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance to permit a temporary trailer on the subject property, which will be used to continue operations of the restaurant while the main building is going through renovations.

- The renovations are expected to take approximately four weeks, and the trailer will be removed once the renovations are complete.

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.

Moved by Stewart Hamilton

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

“CARRIED”

Decision

The Committee received no comments 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 6.40 of the Zoning By-law to permit a temporary trailer on the site, conditional upon a minor 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 May 31, 2025, to ensure the applicants have adequate time to undertake the renovations.

3. **File No., A49/24, 345 Armour Road**

This matter relates to a minor variance application submitted by Brian Buchardt, LandDesign, as applicant on behalf of TVM 345 Armour Road Inc., the owner of the property that is the subject of the application.

The purpose of the application is to seek the following relief from the Zoning By-law to facilitate the provision of a concrete walkway and loading area:

a) Section 4.3.1(b)(i) to reduce the minimum length of 60-90 degree parking spaces from 5.7 metres to 5.6 metres;

b) Section 4.4.1(a) to reduce the minimum length of an accessible parking space from 5.7 metres to 5.6 metres; and,

c) Section 4.6.2(B)(1)(iv) to reduce the required loading space dimensions for an office space with a floor area of 746 square metres or greater from 3.6 metres by 12 metres to 3.6 metres by 5.6 metres.

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

- The owners are seeking a minor variance to address some deficiencies in the parking area layout that were identified during the detailed site plan review relating to parking space length and loading area length.

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, the applicant advised as follows:

- The requested reduction in parking space length will apply to all parking spaces located on the property.

Moved by Kaes Vanderkooy

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

“CARRIED”

Decision

The Committee received no comments 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 to the Zoning By-law are granted as follows:

a) **Section 4.3.1(b)(i) to reduce the minimum length of 60–90-degree parking spaces from 5.7 metres to 5.6 metres;**

b) **Section 4.4.1(a) to reduce the minimum length of an accessible parking space from 5.7 metres to 5.6 metres; and,**

c) **Section 4.6.2(B)(1)(iv) to reduce the required loading space dimensions for an office space with a floor area of 746 square metres or greater from 3.6 metres by 12 metres to 3.6 metres by 5.6 metres.**

Minutes

Moved by Stewart Hamilton

That the minutes of the Committee of Adjustment hearing held on November 26, 2024, be approved.

"CARRIED"

Other Business

The Secretary-Treasurer advised the Committee that the Ontario Land Tribunal hearing regarding the Committee's decision to deny File No. A38/24 – 654-656 Stewart Street at the October 22, 2024 hearing was held on January 20, 2025. The Tribunal member made an oral decision to approve the application. A copy of the written order will be circulated to Committee members once it's available.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, February 25, 2025.

Adjournment

The meeting was adjourned at 6:14 p.m.

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(sgd.) Stewart Hamilton, Chair

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(sgd.) Nolan Drumm, Acting Secretary-Treasurer