City of Peterborough

Committee of Adjustment Minutes

July 21, 2026

Minutes of an Electronic Meeting of Committee of Adjustment held on July 21, 2026, at 6:00 p.m.

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

Also Present: Sarah Dilamarter, Junior Planner
April Chapman, Zoning Administrator
Jennifer Stern, Acting Secretary-Treasurer

Committee of Adjustment was called to order at 6:07 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

Applications

1. **File No. A27/26, 50 Wallis Drive**

This matter relates to a minor variance application submitted by Raj Patel, as applicant on behalf of Revaben Patel, the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 6.11(a) of the Zoning By-law to reduce the minimum required setback from the southerly street line from 6.0 metres to 1.2 metres to facilitate the demolition of the existing detached garage and the construction of a replacement detached garage with an increased footprint.

Raj Patel attended the meeting and addressed the Committee as follows:

- The requested variance is to accommodate the proposed garage expansion.
- The existing garage has older construction of all wood siding and the concrete floor was poured inside the garage which is affecting drainage on the property.

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 Maringh

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 granted to Section 6.11(a) of the Zoning By-law to reduce the minimum required setback from the southerly street line from 6.0 metres to 1.2 metres to facilitate the demolition of the existing detached garage and the construction of a replacement detached garage with an increased footprint.

2. **File No. A28/26, 760 Rye Street**

This matter relates to a minor variance application submitted by Federico Palacios, as applicant on behalf of 760 Rye Street Inc., the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 19.2 of the Zoning By-law to reduce the minimum permitted building setback from a side lot line abutting a non-residential district from the greater of 6 metres or 4.3 metres per storey to 6.7 metres to permit a proposed building expansion.

Federico Palacios attended the meeting and addressed the Committee as follows:

- The subject site is irregular in shape and located just south of Rye Street.
- There is an existing creek as well as other natural features at both the south and west of the property.
- The proposal supports the expansion of existing industrial uses on the site.
- The proposed expansion will provide 718 square meters of new gross floor area.
- The western wall of the expansion will be flush with existing condition of the building.
- The requested variances are technical in nature and tied to how the zoning by-law defines interior side yards directly as a function of height in stories.
- The building that is existing predates the zoning provisions.
- No adverse impact on surrounding land uses has been indicated and none are anticipated as a result of the expansion.

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 Robert Short

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 granted to Section 19.2 of the Zoning By-law to reduce the minimum permitted building setback from a side lot line abutting a non-residential district from the greater of 6 metres or 4.3 metres per storey to 6.7 metres to permit a proposed building expansion.

3. **File No. B5/26, 774 Rye Street**

This matter relates to a severance application submitted by Federico Palacios, as applicant on behalf of Gainey Robert Michael Mijar Limited and 491985 Ontario Limited., the owners of the property that is the subject of the application.

The purpose of the application is to seek consent to sever approximately 0.20 hectares (0.5 acres) from the south-westerly portion of 774 Rye Street for the purpose of adding the lands to the adjacent property municipally known as 760 Rye Street.

Federico Palacious attended the meeting and addressed the Committee as follows:

- The subject property is located south of Rye Street and west of The Parkway.
- There is a natural creek feature that runs along the south and a single-story strip mall and office building currently on the subject lands.
- The lot line application will serve to regularize the lot configuration between the proposed lots.
- The proposal will also serve to secure the existing storm outlet condition for the benefit lands.
- The purpose of the proposal is to facilitate the expansion of the Quick Mill facility.
- The two resulting lands would both be zoning compliant.
- Both lands will have public servicing and road access.
- Both proposed lots comply with existing Zoning provisions.
- The proposal is consistent with surrounding industrial area.

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 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.

Consent is granted to sever approximately 0.20 hectares (0.5 acres) from the south-westerly portion of 774 Rye Street for the purpose of adding the lands to the adjacent property municipally known as 760 Rye Street, CONDITIONAL UPON THE FOLLOWING:

i. **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. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan, in PDF format, will be provided to the Secretary-Treasurer;**

ii. **A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;**

iii. **The owner's solicitor shall provide an Undertaking to consolidate the severed lands with the property municipally known as 760 Rye Street and to provide a registered copy of the Application Consolidation. The consolidated parcels shall be considered as one lot and shall not be dealt with separately. Section 50 (3) or 50 (5) shall apply to any subsequent conveyance or transaction involving the parcel of land that is subject to this Consent application.**

iv. **That the applicant provide the Secretary-Treasurer with a draft of the Transfer/Deed of Land; and**

v. **That if the above conditions are not satisfied within two years of the circulation of the Committee's decision that this consent will lapse.**

Minutes

Moved by Rod Hines

That the minutes of the Committee of Adjustment hearing held on June 23, 2026 be approved.

"CARRIED"

Other Business

There were no items of other business.

Next Meeting

The next meeting of the Committee of Adjustment will be determined at a later date.

Adjournment

The meeting was adjourned at 6:29 p.m.

signed

Stewart Hamilton, Chair

signed

Jennifer Stern, Acting Secretary-Treasurer