City of Peterborough

Committee of Adjustment Minutes

October 21, 2025

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

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

Regrets: Stewart Hamilton, Chair

Also Present: Sarah Dilamarter, Junior Planner
April Chapman, Acting Zoning Administrator
Jennifer Stern, 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.

Applications

1. **File No., A35/25, 741 Maryland Avenue**

This matter relates to a minor variance application submitted by Molly Conlin Designs, as applicant on behalf of 1001250965 Ontario Inc., the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 6.18 of the Zoning By-law to increase the maximum permitted lot coverage for an accessory residential building from 10% to 13% to accommodate a proposed Additional Residential Unit (ARU).

Molly Conlin attended the meeting and addressed the Committee as follows:

- The owners are seeking a minor variance to facilitate the construction of a detached Additional Residential Unit (ARU).

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.

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 6.18 of the Zoning By-law to increase the maximum permitted lot coverage for an accessory residential building from 10% to 13% to accommodate a detached Additional Residential Unit (ARU).

2. **File No. A36/25, 781 Lansdowne Street West**

This matter relates to a minor variance application submitted by MJ Davenport & Associates LTD. as applicant on behalf of The Minute Maid Company Canada Inc., the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from the following provisions of the Zoning By-law:

a) Section 6.7 to reduce the minimum building setback from the centreline of Borden Avenue from 24.4 metres to 15.11 metres; and,

b) Section 19.2 to decrease the minimum permitted easterly building setback from the side lot line abutting a non-residential district from the greater of 6 metres or 4.3 metres per storey to 3.6 metres.

Jacob Clark of MJ Davenport & Associates LTD. attended the meeting and addressed

the committee as follows:

- The Minute Maid Company Canada Inc. is proposing to construct an enclosure around some proposed DAF (Dissolved Air Filtration) tanks that they would like to construct on the South side of the building, as indicated in the submitted Concept Plan.
- The DAF tanks would be part of the existing wastewater treatment system in the existing adjacent building.

Sarah Dilamarter, Junior Planner, advised that she had nothing further to add to the information presented in the Staff Report.

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

- A Site Plan Control application is currently being reviewed by Urban Design Staff. Their review will address matters such as parking and outdoor storage.

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

- The DAF tanks are existing and currently housed in another building. Upon approval of the variance, the DAF tanks will be moved to the proposed building addition. Proper installation of the DAF tanks will ensure the proper ventilation of odors.
- The proposed structure is intended to act as a visual screen which will blend in with the existing facility.

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 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, variances are granted to following provisions of the Zoning By-law:

a) **Section 6.7 to reduce the minimum building setback from the centreline of Borden Avenue from 24.4 metres to 15.11 metres; and,**

b) **Section 19.2 to decrease the minimum permitted easterly building setback from the side lot line abutting a non-residential district from the greater of 6 metres or 4.3 metres per storey to 3.6 metres.**

PROVIDED THAT construction of the addition proceed in general accordance with the concept plan attached as Exhibit B, and the addition does not exceed the height of the established roofline of the existing building.

Minutes

Moved by Robert Short

That the minutes of the Committee of Adjustment hearing held on September 23, 2025 be approved.

“CARRIED”

Other Business

In response to questions from the Committee, the Secretary-Treasurer advised as follows:

- Beginning in 2026, Committee of Adjustment Hearings will transition to a hybrid meeting format with the Committee Members present in Council Chambers.
- Applicants and delegates will have the option to attend in-person or remotely.

Next Meeting

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

Adjournment

The meeting was adjourned at 6:16 p.m.

____sgd._____
Rod Hines, Vice Chair

_____sgd._____
Jennifer Stern, Secretary-Treasurer