DRAFT

City of Peterborough

Committee of Adjustment Minutes

February 24, 2026

Draft Minutes Not Approved

Minutes of an Electronic Meeting of Committee of Adjustment held on February 24, 2026, at 6:00 p.m.

Present: Stewart Hamilton, Chair
Rod Hines
Kaes Vanderkooy

Regrets: Dan Marinigh
Robert Short

Also Present: Sarah Dilamarter, Junior Planner
Nun Nil, Junior Planner
Anne Taylor Scott, Manager, Development Planning
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. A44/25, 1383 Bobolink Court**

This matter relates to a minor variance application submitted by Molly Conlin Designs, as applicant on behalf of Godfrey Liu and Ting Kwok, the owners of the property that is the subject of the application.

The purpose of this 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 11.9% to accommodate a proposed Additional Residential Unit.

Molly Conlin, of Molly Conlin Designs, attended the hearing and addressed the Committee as follows:

- Since the application was deferred at the Committee of Adjustment hearing on January 27, 2026, the design was altered to include an additional driveway to alleviate parking concerns for the Additional Residential Unit.

Sarah Dilamarter, Junior Planner, attended the hearing and advised the Committee as follows:

- Staff received correspondence from concerned neighbors regarding driveway access and parking, tree removal, and construction operations.

The Chair acknowledged that the Committee had received and reviewed letters from the following individuals:

i. Jennifer Paxton

ii. Jessica Jobbitt

iii. Loretta Durst

iv. Margaret Phillips

v. Christian Toupin

The following persons attended the meeting and addressed the Committee in opposition to this application:

i. Gary Wood, 1371 Bobolink Court, Peterborough, ON

- Spoke on behalf of several neighbors who oppose the proposed project due to concerns regarding the suitability to the neighborhood and issues related to property standards.

In response to questions from the Committee, Sarah Dilamarter, Junior Planner, advised as follows:

- The parking regulations would be satisfied with or without the proposed driveway to the South, as the existing three parking spaces conform to the Zoning By-law.
- An application for a Curb Cut Permit has been submitted to the Public Works Department.
- Matters relating to municipal services and infrastructure can be addressed through separate municipal review processes which are overseen by other City departments.

- Urban Forestry reviewed the application during circulation and had only provided comment on City owned trees.
- Any concerns regarding the protection of trees on private property would be addressed either by the City of Peterborough Tree By-law or through civil law procedures.
- The City of Peterborough's Tree By-law states that removal of any tree with a diameter greater than 7.5cm would require a Tree Permit.
- Any potential for the curb cut to interfere with municipal operations would be addressed by Public Works during the permit process.

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

- During the design of the project, a colleague had visited the site but had not entered the dwelling or any accessory buildings.

Moved by Kaes Vanderkooy

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

"CARRIED"

Decision

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

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 11.9% to accommodate a proposed Additional Residential Unit.

2. File No. A1/26, 302 King Street

This matter relates to a minor variance application submitted by Craig Dombroski, the owner of the property that is the subject of the application.

The purpose of this application is to seek relief from Section 327.3(a) of the Zoning By-law to reduce the minimum lot area per dwelling unit from 185 square metres to 159 square metres to facilitate an interior conversion of the existing vacant commercial space into two new residential units.

Craig Dombroski attended the hearing and addressed the Committee as follows:

- The addition of the two proposed units would be beneficial to the neighborhood and the City in providing necessary housing.

Nun Nil, Junior Planner, attended the hearing and clarified further to his report:

- The existing parking configurating will be maintained and the property has access over the laneway east of the property.
- There is the potential that the layout of the parking area may change but will still comply with the number of parking spaces required in the Zoning By-law.

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

- The shared laneway allows access to two additional parking spaces.
- Parks levy is applicable to all units that are facilitated by a land use approval that are not ARUs.
- Parks levy is tied to a condition of the minor variance application as a protective measure to ensure fulfillment and to streamline the process.

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 327.3(a) of the Zoning By-law to reduce the minimum lot area per dwelling unit from 185 square metres to 159 square metres to facilitate an interior conversion of the existing vacant commercial space into two new residential units CONDITIONAL UPON payment of Parks Levy in an amount to be determined by the Parks Levy Committee.

3. **File No. A2/26, 169 Princess Street**

This matter relates to a minor variance application submitted by Tyler Barker, as applicant on behalf of Julia Burke and Gerald Burke, the owners 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 reduce the minimum side lot setback for an accessory structure from 0.6 metres to 0.3 metres and reduce the minimum rear lot line setback from 0.6 metres to 0 metres (existing rear setback).The proposal is to demolish a legal non-complying structure and to replace the structure with one that has slightly larger but similar footprint and location. This would result in a structure that maintains its rear lot line setback and increasing side lot line setback, an improvement upon the existing condition.

Tyler Barker attending the hearing and addressed the Committee as follows:

- The intention of the proposed project is to allow for an increase in work space within the accessory structure.
- The existing garage was built on the property line and serves in place of a fence along the section of the side lot line and rear laneway.

Nun Nil, Junior Planner, attended the hearing and clarified further to his report:

- The existing garage is legal non-complying, with the trigger for the Minor Variance application being the slight increase in size of the footprint.

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, variances are granted to Section 6.18 of the Zoning By-law to reduce the minimum side lot setback for an accessory structure from 0.6 metres to 0.3 metres and reduce the minimum rear lot line setback from 0.6 metres to 0 metres PROVIDED THAT construction proceed substantially in accordance with the drawings marked as Exhibit C in the Staff Report dated February 24, 2026.

4. **File No. A3/26, 384 Mark Street**

This matter relates to a minor variance application submitted by EcoVue Consulting, as applicant on behalf of RPS Holdings Limited, the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from the following Sections of the Zoning By-law to facilitate the construction of 6 row dwelling units behind the existing duplex:

a. Section 9.2(b) to reduce the minimum lot area per dwelling unit from 230 square metres per unit to 159 square metres;

b. Section 9.2(c) to reduce the minimum lot width per dwelling unit from 6 metres to 2.7 metres;

c. Section 9.2(e)(i) to reduce the minimum side lot line setback from 2.4 metres to 1.3 metres;

d. Section 9.2(e)(ii) to reduce the minimum setback from 9 metres to 1.3 metres from the northerly rear lot line;

e. Section 4.3.2(b)(i) to reduce the minimum side lot line setback for parking areas from 1.5 metres to 1.2 metres.

Aditya Srinivas, of EcoVue Consulting, attending the hearing and addressed the Committee as follows:

- The proposed design is for a 6-unit dwelling at the rear of the property with 8 parking spaces for the development overall.

Nun Nil, Junior Planner, attended the hearing and clarified further to his report:

- The request to reduce the minimum setback to the rear lot line is for the functional side lot line to the north. From a technical standpoint, the bend in the lot line means the rest of that lot line is considered a rear lot line, and not a side lot line.

The Chair acknowledged that the Committee had received and reviewed a letter in opposition to the application from Gordon Wilson.

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

- Under the R.3 Zoning, if the subject lot line were treated as a true side lot line, the minimum setback requirement would be 2.4 meters.

- The applicant will need to demonstrate that the sewer capacity is sufficient to serve the proposed number of units, which is generally done with a Down Flow Capacity Study. This is covered under the condition recommended in the Staff Report for required approval by the City's Development Engineering section concerning any capacity and flow constraints.

Moved by Kaes VanderKooy

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

"CARRIED"

Decision

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

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 the following sections of the Zoning By-law:

a. **Section 9.2(b) to reduce the minimum lot area per dwelling unit from 230 square metres per unit to 159 square metres;**
b. **Section 9.2(c) to reduce the minimum lot width per dwelling unit from 6 metres to 2.7 metres;**
c. **Section 9.2(e)(i) to reduce the minimum side lot line setback from 2.4 metres to 1.3 metres;**
d. **Section 9.2(e)(ii) to reduce the minimum setback from 9 metres to 1.3 metres from the northerly rear lot line;**
e. **Section 4.3.2(b)(i) to reduce the minimum side lot line setback for parking areas from 1.5 metres to 1.2 metres.**

PROVIDED THAT construction proceed substantially in accordance with the drawings marked as Exhibit D in the Staff Report dated February 24, 2026.

CONDITIONAL UPON the following:

i. **The applicant demonstrating, to the satisfaction and approval of the City's Development Engineering Section, that the proposed development can address concerns on capacity and flow constraints; and**

ii. Payment of Parks Levy in an amount to be determined by the Parks Levy Committee.

5. **File No. B2/26; A4/26, 1545 Monaghan Road**

This matter relates to a severance and accompanying minor variance application submitted by Brian Buchardt of LandDesign, as applicant on behalf of The Mount Community Center, the owner of the property that is the subject of the applications.

The purpose of the application is to seek consent to sever the property's south-easterly corner fronting upon both Monaghan Road and Woodland Street with the intention to create a separate parcel for the future building.

In addition to the consent application, the applicant is seeking the following variances from the Zoning By-law to facilitate the development of a proposed 32-unit apartment dwelling on the proposed severed lot associated with file B2/26:

a. Section 6.19(e) to decrease the minimum permitted setback for a retaining wall on land abutting two intersecting streets from 21.3 metres to 20.2 metres of the intersecting centrelines of such streets;

b. Section 6.37(ii) to decrease the minimum permitted unit size of a one-bedroom apartment from 56 square metres to 53.3 square metres; and,

c. Section 376.3(d) to increase the maximum permitted building height located within 30 metres from the centreline of Woodland Street from two storeys to four storeys.

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

- The Mount Community Center plans to construct affordable housing in the southeast corner of what is currently their campus.
- The proposed development is a 32-unit, 4-storey building in which 40% of the units would be affordable housing.
- The building location is proposed to be at the corner of Monaghan Road and Woodland Street.
- A recent Zoning By-law Amendment has allowed that the campus be treated as one lot in terms of the applicability of Zoning regulations.
- The severance is important to allow the project to be financed moving forward.
- A variance is required in relation to a retaining wall that is needed in order to raise the building considering the high bedrock.
- There is only one proposed dwelling unit in the building that is slightly under the Zoning requirement for minimum floor area.

- There was a misunderstanding between consultants on the project. The easement that is indicated on the Site Plan was believed to be the road widening. The site plan illustrates conditions after the 4.25 metre road dedication. The road widening, per the registered site plan, will be 4.25m and not the 5m that was indicated in the subject application.

- The Mount Community Center has already paid for and registered the Draft Plan for the road-widening.

- The applicant is not requesting relief for the setback requirement from Woodland Street.

Sarah Dilamarter, Junior Planner, attended the hearing and advised the Committee as follows:

- The last two variances listed in the Staff Report are no longer required, as the applicant confirmed just prior to the Hearing that the 4.25 metre road-widening, and daylight triangle were taken into account on the submitted site plan.

- The Urban Design Department has confirmed that the registered Site Plan only required a 4.25-metre road dedication.

- The Transportation Department has confirmed the City-owned right-of-way is approximately 10.5 metres, where 4.25 metres from both sides would be all that's required to meet the City's 20 metre right-of-way standard.

The Chair acknowledged that the Committee had received and reviewed letters from the following individuals:

i. Jennifer Bowe
ii. Mark Buffone

The following persons attended the meeting and addressed the Committee in opposition to this application:

i. Mark Ridgeway, 465 Thompson Avenue, Peterborough, ON

- Opposes the application due to concerns regarding increase in traffic, with particular concern for the nearby elementary school, as well as trees that may be affected by the proposed road-widening.

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

- Subsequent to the consent and variance applications, the property will be subject to Site Plan approval, which would affect the timelines on implementing the road-widening.

- It is not a requirement under the *Planning Act* for an applicant to submit a Draft R-Plan as part of a complete severance application.

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

- The Heritage Impact Assessment that was completed recently resulted in a Heritage designation status. The assessment would have allowed for an increase in number of storeys, but it was decided that would not be in line with the main building on the campus.

- The Site Plan approval process for the project will likely require a sidewalk along the north side of Woodland Street with a walkway connecting to the internal site.

B2/26 - Moved by Kaes VanderKooy

That the application be approved with modifications to the recommendations in the staff report as follows:

i. Amendment to condition iii, adjusting requirement for road-widening from 5m to 4.25m.

"CARRIED"

Decision – B2/26

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

Consent is granted to sever the property's south-easterly corner fronting upon both Monaghan Road and Woodland Street CONDITIONAL UPON the following:

i. Approval of Minor Variance application A4/26;

ii. Conveyance by the owner to the City, free of encumbrances and at no cost to the City, of the 5.0 metre by 12.0 metre daylighting triangle at the corner of Monaghan Road and Woodland Street;

iii. Conveyance by the owner to the City, free of encumbrances and at no cost to the City, of the 4.25 metre road widening along the entire Woodland Street frontage of the site;

iv. Payment of a Tree Levy in the amount of $2,049.87 (to account for frontage along Monaghan Road) and $2,367.45 (to account for frontage along Woodland Street), for a total payable amount of $4,417.32;

v. **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 showing the proposed severed parcel. 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;**

vi. **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/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;**

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

viii. **If the above conditions are not satisfied within two years of the circulation of the Committee's Decision, the consent will lapse.**

A4/26 - Moved by Rod Hines

That variance a., b., and c. of the application be approved with modifications to the recommendations in the staff report as follows:

i. **Additional condition for the receipt of the required transfer associated with consent application B2/26.**

Decision – A4/26

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

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 in part as per the Staff Recommendation, as modified, 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 the following sections of the Zoning By-law:

a. **Section 6.19(e) to decrease the minimum permitted setback for a retaining wall on land abutting two intersecting streets from 21.3 metres to 20.2 metres of the intersecting centrelines of such streets;**

b. Section 6.37(ii) to decrease the minimum permitted unit size of a one-bedroom apartment from 56 square metres to 53.3 square metres;

c. Section 376.3(d) to increase the maximum permitted building height located within 30 metres from the centreline of Woodland Street from two storeys to four storeys;

CONDITIONAL UPON receipt of the required transfer associated with consent application B02/26.

6. **File No., A9/26, 48 Alexander Avenue**

This matter relates to a minor variance application submitted by Joel Porter, the owner of the property that is the subject of the application.

The purpose of the application is to seek relief from Section 4.2 (Table 4.1) of the Zoning By-law to reduce the minimum required parking spaces for a Single Unit Dwelling within the A5 Parking District from two (2) spaces to one (1) space, in order to accommodate the parking requirements associated with a proposed Additional Residential Unit (ARU).

The applicant attended the hearing and addressed the Committee as follows:

- The reduction in one parking space for the primary unit would allow the space to be used for the ARU.
- Public Transit is a reliable mode of transportation in the area.

Sarah Dilamarter, Junior Planner, attended the hearing and advised that she had nothing further to add to the information presented in the Staff Report and that no written correspondence was received either in support or opposition to the application.

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 granted to Section 4.2 (Table 4.1) of the Zoning By-law to reduce the minimum required parking spaces for a Single Unit Dwelling within the A5 Parking District from two (2) spaces to one (1) space, in order to accommodate the parking requirements associated with a proposed Additional Residential Unit (ARU).

7. **File No. A10/26, 346 London Street**

This matter relates to a minor variance application submitted by Neil Campbell of Aside Architects Inc. on behalf of Murshields Realty 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 Sections of the Zoning By-law to facilitate the development of a proposed 8-unit apartment dwelling:

a. Section 9.2(b) to reduce the minimum lot area per dwelling unit from 230 square metres to 90 square metres;
b. Section 9.2(e) to reduce the minimum permitted easterly side lot line setback from 2.4 metres to 1.5 metres for the building (and/or 0.3 metres to the staircase);
c. Section 9.2(g) to increase the maximum permitted storeys of a building from two to three;
d. Section 9.2(h) to increase the maximum permitted lot coverage by open parking areas, driveways, and vehicle movement areas from 25% to 46%;
e. Section 6.19(b) to increase the maximum permitted projection of a platform into a required side yard setback from a maximum of 0.9 metres to 2.4 metres;
f. Section 4.3.2(b)(ii) to reduce the minimum rear yard setback for motor vehicle parking spaces on a lot containing more than five vehicle parking spaces from 1.5 metres to 0 meters;
g. Section 4.3.2(b)(ii) to reduce the minimum westerly side lot line setback for a motor vehicle parking space on a lot containing more than five vehicle parking spaces from 1.5 metres to 0 metres;
h. Section 4.3.2(c) to reduce the minimum permitted setback for a motor vehicle parking space to a habitable window of an apartment dwelling from 3.0 metres to 1.5 metres;
i. Section 4.3.4(Table 4.4) to reduce the minimum required long-term bicycle parking spaces from the greater of 7 or 0.8 per unit to 0.

j. Section 4.3(Table 4.2) to reduce the minimum required width of a parking space located in Parking Area 3 from 2.7 metres to 2.5 metres; and,

k. Section 4.3.1(a)(iii) to reduce the minimum required depth of a turnaround area servicing a two-way drive aisle that ends at a dead-end from 2.0 metres to 0.7 metres.

Neil Campbell of Aside Architects Inc., attended the hearing and addressed the Committee as follows:

- Planning staff were consulted during the design phase for the project.
- The project is supported by the City's Official Plan, particularly Schedule B.
- The proposed project would make a significant contribution to the housing supply.
- The project is purpose-built multi-unit residential with 8 units – 6 will be two-bedroom units, 2 will be one-bedroom units.
- A Storm Water Management Plan was provided as part of this application.
- A full functional service report is required as part of the Building Permit process.
- The proposed building design for the external stairs will allow for each floor to have two exits, but require setback relief.
- The parking design was intentional to meet zoning requirements for number of spaces, but due to the size of the lot, means that setback relief is required for parking.
- The requested variances are required to improve the functionality of the building.
- The designs is intended to work within the character of the neighborhood.

Sarah Dilamarter, Junior Planner, advised that she had nothing further to add to the information presented in the Staff Report, and that no written correspondence was received either in support or opposition to the application.

The following persons attended the meeting and addressed the Committee in opposition to this application:

i. Michelle Fraser, 580 Downie Street, Peterborough, ON

- Opposes the application due to concerns regarding the building height and the suitability of the proposal to the neighborhood. Also noted concerns regarding the 0m setback proposed for parking along the northern lot line that abuts her property.

ii. Andrew Fraser, 580 Downie Street, Peterborough, ON

- Opposes the application due to concerns regarding the building height and the suitability of the proposal to the neighborhood. Also noted concerns regarding existing fence and snow removal, parking, traffic congestion, and lack of bicycle parking.

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

- The intention, in terms of snow removal, is to have the snow physically removed from the site.
- The submitted design also notes the intention to replace the existing chain-link fence with a higher wooden one.
- The cantilever overhang indicated in the design will allow the parking lot to be lit at night without affecting adjacent properties.
- Bicycle parking can be considered for an area at the rear of the property.
- The property owner is agreeable to a discussion with the neighbor regarding proposed fence height.
- Bicycle storage inside is difficult as the Ontario Build Code prohibits having a service room off of an exit corridor. With the design of the proposed building, it makes most sense to have outdoor bicycle parking under the rear overhang.

In response to questions from the Committee, Sarah Dilamarter, Junior Planner, advised as follows:

- A Development Agreement established through the Legislative Services department will address concerns regarding fence height and material.
- In order to impose a Development Agreement as a condition, it would need to be reasonably tied to one of the requested variances in the application.
- There is an error in the description of the requested variance with respect to the applicable zoning standard. The by-law requires a minimum setback of 3.0 metres from a street line or side lot line, and 1.5 metres from a rear lot line. The application incorrectly referenced the 1.5-metre requirement in relation to the side yard. The correct relief sought is from 3.0 metres to 0.0 metres for the side yard setback. As the extent of relief requested remains 0.0 metres, recirculation is not required.

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

- There are difficulties in balancing the Ontario Building Code requirements with the Zoning By-law, made more challenging by the size and dimensions of the lot.
- It was determined that making the stairs external would suit the small building and be compliant with the Ontario Building Code requirement for distance between stairs.

- A reduction in parking spaces would not eliminate the requested variance of 0m along the western edge as the space would still be needed for a drive aisle.

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

- Variance b. requesting to reduce the minimum permitted easterly side lot line from 2.4 meters to 1.5 meters for the building, is specific to the building. Under the Zoning By-law, the staircase is not considered in that setback.
- Planning staff have input in the drafting of a Development Agreement, but that majority is handled by Legislative Services.
- Planning recommendations for a Development Agreement in this instance would include things such as maintenance of the pervious surface be maintained per the report.

Moved by Rod Hines

That the application be approved in accordance with the recommendation in the Staff Report with the following amendments:

ii. Approval of variance b., with the wording adjusted to terminate after the word "building".

iii. Under condition i., the applicant entering into a development agreement to ensure privacy screening on 0m setbacks, snow removal and maintenance obligations, and ensure angle of exterior illumination does not project onto abutting properties.

"CARRIED"

Decision

The Committee heard from members of the public concerning the application and gave due consideration and weight to the comments made and received.

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 the following sections of the Zoning By-law:**

a. Section 9.2(b) to reduce the minimum lot area per dwelling unit from 230 square metres to 90 square metres;

b. Section 9.2(e) to reduce the minimum permitted easterly side lot line setback from 2.4 metres to 1.5 metres for the building;

c. Section 9.2(g) to increase the maximum permitted storeys of a building from two to three;

d. **Section 9.2(h) to increase the maximum permitted lot coverage by open parking areas, driveways, and vehicle movement areas from 25% to 46%;**

e. **Section 6.19(b) to increase the maximum permitted projection of a platform into a required side yard setback from a maximum of 0.9 metres to 2.4 metres;**

f. **Section 4.3.2(b)(ii) to reduce the minimum rear yard setback for motor vehicle parking spaces on a lot containing more than five vehicle parking spaces from 1.5 metres to 0 meters;**

g. **Section 4.3.2(b)(ii) to reduce the minimum westerly side lot line setback for a motor vehicle parking space on a lot containing more than five vehicle parking spaces from 3.0 metres to 0 metres;**

h. **Section 4.3.2(c) to reduce the minimum permitted setback for a motor vehicle parking space to a habitable window of an apartment dwelling from 3.0 metres to 1.5 metres;**

i. **Section 4.3.4(Table 4.4) to reduce the minimum required long-term bicycle parking spaces from the greater of 7 or 0.8 per unit to 0.**

j. **Section 4.3(Table 4.2) to reduce the minimum required width of a parking space located in Parking Area 3 from 2.7 metres to 2.5 metres; and,**

k. **Section 4.3.1(a)(iii) to reduce the minimum required depth of a turnaround area servicing a two-way drive aisle that ends at a dead-end from 2.0 metres to 0.7 metres.**

CONDITIONAL UPON the following:

i. **The applicant entering into a development agreement with the City of Peterborough to:**

    a. **Implement/ensure the ongoing maintenance obligations as recommended by the SWM Brief dated February 13th, 2026 from Engage Engineering;**

    b. **Implement/ensure privacy screening on 0m setbacks;**

    c. **Implement/ensure adequate snow removal;**

    d. **Ensure that angle of exterior illumination does not project onto abutting properties.**

ii. **Payment of Parks Levy in an amount to be determined by the Parks Levy Committee.**

Other Business

Stewart Hamilton inquired as to the logistics of Committee members receiving hard-copy materials for review. It was determined that the Secretary-Treasurer will make hard-copy materials available for whomever requests them, to be picked up by Committee members when notified.

Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Tuesday, March 24, 2026.

Adjournment

The meeting was adjourned at 7:59 p.m.

Stewart Hamilton, Chair

Jennifer Stern, Secretary-Treasurer