

**Planning Committee Report No. 3
Meeting of March 20, 2017**

To The Council of the City of Peterborough, for consideration at its meeting held April 3, 2017

The Planning Committee, as a result of its meeting held on March 20, 2017 recommends as follows:

- 1. Director, Planning and Development Services
Report PLPD17-014
Removal of “H” – Holding Symbol from the Zoning of the property
at 191 Bethune Street**

That Council approve the recommendation outlined in Report PLPD17-014 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the property at 191 Bethune Street be rezoned from the R.3, 3p, 4k, 19d – ‘H’ – Residential District to R.3, 3p, 4k, 19d – Residential District in accordance with Exhibit ‘C’ attached to Report PLPD17-014.

- 2. Director, Planning and Development Services
Report PLPD17-011
Establishment of a Special Area Charge for Rear Laneways
Registered Plan of Subdivision 45M-247
Mason Homes Limited**

That Council approve the recommendation outlined in Report PLPD17-011 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the By-law attached to Report PLPD17-011 as Exhibit A be approved to establish a Special Area Charge pursuant to Section 326 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, applicable to certain lots and blocks within Plan 45M-247 that abut and rely upon a rear laneway for vehicular access.

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**3. Director, Planning and Development Services
Report PLPD17-003B
53 Leahy's Lane**

That Council approve the recommendations outlined in Report PLPD17-003B dated March 20, 2017, of the Director, Planning and Development Services, as follows:

- a) That the draft By-law attached to Report PLPD17-003 be amended to eliminate the exception for Maximum Parking Lot Coverage, and Section 3.9 - Exceptions adding Exception .311 in accordance with Exhibit 'C' attached to Report PLPD17-003B; and
- b) That the zoning of 53 Leahy's Lane be amended from R.1 – Residential District to R.3-311 – Residential District in accordance with Exhibit 'C' attached to Report PLPD17-003B.

**4. Director, Planning and Development Services
Report PLPD17-010
Delegated Subdivision Approval Activity for 2016**

That Council approve the recommendation outlined in Report PLPD17-010 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That Report PLPD17-010 be received for information.

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**5. Director, Planning and Development Services
Report PLPD17-013
Application for Site Plan Approval, 145 Langton Street, 92 Unit
Single Storey Duplex and Rowhouse Development**

That Council approve the recommendations outlined in Report PLPD17-013 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the Site Plan Application submitted by Parkview Homes for the construction of a 92 unit single storey duplex and rowhouse development at 145 Langton Street be approved, subject to the following conditions:

- a) The submission of an acoustical study to determine the specifications required to abate noise for the rear yards of dwelling units adjacent to Langton Street;
- b) The submission of revised drawings and additional technical information to the satisfaction of the Director of the City's Utility Services Department;
- c) The construction of a driveway connection to the existing driveway on the Fairhaven property to be used for emergency access only;
- d) The approval by the Fairhaven Board of Directors for a storm sewer outlet on to the Fairhaven property for phase two of the subject property's development;
- e) The deposit of a parkland levy in accordance with the Planning Act, as amended and
- f) The deposit of site work performance security in the amount of \$100,000.00.

6. Drainage of Water onto Neighbouring Properties

That staff provide a report within two Council cycles on the Property Standards By-law with regard to addressing the drainage of water onto neighbouring properties.

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Submitted by,

Councillor Parnell
Chair
March 20, 2017