



Agency Circulation Zoning By-Law Amendment

Response Deadline: June 13, 2016
TO:

<u>CITY HALL</u> <ul style="list-style-type: none"> <input type="checkbox"/> City Administrator <input type="checkbox"/> City Clerk <input type="checkbox"/> City Solicitor <input type="checkbox"/> Mayor <input type="checkbox"/> Councillors (10) <input type="checkbox"/> Utility Services (4) <input type="checkbox"/> Finance - Tax (2) <input type="checkbox"/> Public Works <input type="checkbox"/> Police <input type="checkbox"/> Fire Services <input type="checkbox"/> Corporate Services (Mary Gallop) <input type="checkbox"/> Recreation (Rob Anderson) <input type="checkbox"/> Erik Hanson (Heritage Resources Coordinator) <input type="checkbox"/> P.A.C.A.C. <input type="checkbox"/> Social Services <input type="checkbox"/> Housing <input type="checkbox"/> Building Staff (7) <input type="checkbox"/> Malcolm Hunt <input type="checkbox"/> Stephen Burman <input type="checkbox"/> Ken Hetherington <input type="checkbox"/> Tim Madill <input type="checkbox"/> Brian Buchardt <input type="checkbox"/> Richard Straka <input type="checkbox"/> Keith Payne <input type="checkbox"/> Brad Appleby <input type="checkbox"/> Christie Gilbertson 	<u>UTILITIES</u> <ul style="list-style-type: none"> <input type="checkbox"/> P.U.S. - Manager Eng. Services <input type="checkbox"/> P.U.S. - President <input type="checkbox"/> MMM Group Limited (Bell Canada) <input type="checkbox"/> Hydro One - Peterborough <input type="checkbox"/> Hydro One - Markham <input type="checkbox"/> Enbridge Consumers Gas <input type="checkbox"/> Cogeco Cable <input type="checkbox"/> Ontario Power Generation Inc. <u>SCHOOL BOARDS</u> <ul style="list-style-type: none"> <input type="checkbox"/> Kawartha Pineridge District School Board - Director <input type="checkbox"/> PVNC Catholic District School Board - Director <input type="checkbox"/> Conseil Scolaire de district Catholique Centre-Sud <u>TRANSPORTATION</u> <ul style="list-style-type: none"> <input type="checkbox"/> Bicycle Transportation Advisory Committee <u>OTHER</u> <ul style="list-style-type: none"> <input type="checkbox"/> County of Peterborough <input type="checkbox"/> Ptbo County-City Health Unit <input type="checkbox"/> Peterborough Real Estate Board <input type="checkbox"/> Canada Post 	<ul style="list-style-type: none"> <input type="checkbox"/> G.P.A.E.D.C. <input type="checkbox"/> O.R.C.A <input type="checkbox"/> D.B.I.A <input type="checkbox"/> Ministry of Municipal Affairs and Housing <input type="checkbox"/> Atria Networks <input type="checkbox"/> Hiawatha First Nation <input type="checkbox"/> Curve Lake First Nation <input type="checkbox"/> Alderville First Nation <input type="checkbox"/> A.H.A.C. <u>APPLICANT/OWNER</u> <ul style="list-style-type: none"> <input type="checkbox"/> Calvin Gillespie 3764 County Rd. 36 Buckhorn, ON K0L 1J0 <u>TWPS WITHIN 1 KM</u> <i>(if applicable)</i> <ul style="list-style-type: none"> <input type="checkbox"/>
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FILE NUMBER: Z1612	DATE SENT: May 17, 2016
PROPERTY: 490 Charlotte Street	
COMMENTS:	
Notice of Application is sent to civic departments and agencies. Please return this form <u>with or without</u> comments to: Caroline Kimble, Land Use Planner, Planning Division, City Hall, 500 George Street North, Peterborough, ON K9H 3R9; Telephone 705-742-7777 ext. 1735, Toll Free 855-738-3755 ext. 1735, Fax 705-742-5218, E-mail ckimble@peterborough.ca	



City of
Peterborough

FILE NO. Z1612
DEADLINE FOR RESPONSE:
June 13, 2016

NOTICE OF COMPLETE APPLICATION FOR ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Planning Division of the Corporation of the City of Peterborough has received an amending application for the property municipally known as **490 Charlotte Street**.

The Planning Division is circulating this "Notice of Application" to all standard commenting agencies. You will find enclosed a description of the proposed amendments, land use map, and a concept site plan.

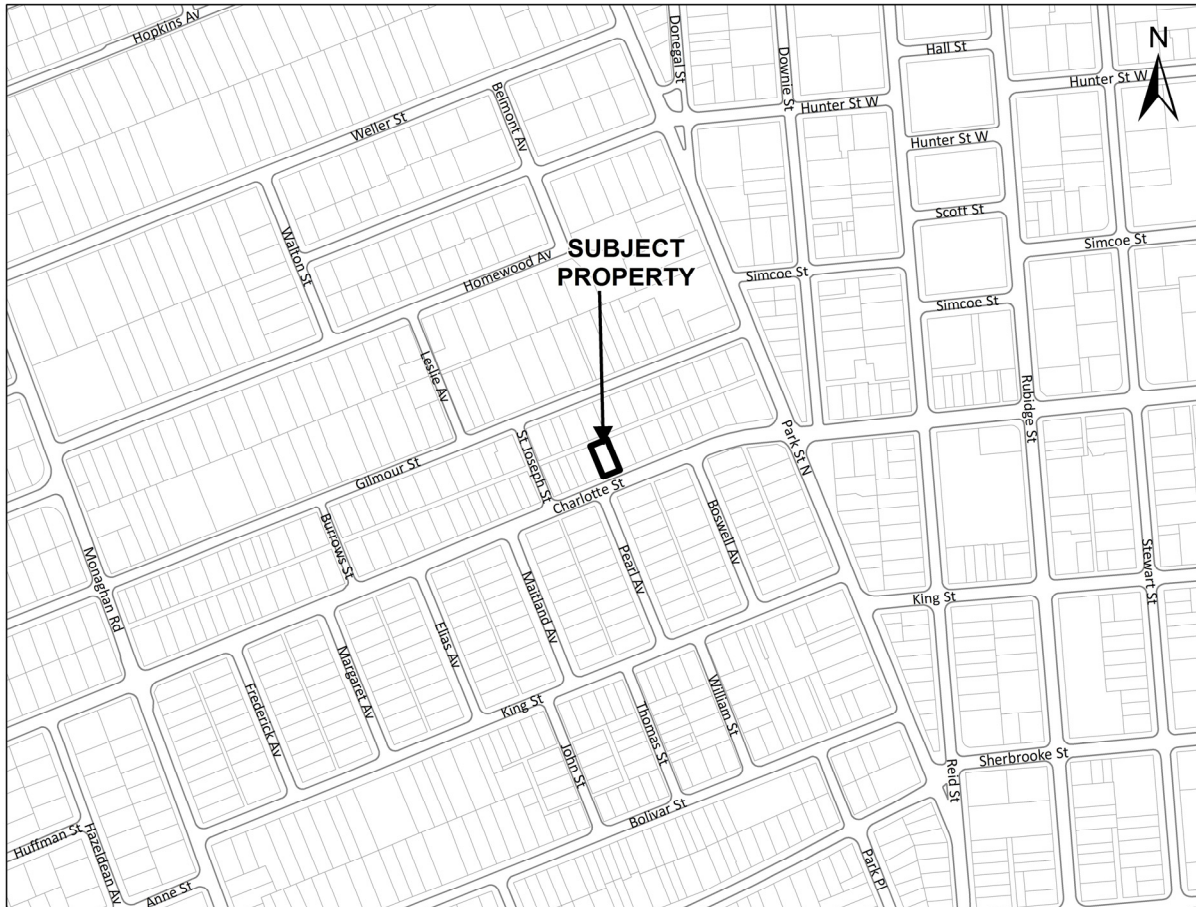
BE ADVISED that this is your formal opportunity to comment on the subject application and it is necessary that we have a response either with or without comments. Your response is required no later than **June 13th, 2016**. Once the agency response deadline has expired, the Planning Division will establish a public meeting date, pertaining to the subject application in accordance with Section 34 of the *Planning Act*.

BE ADVISED if a person or a public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its Planning Committee before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Peterborough to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to this application can be obtained at the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Caroline Kimble, Land Use Planner**, Planning Division at 705-742-7777 Extension 1735, or by email at ckimble@peterborough.ca.

Dated at the City of Peterborough this 17th day of May, 2016.

KEY MAP



Malcolm Hunt, Director,
Planning & Development Services
500 George Street North
Peterborough, Ontario
K9J 3R9

Telephone No: 705-742-7777 (ext. 1809)
email: mhunt@peterborough.ca

FILE NO: Z1612 PROPOSED ZONING AMENDMENT

Owner/Applicant: Calvin Gillespie

Property Location: 490 Charlotte Street

Existing Official Plan Designation:

Schedule 'A' – Land Use:

Residential

Schedule 'E' Residential Density:

Low Density Residential

Existing Zoning: R.1, R.2 – Residential District

Existing Use: Two unit dwelling, formerly operating as an illegal boarding house

Site Description: Please refer to the attached concept plan for specific details.

	<u>Metric</u>	<u>Imperial</u>
Lot Frontage (Charlotte St.)	15.28m	50.1 ft.
Lot Area:	438m ²	4715 ft ²

Proposed Amendment - Development Description:

The applicant proposes to amend the zoning of the lands from the R.1,R.2 Residential Zoning District to a modified R.3 Residential Zoning District by adding an exception to the R.3 Zoning District to permit the use of the property for up to 3 residential dwelling units with a minimum lot area of 145m² per dwelling unit; a minimum lot width per dwelling unit of 5.09m; minimum lot depth of 28.6m to recognize the existing lot; reduced side yard setback to 0.16m, reduced rear yard setback to 3.36m and increased height of building to 2.5 storeys to reflect the existing condition; and permission to reduce parking from 6 to 5 parking spaces, with parking space #5 to be located within 0.6m of the side lot line.

The applicant proposes to convert the existing dwelling to a triplex and reduce the total number of bedrooms to improve compatibility with the neighbourhood and assist in the financial feasibility of the property.

Land Use Map

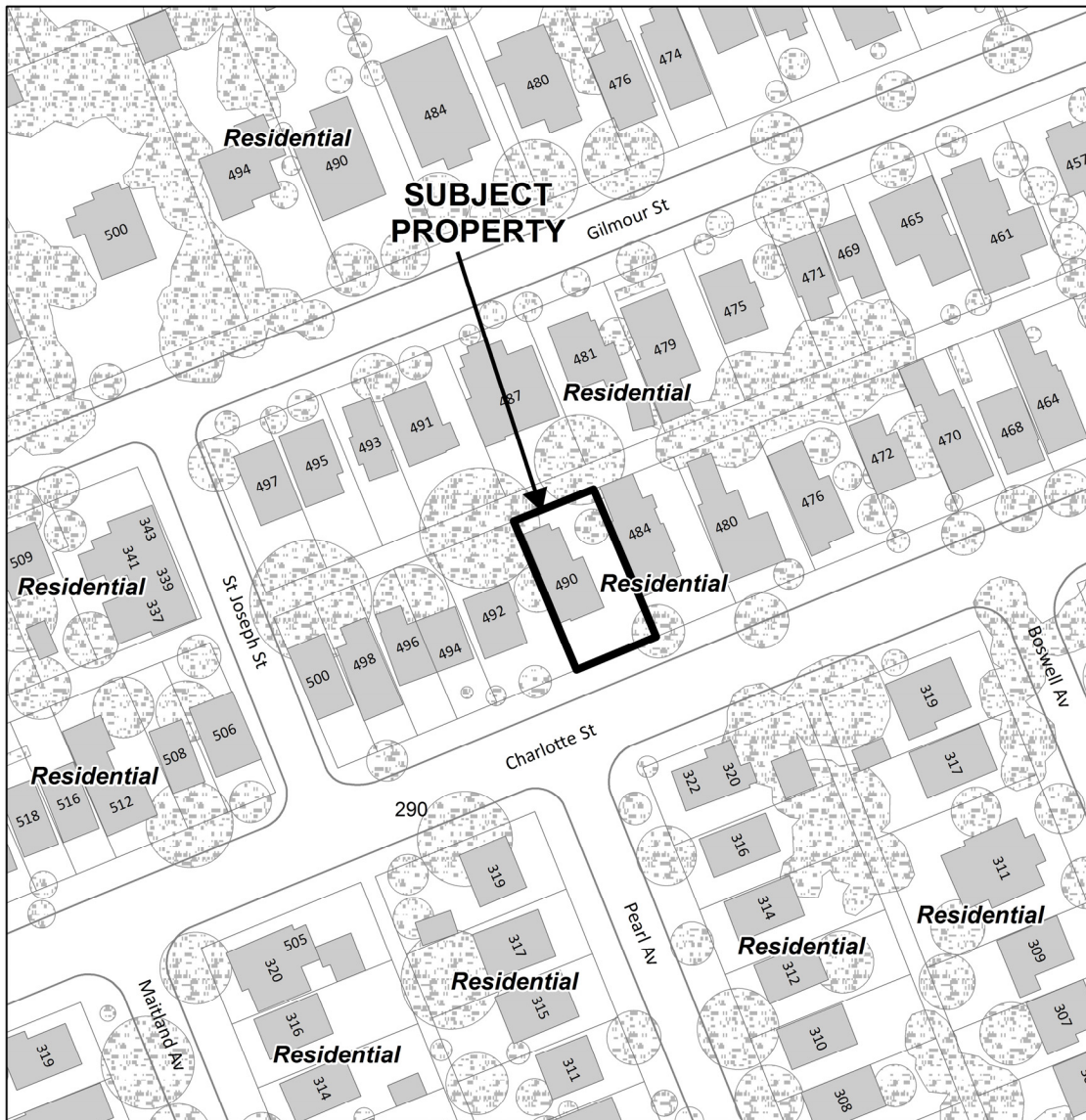
File: Z1612

Property Locations: 490 Charlotte St

EXHIBIT

SHEET

OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: May 13, 2016

Map by: J.Ellis

0 4 8 16 24 32 40 Metres

