

City of
Peterborough

AGENCY CIRCULATION OFFICIAL PLAN and ZONING AMENDMENT

RESPONSE DEADLINE: September 9, 2016
TO:**CITY HALL**

- ☐ City Administrator
- ☐ City Clerk
- ☐ City Solicitor
- ☐ Mayor
- ☐ Councillors (10)
- ☐ Utility Services (4)
- ☐ Finance - Tax (2)
- ☐ Public Works
- ☐ Police
- ☐ Fire Services
- ☐ Corporate Services (Gillian Barnes)
- ☐ Recreation (Rob Anderson)
- ☐ Erik Hanson (Heritage Resources Coordinator)
- ☐ P.A.C.A.C.
- ☐ Social Services
- ☐ Building Staff (7)
- ☐ Malcolm Hunt
- ☐ Stephen Burman
- ☐ Ken Hetherington
- ☐ Tim Madill
- ☐ Brian Buchardt
- ☐ Keith Payne
- ☐ Brad Appleby
- ☐ Christie Gilbertson

UTILITIES

- ☐ P.U.S. - Manager Eng. Services
- ☐ P.U.S. - President
- ☐ MMM Group Limited (Bell Canada)
- ☐ Hydro One - Peterborough
- ☐ Hydro One - Toronto
- ☐ Enbridge Consumers Gas
- ☐ Cogeco Cable
- ☐ Ontario Power Generation Inc.

SCHOOL BOARDS

- ☐ Kawartha Pineridge District School Board - Director
- ☐ PVNC Catholic District School Board - Director
- ☐ Conseil Scolaire de district Catholique Centre-Sud

TRANSPORTATION

- ☐ Bicycle Transportation Advisory Committee

OTHER

- ☐ County of Peterborough
- ☐ Ptbo County-City Health Unit
- ☐ Peterborough Real Estate Board
- ☐ Canada Post

- ☐ G.P.A.E.D.C.
- ☐ O.R.C.A
- ☐ D.B.I.A
- ☐ Ministry of Municipal Affairs and Housing
- ☐ Atria Networks
- ☐ Hiawatha First Nation
- ☐ Curve Lake First Nation
- ☐ Alderville First Nation

APPLICANT/OWNER

- ☐ Kawartha Golf and Country Club
c/o Kevin Greenwood
777 Clonsilla Ave.
Peterborough, ON
K9J 5Y2
- ☐ Navigator
Peterborough
Corporation c/o John MacDonald
263 Engleburn Ave.
Peterborough, ON
K9H 1S5

AGENT

- ☐ The Biglieri Group Ltd.
c/o Melinda Holland
20 Leslie St, Suite 121
Toronto, ON M4M 3L4

FILE NUMBERS: O1605 and Z1614**DATE SENT:** August 12, 2016**PROPERTY:** 777 Clonsilla Avenue**COMMENTS:**

Notice of Application is sent to civic departments and agencies. Please return this form **with or without** 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 NOS. O1605 AND Z1614
DEADLINE FOR RESPONSE:
September 9, 2016**

Notice of Complete Application for Official Plan and Zoning By-law Amendment

TAKE NOTICE that the Planning Division of the Corporation of the City of Peterborough has received amending applications for a portion of the property municipally known as **777 Clonsilla Avenue**.

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 **September 9, 2016**. Once the agency response deadline has expired, the Planning Division will establish a public meeting date, pertaining to the subject applications in accordance with Sections 17 and 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 Official Plan is adopted and/or 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 12th day of August, 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: O1605 and Z1614
Proposed Official Plan and Zoning Amendment

Owner: Kawartha Golf and Country Club (1983)

Applicant: Navigator Peterborough Corporation c/o John MacDonald

Agent: The Biglieri Group Ltd., c/o Melinda Holland

Property Location: Portion of 777 Clonsilla Avenue

Existing Official Plan Designation(s):
Schedule A – Land Use: Major Open Space

Existing Zoning: OS.2 – Open Space District 2

Existing Use: Golf Course (Kawartha Golf and Country Club)

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

	<u>Metric</u>	<u>Imperial</u>
Proposed Lot Area:	9.1 ha.	22.5 ac.
Proposed Frontage (Clonsilla Ave)	+/-515m	+/-1690 ft.
Proposed Total Floor Area (GFA)	21,368m ²	230,000 ft ²

Proposed Amendment - Development Description:

The applicant proposes to amend the Official Plan and Zoning to facilitate the redevelopment of a portion of the property for a commercial development in keeping with the Service Commercial policies of the Official Plan.

The proposed development is intended to consist of seven free standing buildings with a total of nine commercial units including restaurant and retail uses and associated parking and landscaping, in accordance with the Service Commercial policies and supporting the existing Summit Node on Figure 1 – Commercial Structure of the City's Official Plan.

The application proposes to amend the designation of the subject lands on Schedule 'A' – Land Use, from 'Major Open Space' to 'Commercial'; and to add the subject lands to Schedule 'I' – Commercial Area and designate the lands as 'Service Commercial'; and amend Figure 1 – Commercial Structure to add the subject lands as 'Commercial', adjacent to the Summit Node.

The application further proposes to amend the Zoning By-law to rezone the subject lands from the OS.2 – Open Space Zoning District to a Site Specific Service Commercial Zoning District in keeping with the Service Commercial policies of the Official Plan.

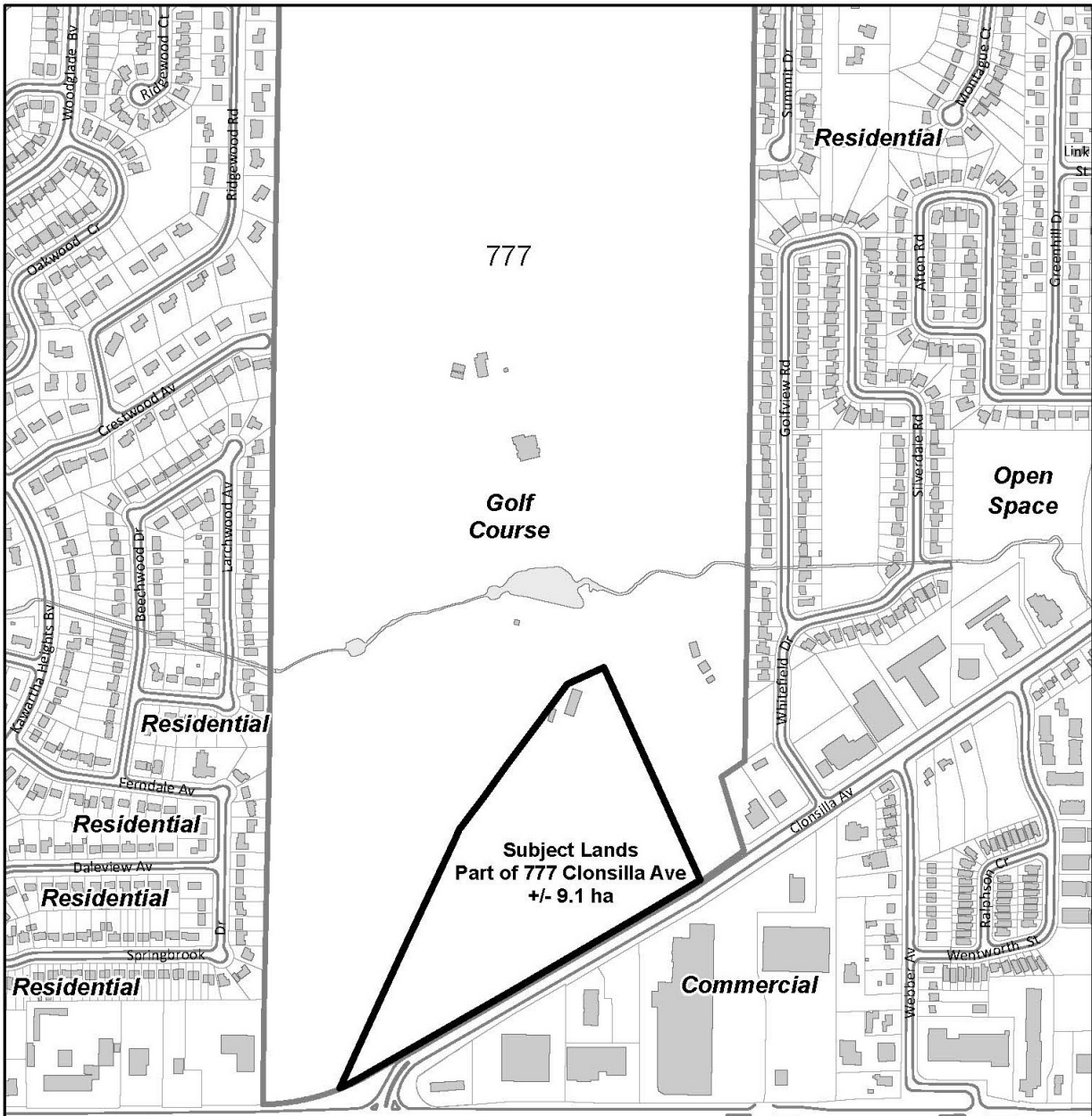
Land Use Map

File: O1605 and Z1614

Property Location: Part of 777 Clonsilla Avenue

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: August 8, 2016

Map by: JEllis

0 25 50 100 150 200 250 Metres

