



City of
Peterborough

Notice of Public Meeting

Zoning By-law Amendment File Number Z1618

Take Notice that pursuant to the *Planning Act*, the City of Peterborough has received an application for Zoning By-law Amendment, and the City of Peterborough Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:30 p.m. **Monday, November 21st, 2016**, to consider the Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Owners: Karco Investments Inc. and Peterborough Speedway Ltd.

Applicant: 835288 Ontario Inc.

Agent: Peter Lawless, LLF Lawyers LLP

Property Location: 1230 Lansdowne St. W. And Part of 740 Clonsilla Ave.

Existing Official Plan Designations:

Schedule A – Land Use: Commercial

Schedule I – Commercial Area: Special Purpose Retail

Existing Zoning: 1230 Lansdowne St. W.: SP.268-166
740 Clonsilla Ave.: C.4

Existing Uses: 1230 Lansdowne St. W.: Retail Commercial
740 Clonsilla Ave.: Commercial Parking Area associated with 726 Clonsilla Ave.

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

	Metric	Imperial
Proposed Total Lot Area:	0.9 ha.	2.23 ac.
Proposed Frontage (Lansdowne St.W.)	92.49m	303 ft.
Proposed Frontage (Clonsilla Ave.)	26.94m	88 ft.
Proposed Total Floor Area (GFA)	2617m ²	28,170 ft ²

Proposed Amendment - Development Description:

The applicant proposes to amend the Zoning to facilitate the redevelopment of the lands (to be merged), to a modified C.7 – Special Purpose Retail Zoning District to permit the use of the lands for a large format retail use (Mark's Work Warehouse) with associated parking and landscaping, in keeping with the Special Purpose Retail policies of the Official Plan.

The applicant proposes to utilize the existing building with a small expansion to the north side to facilitate a canopy over the main entrance and an architectural feature wall. Parking is proposed to be provided along the southerly lot line and the easterly lot line on the lands known as Part of 740 Clonsilla Avenue, to be merged with the lands known as 1230 Lansdowne Street West.

The application further proposes to modify Exception 166 to add the following:

- a) Eliminate the requirement for a 1.5m landscaped open space strip along the westerly proposed lot line on the 740 Clonsilla Avenue portion of the property;
- b) Reduction in the required parking from 1 space per 18m² of floor area to 1 space per 30m² of floor area for retail commercial use; and
- c) Reduction in the required rear yard setback from 6m to 3m to permit an architectural wall; to 2.7m for an employee patio; and to 4m for an overhead canopy.

Application for Consent:

Our records, at this time, indicate that a portion of the land which is subject of this Application is also subject to applications for Consent under the Section 53 of the *Planning Act*, File Nos. B16/16 and B17/16.

Any Person may attend the above public meeting and/or make written or verbal representation either in support of or in opposition to the amendment. (Please quote the file number).

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 City of Peterborough to the Ontario Municipal Board.

Be Advised if a person or 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 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, including copies of the proposed Zoning By-law Amendment, 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** at 705-742-7777 Ext. 1735 or by email at ckimble@peterborough.ca. A staff report will be available on Friday, November 18, 2016.

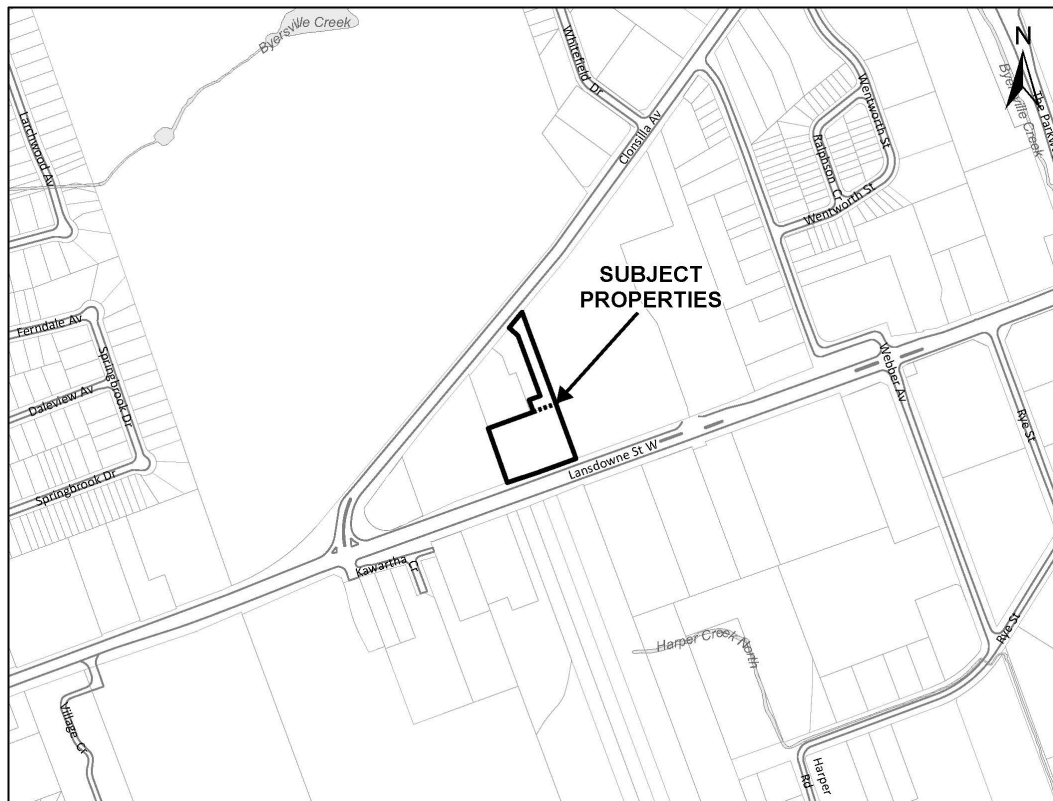
If you are the owner of any land that contains seven or more residential units, the City of Peterborough requests that this notice be posted in a location that is visible to all of the residents.

If you wish to be notified of the decision of the City of Peterborough on the proposed Zoning By-law Amendment, you must make a written request to:

John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario K9H 3R9
jkennedy@peterborough.ca

Dated at the City of Peterborough this 24th day of October, 2016.

Key Map



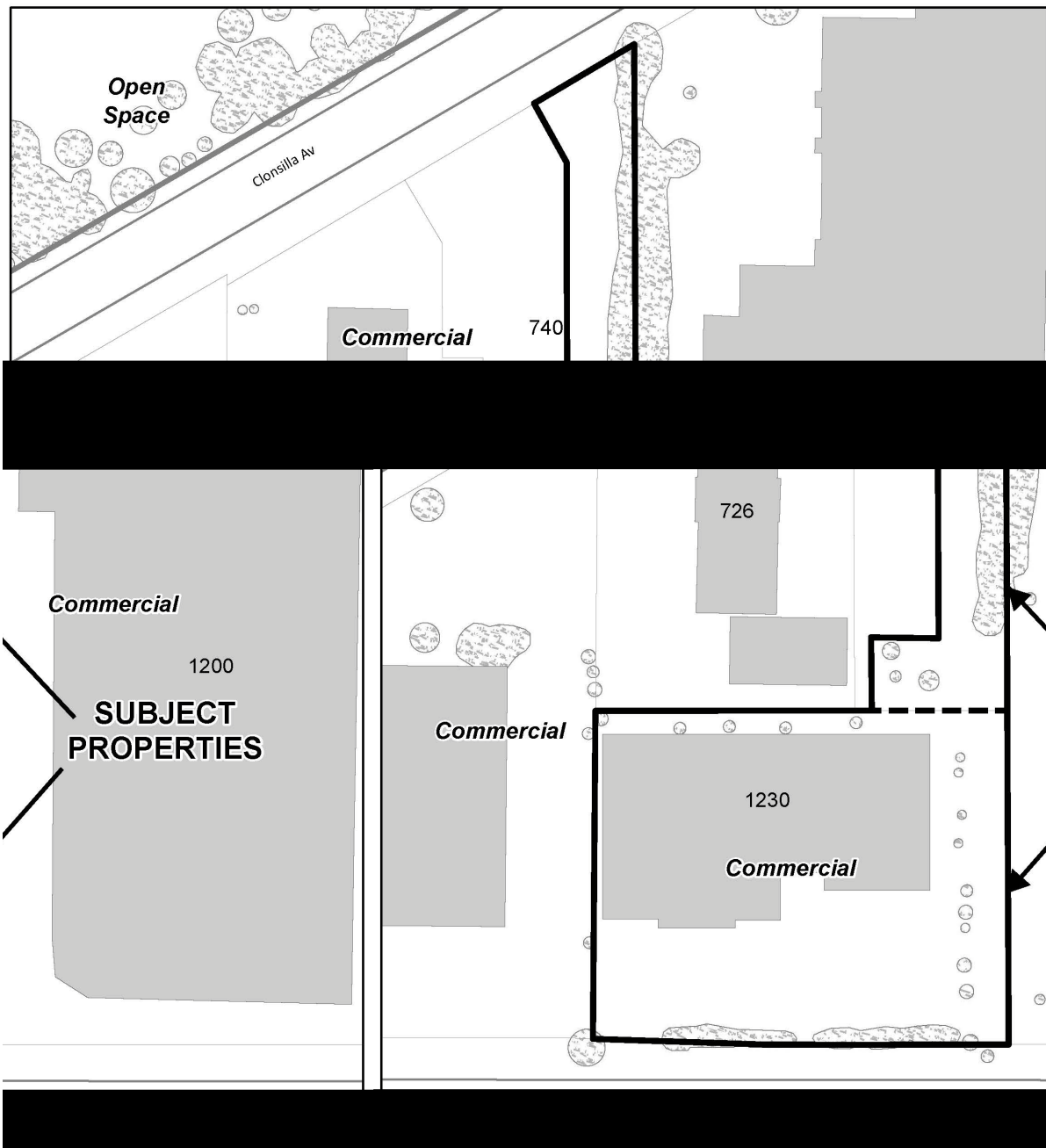
Land Use Map

File: Z1618

EXHIBIT

SHEET OF

Property Location: 1230 Lansdowne St W and Part of 740 Clonsilla Ave



Concept Plan

