



City of  
Peterborough

**P.A.C.A.C.**

(c/o Community Services)

## AGENCY CIRCULATION ZONING BY-LAW AMENDMENT

**RESPONSE DEADLINE: October 4, 2013**

**TO:**

### **CITY HALL**

- ☐ City Administrator
- ☐ City Clerk
- ☐ City Solicitor
- ☐ Mayor
- ☐ Councillors (10)
- ☐ Utility Services (4)
- ☐ Finance - Tax (2)
- ☐ Public Works
- ☐ Police
- ☐ Fire Department
- ☐ Community Services (Mary Gallop)
- ☐ Recreation (Rob Anderson)
- ☐ Erik Hanson (Heritage Resources Coordinator)
- ☐ P.A.C.A.C.
- ☐ Social Services
- ☐ Housing
- ☐ Building Staff (6)
- ☐ Malcolm Hunt
- ☐ Alex McLeod
- ☐ Ken Hetherington
- ☐ Tim Madill
- ☐ Brian Buchardt
- ☐ Richard Straka
- ☐ Keith Payne
- ☐ Brad Appleby

### **UTILITIES**

- ☐ P.U.S. - Manager Eng. Services
- ☐ P.U.S. - President
- ☐ Bell Canada - Engineering
- ☐ Bell Canada - Right of Way
- ☐ 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
- ☐ Atria Networks
- ☐ Hiawatha First Nation

### **APPLICANT/OWNER**

- ☐ Paul Millard  
37 Edgewater Blvd.  
Peterborough, ON  
K9H 1A1

### **AGENT**

- ☐

### **TWPS WITHIN 1 KM**

(if applicable)

- ☐

**FILE NUMBER: Z1318**

**DATE SENT: September 9, 2013**

**PROPERTY: 165 Rubidge St and 164 Park St N**

**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 NO. Z1318**  
**DEADLINE FOR RESPONSE:**  
**October 4, 2013**

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**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 amending applications for the properties municipally known as **165 Rubidge Street and 164 Park Street North**.

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 **October 4, 2013**. Once the agency response deadline has expired, the Planning Division will establish a public meeting date, pertaining to the subject applications in accordance with Section 34 of the *Planning Act*.

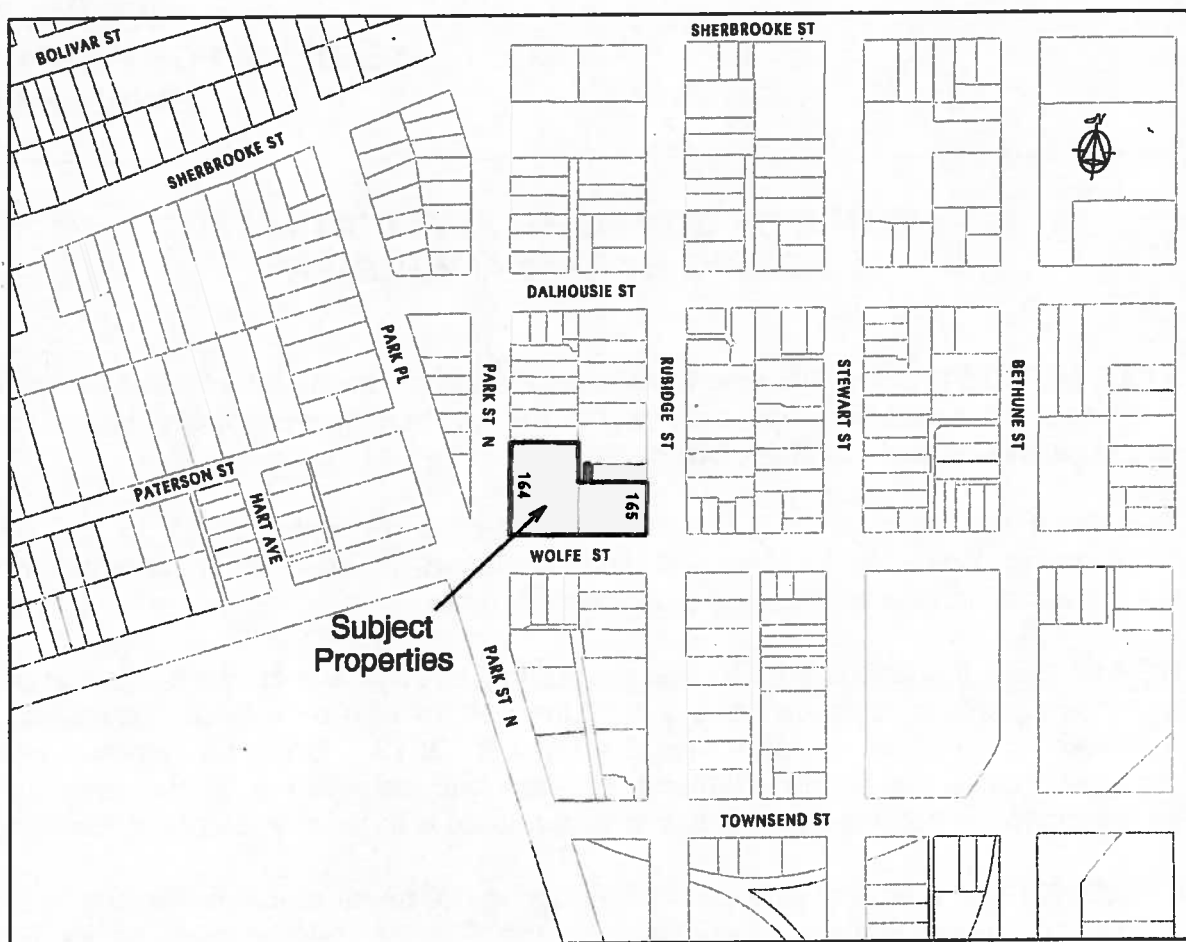
**BE ADVISED** if a person or a public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its Planning Committee before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City 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 742-7777 Extension 1735, or by email at [ckimble@peterborough.ca](mailto:ckimble@peterborough.ca).

Dated at the City of Peterborough this 9<sup>th</sup> day of September, 2013.

Notice for Zoning By-law Amendment  
Address: 165 Rubidge Street and 164 Park Street North

KEY MAP



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

**FILE NO: Z1318**  
**PROPOSED ZONING AMENDMENT**

**Owner/Applicant:** Paul Millard

**Property Location:** 165 Rubidge Street and 164 Park Street North

**Existing Official Plan Designation(s):**

Schedule A – Land Use: Commercial

Schedule J – Land Use: – Central Area: Transitional Uses Area

**Existing Zoning:**

165 Rubidge Street: PS.2 – Public Service District and R.1, R.2, R.3, R.4 – Residential District

164 Park Street North: PS.2 – Public Service District

**Existing Use:**

Church and Hall (former Knox United Church)

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

	<b>Metric</b>	<b>Imperial</b>
Total Lot Area:	0.26 ha.	0.64 ac.
Lot Frontage (Rubidge St.)	27.43 m	90 ft.
Lot Frontage (Wolfe St.)	69.93 m	229.4 ft.

**Proposed Amendment - Development Description:**

The applicant proposes to amend the zoning of the lands from the PS.2 – Public Service District and the R.1, R.2, R.3, R.4 – Residential District to a modified R.5 – Residential District to permit the conversion of the existing buildings into a multi-unit apartment dwelling with site specific regulations as follows:

<b>Regulation</b>	<b>R.5 Requirement</b>	<b>Proposed Requirement</b>
Minimum Lot Area per Dwelling Unit	140 m <sup>2</sup>	60 m <sup>2</sup>
Minimum Lot Width	30 m	27m (existing)
Minimum Building Setback i) from side lot line	i) 6m or 3m per storey, whichever is greater	i) 4.5m (existing)

Notice for Zoning By-law Amendment  
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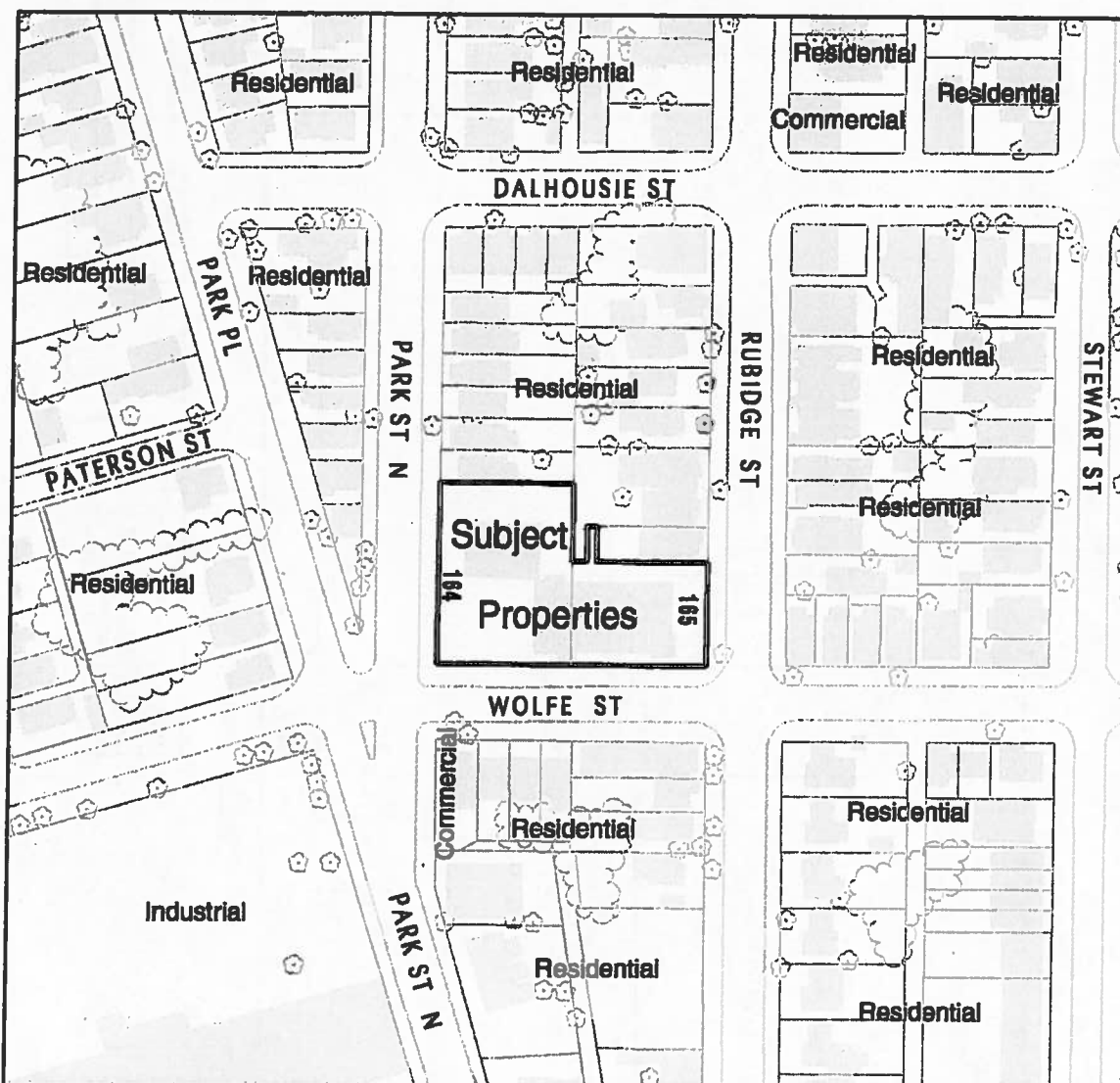
ii) from rear lot line	ii) 12m or 6m per storey, whichever is greater	ii) 6.5m (existing)
Maximum building coverage	30%	40% (existing)
Maximum lot coverage by open parking, driveways and vehicle movement areas	25%	40%

The balance of the R.5 Regulations can be met. Parking for the proposed 41 apartment units is proposed at a ratio of 0.4 spaces/unit.

# Land Use Map

File # z1318

Property Location: 164 Park St N & 165 Rubidge St



The City of Peterborough Planning Division

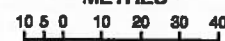
The "City of Peterborough," its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace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



Date - July 2013

Dwg. by - CBarry

METRES



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Address: 165 Rubidge Street and 164 Park Street North

