



City of  
Peterborough

**FILE NO. Z1320**  
**DEADLINE FOR RESPONSE:**  
**December 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 property municipally known as **139 Douro 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.

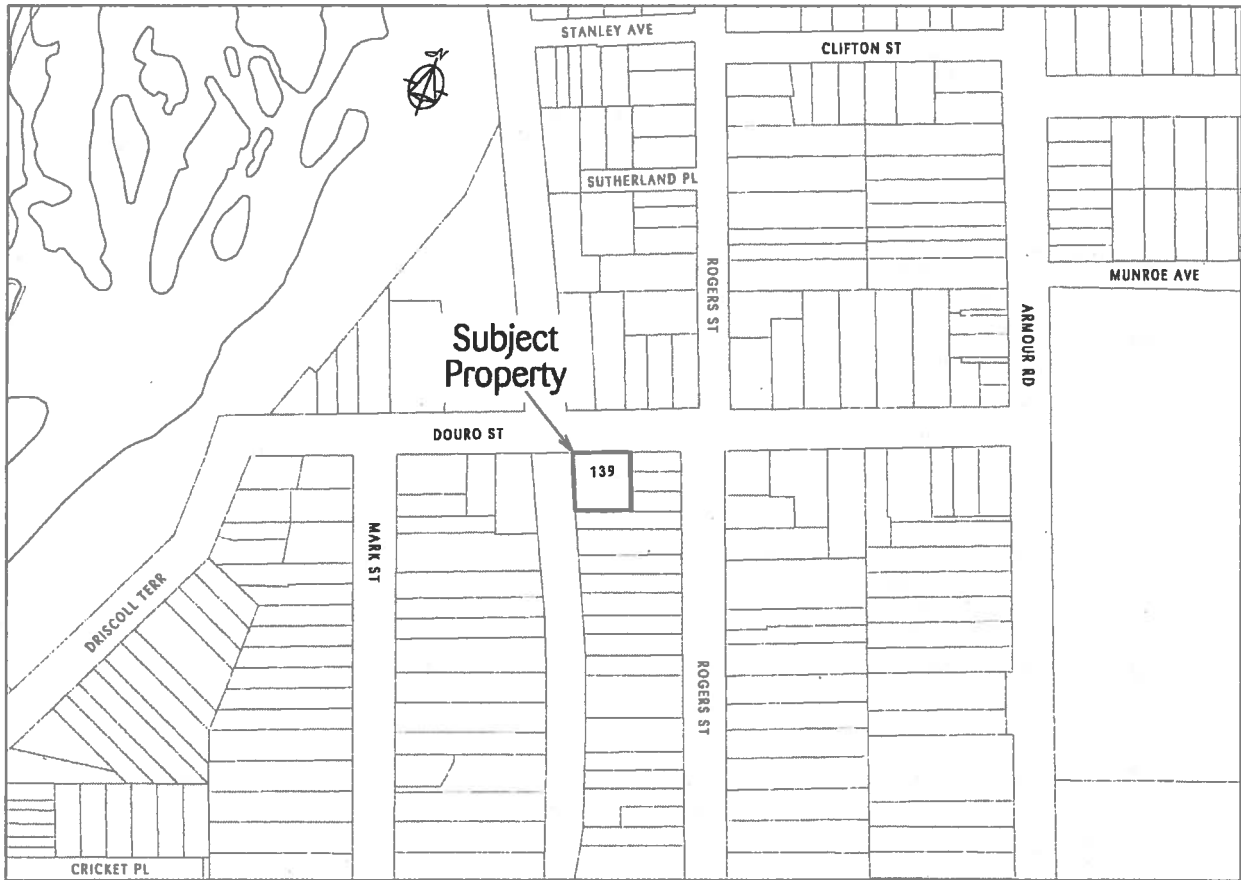
**BE ADVISED** that this is your formal opportunity to comment on the subject application and it is necessary that we have a response either with or without comments. Your response is required no later than **December 4, 2013**. Once the agency response deadline has expired, the Planning Division will 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 6<sup>th</sup> day of November, 2013.

## KEY MAP



Malcolm Hunt, Director,  
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K9J 3R9

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

**FILE NO: Z1320**  
**PROPOSED ZONING AMENDMENT**

**Applicant/Owner:** Terry Windrem and Robert Smith  
**Agent:** Kevin M. Duguay, KMD Community Planning & Consulting Inc.  
**Property Location:** 139 Douro Street  
**Existing Official Plan Designation(s):**  
**Schedule A – Land Use:** Residential  
**Existing Zoning:** PS.2 – Public Service District  
**Existing Use:** Legal Non-Conforming Workshop and Skills Training Facility  
**Site Description:** Please refer to the attached concept plan for specific details.

	<u>Metric</u>	<u>Imperial</u>
Lot Area:	880 m <sup>2</sup>	9471 ft. <sup>2</sup>
Lot Area Per Unit:	176m <sup>2</sup>	1895 ft <sup>2</sup>

**Proposed Amendment - Development Description:**

The applicant proposes to amend the Zoning of the property from the PS.2 – Public Service District to a Site Specific Special Residential District to with site specific regulations, to permit the conversion of the existing building and use of the lands to a five unite apartment dwelling with a total of 10 parking spaces along the Douro Street frontage.

The following regulations are proposed for the Special Residential District:

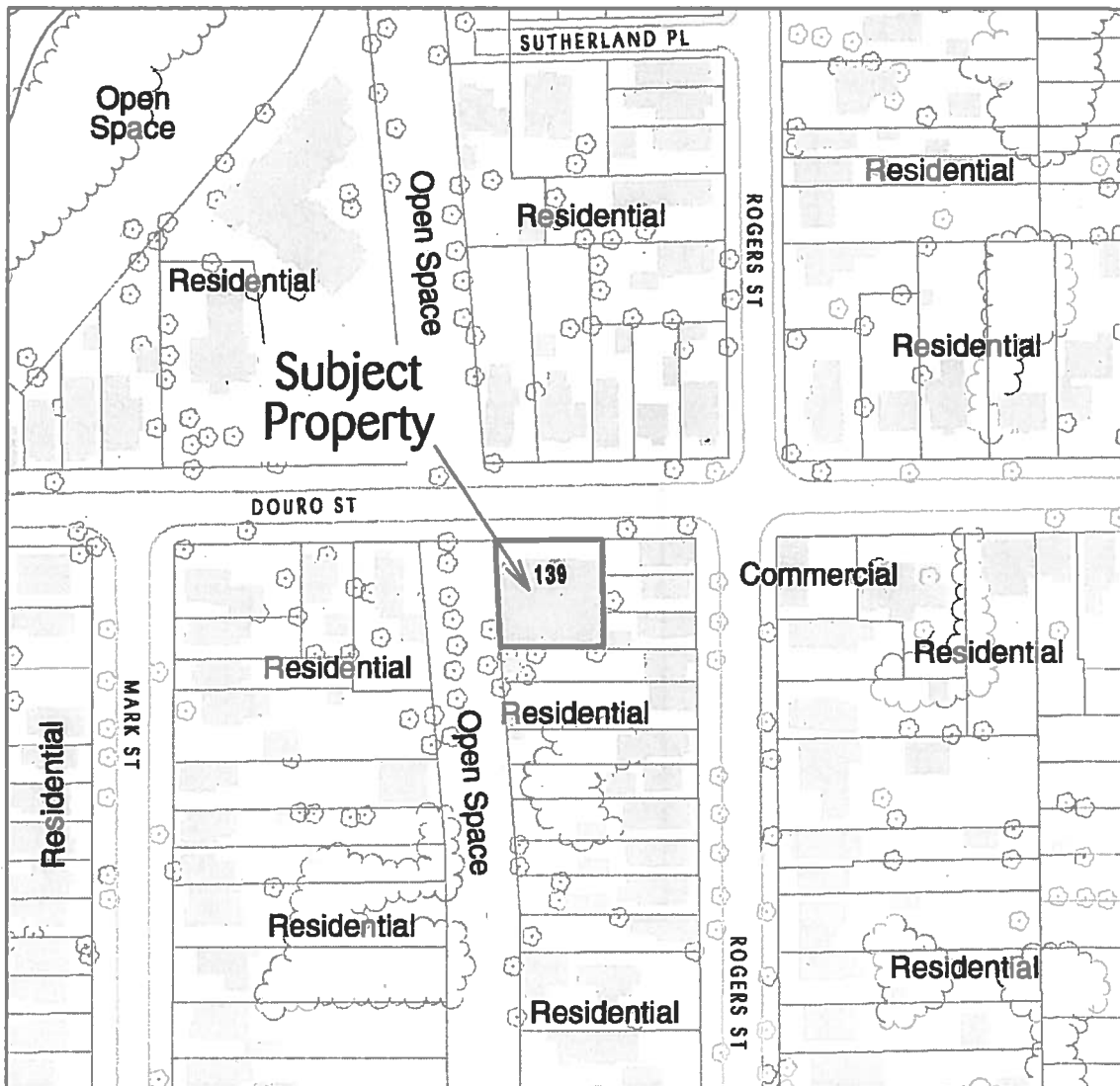
<b>PROPOSED REGULATION</b>	<b>PROPOSED REQUIREMENT</b>
Minimum lot area per dwelling unit	170 m <sup>2</sup>
Maximum building height	2 storeys
Minimum building setbacks: i) from east side lot line	1m

ii) from west side lot line	1m
iii) from rear lot line	1m
Maximum building coverage	65%
Notwithstanding the provisions of Section 4.3.2 fo the Zoning By-Law, a maximum of ten (10) motor vehicle parking spaces shall be provided and maintained within 6 metres of the street line.	
Notwithstanding the provisions of Section 4.3.2(b), motor vehicle parking shall be permitted within 1.5 metres of the east and west side lot lines.	
Notwithstanding the provisions of 4.3.2(c), a motor vehicle parking space and driveway may be located within 6 metres of a window to a habitable room in an apartment dwelling or group dwelling.	

# Land Use Map

File # z1320

Property Location: 139 Douro 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 - August 2013

Dwg. by - CBerry

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