



City of
Peterborough

**FILE NOS. O1401 AND Z1401
DEADLINE FOR RESPONSE:
March 12, 2014**

NOTICE OF COMPLETE APPLICATION FOR OFFICIAL PLAN AMENDMENT AND 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 **1545 Monaghan Road**.

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 applications and it is necessary that we have a response either with or without comments. Your response is required no later than **March 12, 2014**. 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 and/or Zoning By-law is/are 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 these applications 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 February, 2014.

KEY MAP



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

FILE NOs: O1401 and Z1401 PROPOSED OFFICIAL PLAN AND ZONING AMENDMENT

Owner: Peterborough Poverty Reduction Network
c/o Stephen P Kylie, Barrister and Solicitor

Agent: Kevin Duguay, KMD Community Planning & Consulting Inc.

Property Location: 1545 Monaghan Road

Existing Official Plan Designation(s):
Schedule A – Land Use: Residential
Schedule E – Residential: Medium Density Residential

Existing Zoning: SP.346 – 'H' – Special Residential District

Existing Use: Single Detached Dwelling with frontage on Woodland Street
Vacant (former religious convent)
Vacant Accessory Buildings

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

	<u>Metric</u>	<u>Imperial</u>
Lot Area:	4 ha.	10 ac.
Lot Frontage (Monaghan Rd.)	138m	451 ft.
Proposed Residential Density	46.75 units/ha.	18.7 units/ac.

Proposed Amendment - Development Description:

The applicant proposes to amend Section 4.2.4 of the Official Plan to introduce site specific policies to permit the use of the existing buildings on the subject lands for a limited range of non-residential uses such as a place of assembly, day nursery, school, adult training centre and small scale office and clinic uses in addition to residential uses. The applicant also seeks to amend the zoning of the lands to permit uses consistent with the proposed Official Plan policies, subject to the following regulations:

Proposed Residential Use Provision	Proposed Requirement
a) Minimum lot area per dwelling unit	185 m ²
b) Maximum number of residential suites* *for the purpose of this district, 2 residential suites are deemed to be equivalent to 1 dwelling unit	40
c) Maximum number of dwelling units	187

Proposed Residential Use Provision	Proposed Requirement
d) Maximum building height: Located within 30m from centreline of Woodland St. Located 30m or more from centreline of Woodland St.	2 storeys 3 storeys
d) Minimum Building Setbacks: from Woodland St. Streetline from all other lot lines	6m or the existing As per the concept site plan
e) Minimum Landscaped Open Space	35% of Lot Area
f) Maximum Building Coverage	50%
g) Notwithstanding Section 6.37, Minimum Floor Area per Apartment Dwelling Unit: 20% of Bachelor apartments 20% of One bedroom apartments	28m ² 40m ²
h) Minimum vehicle parking spaces for residential suites	0.75 spaces per suite

Proposed Non-Residential Provision	Proposed Requirement
a) Maximum building floor area: office use clinic use	300m ² 300m ²

Land Use Map

File # z1401 & o1401

Property Location: 1545 Monaghan Rd



