



City of
Peterborough

To: **Members of the Planning Committee**

From: **Ken Hetherington, Manager, Planning Division**

Meeting Date: **July 20, 2015**

Subject: **Report PLPD15-035
Removal of “H” – Holding Symbol from the Zoning of the
property at 855 Clonsilla Avenue**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 855 Clonsilla Avenue.

Recommendation

That Council approve the recommendation outlined in Report PLPD15-035 dated July 20, 2015, of the Manager, Planning Division, as follows:

That the property at 855 Clonsilla Avenue be rezoned from SP. 274 – “H” Special Commercial District to SP. 274 Special Commercial District in accordance with Exhibit “C” attached to Report PLPD15-035.

Budget and Financial Implications

There are no budget or financial implications arising out of the recommendation to remove the “H” – Holding Symbol from the zoning of the subject property.

Background

The subject property was rezoned in 1996 from C.4 Commercial District to SP. 274 – “H” – Special Commercial District. The removal of the “H” – Holding Symbol was made conditional on the approval of a Site Plan Application pursuant to Section 41 of *The Planning Act*.

A Site Plan Application was filed late in 2004 and the Agreement was registered late in 2006. The conveyance of road widening to the City was required as a condition of Site Plan Approval. The conveyance was completed four years later in 2010.

The Site Plan Application

The Site Plan Application was approved with the layout of parking and driveways in compliance with applicable Zoning By-law development regulations. The Site Plan includes a landscape development component, specifying additional trees such as Balsam Fir, Norway Spruce and native Red Maple.

The east lot line abuts a Residential District. As a result, a six foot high solid board fence is shown on the plan and was constructed to satisfy a zoning requirement.

A Storm Water Report and grading and drainage specifications were included on the Site Plan to the satisfaction of the Utility Services Department.

A 2.13 metre width of land across the entire frontage of the property has been conveyed to the City for future road widening purposes.

A Parks levy in the amount of \$966.00 was assessed by the Parks Levy Committee and deposited pursuant to Section 42 of *The Planning Act*.

Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 855 Clonsilla Avenue have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the SP. 274 zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

Brian Buchardt
Planner, Urban Design

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

- Exhibit A – Land Use Map
- Exhibit B – Draft By-law – Removal of Holding Symbol from the zoning of the property at 855 Clonsilla Avenue

Exhibit A Land Use Map

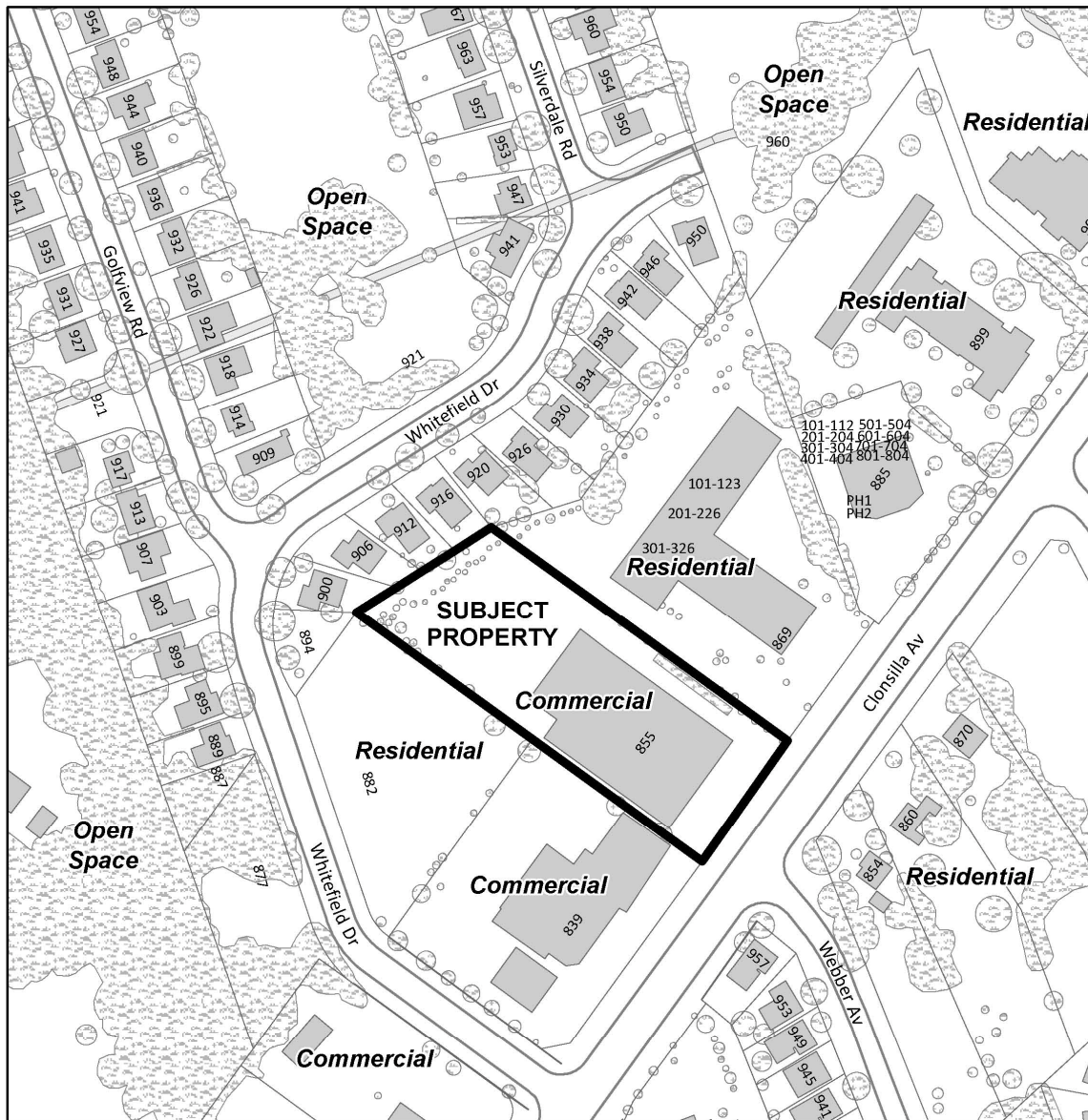
Land Use Map

File: Z95023

Property Location: 855 Clonsilla Ave

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: June 22, 2015

Map by: JEllis

0 5 10 20 30 40 50
Metres

Exhibit B, Page 1 of 2

Draft By-law



The Corporation of the City of Peterborough

By-Law Number 15-

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 855 Clonsilla Avenue

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Map 16 forming part of Schedule "A" to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule "A" from **SP.274 - "H"** - Special Commercial District to **SP.274** – Special Commercial District.

By-law read a first, second and third time this 24th day of August, 2015.

Daryl Bennett, Mayor

John Kennedy, City Clerk

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