



City of
Peterborough

To: Members of the Planning Committee

From: Ken Hetherington, Manager, Planning Division

Meeting Date: February 8, 2016

Subject: Report PLPD16-008
Removal of “H” – Holding Symbol from the Zoning of the
property at 2235 Keene Road

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 2235 Keene Road.

Recommendation

That Council approve the recommendation outlined in Report PLPD16-008 dated February 8, 2016, of the Manager, Planning Division, as follows:

That the property at 2235 Keene Road be rezoned from SP.51 ‘H’ - Special Commercial District to SP.51 - Special Commercial District in accordance with Exhibit ‘C’ attached to Report PLPD16-008.

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 at 2235 Keene Road is 0.9 ha. (2.2 acres) in size, located at the northeast corner of the intersection of Highway 7 and Keene Road, and supports a former residential dwelling, bakery and restaurant use (formerly the Burnham Mansion Restaurant).

The subject property was rezoned last year (Report No. PLPD 15-038) to permit the following additional uses:

- a) Personal Service Use
- b) Restaurant
- c) Clinic
- d) An animal hospital or Veterinary Clinic
- e) Dog Kennel, excluding a breeding facility
- f) A parking lot or garage
- g) A miniature golf course

A site specific provision in the zoning also exempts the use of the lands from Section 6.4 of the Zoning By-law whereby only lands on full municipal services (water and wastewater) are permitted to be used.

The "H" – Holding Symbol may only be removed from the zoning of the subject property with the approval of a Site Plan Application.

The Site Plan Application

A Site Plan Application was submitted showing no changes to the existing driveway entrance and the paved parking areas. All the existing buildings are to remain. (Please see Exhibit "B"). The main building (formerly the Burnham Mansion restaurant) is to be renovated to accommodate a veterinary clinic and the building to the south is to be renovated for the day boarding of pet animals. A proposed fenced-in dog run is shown flanking the east side of the veterinary clinic, leading to a series of fenced-in compounds in the rear yard area.

As requested by City Staff, the Site Plan submission was revised to include information to show compliance with applicable Zoning By-law regulations. As well, the applicant was requested to show how barrier-free access for people with physical disabilities, in compliance with the Ontario Building Code, is to be accommodated from designated parking spaces into the veterinary clinic building.

Notice of the application was circulated to the Otonabee Region Conservation Authority, who advised that a permit is not required if there are not any proposed building additions or additional asphalt/concrete paved areas.

Summary

The conditions associated with the removal of the "H" – Holding provision with respect to the zoning of the property at 2235 Keene Road have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the SP.51 - Special Commercial District zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Brian Buchardt
Planner, Urban Design

Concurred with,

Malcolm Hunt, Director
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Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property at 2235 Keene Road

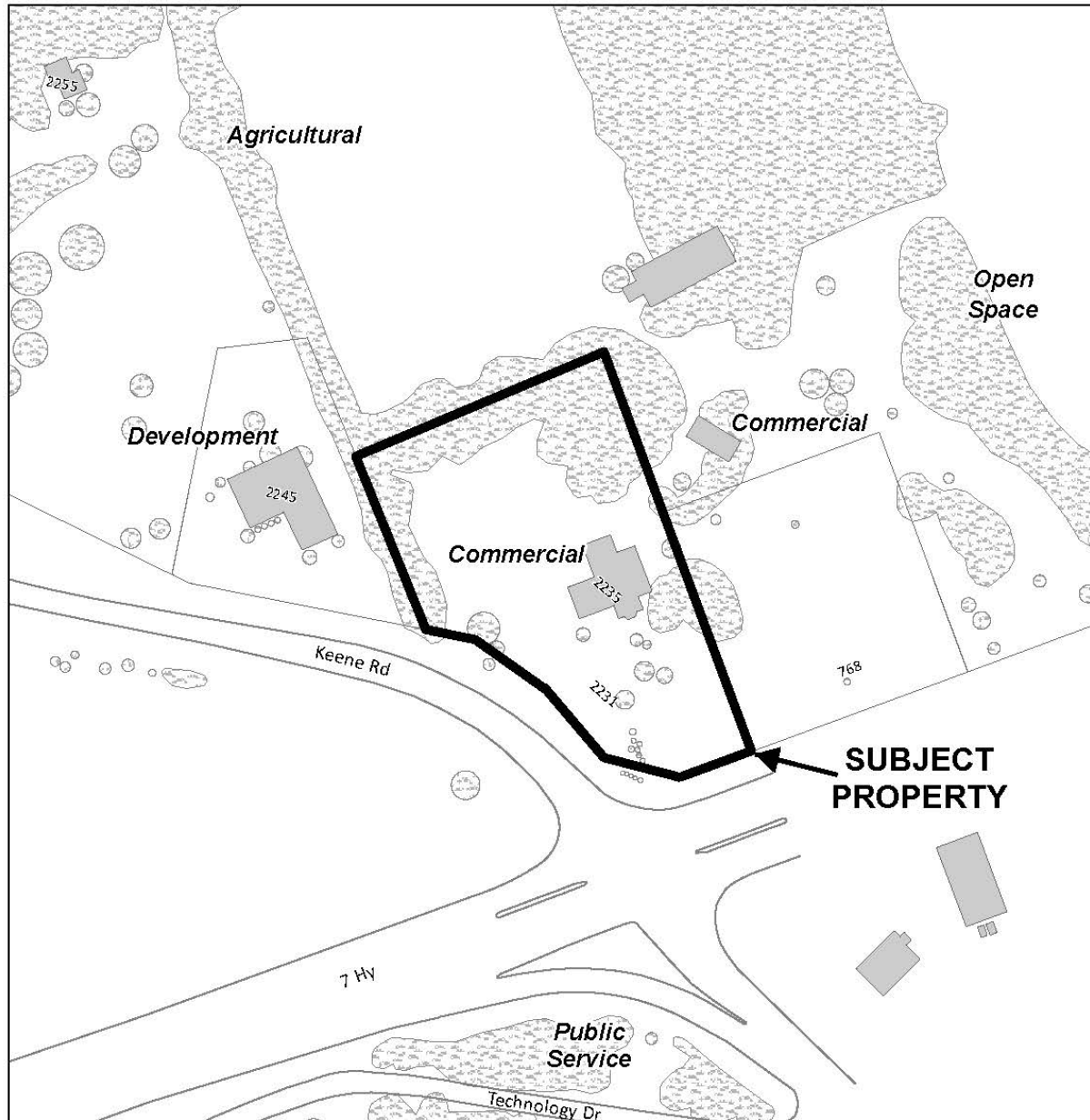
Exhibit A

Land Use Map

File: O1503 & Z1507

Property Location: 2235 Keene Road

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date: May 28, 2015
Map by: CSandanayake
0 5 10 20 30 40 50 Metres

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Exhibit C, Page 1 of 2 Draft By-law



The Corporation of the City of Peterborough

By-Law Number 16-

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 2235 Keene Road

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

Map 19 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.51 – 'H'** - Special Commercial District to **SP.51 – Special Commercial District**.

By-law read a first, second and third time this ____ day of _____, 2016.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C, Page 2 of 2

