



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **February 8, 2016**

Subject: **Report PLPD16-009
Removal of “H” – Holding Symbol from the Zoning of the
property at 933 Webber Avenue**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 933 Webber Avenue.

Recommendation

That Council approve the recommendation outlined in Report PLPD16-009 dated February 8, 2016, of the Manager, Planning Division, as follows:

That the property at 933 Webber Avenue be rezoned from SP.7 - ‘H’ - Special Commercial District, to SP.7 - Special Commercial District, in accordance with Exhibit ‘C’ attached to Report PLPD16-009.

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The zoning of the property at 933 Webber Avenue was repealed in 2014 and replaced with the same zoning category: SP.7 – Special Commercial District. However, the development regulations were modified and a clinic was added as a permitted use (Report No. PLPD 14-011). An “H” – Holding Symbol was also imposed on the zoning, which may only be removed with the approval of a Site Plan Application.

The Site Plan Application

A Site Plan Application was submitted showing the closure of one of the existing two driveway entrances and the proposed construction of front and rear yard paved parking areas (please see Exhibit “B”).

Staff requested revisions to the drawings to include a barrier-free and Ontario Building Code compliant path of travel from each proposed parking space to the building entrance for people with physical disabilities. Specifications relating to existing and proposed landscape features were also requested and provided.

The Utility Services Department requested a Storm Water Management (SWM) Report, which was not included in the original submission. A SWM Report has been submitted and is to the satisfaction of the Utility Services Department.

Notice of the application was circulated to the abutting property owners, as well as all concerned utilities and agencies. There were not any concerns expressed with the Site Plan Application.

Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property 933 Webber Avenue have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the SP.7 - Special Commercial District zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

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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 933 Webber Avenue

Exhibit A

Land Use Map

File # z1324

Property Location: 993 Webber Ave

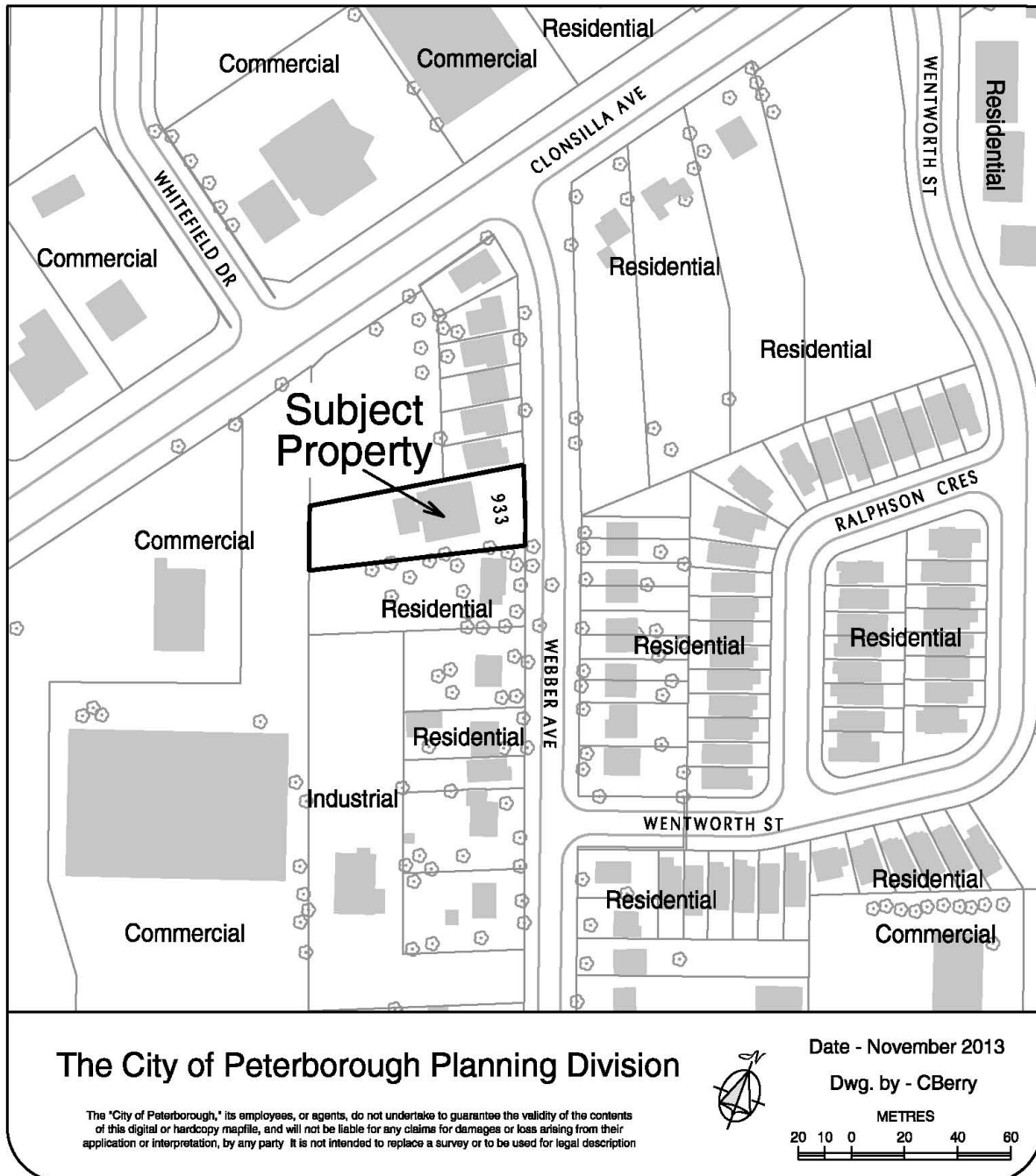
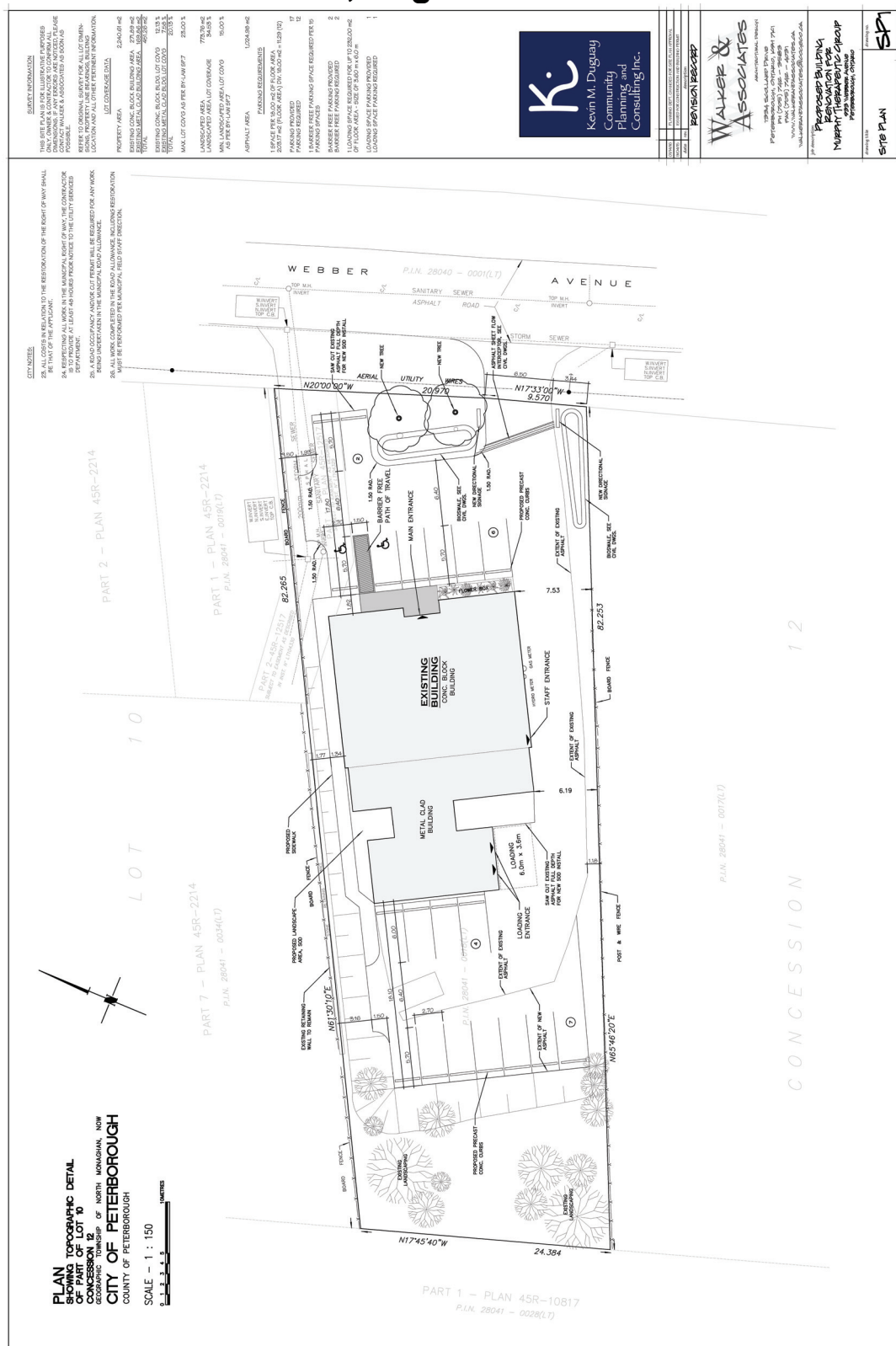


Exhibit B – Site Plan, Page 1 of 3



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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 933 Webber 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.7 – 'H'** - Special Commercial District to **SP.7 – Special Commercial District**.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

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