



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **August 29, 2016**

Subject: **Report PLPD16-062**
124, 130, 134, 150, 270 and 290 Jameson Drive

Purpose

A report to evaluate the planning merits of amending the Zoning By-law for the properties known as 124, 130, 134, 150, 270 and 290 Jameson Drive from M2.1 – Prestige Industrial Zone to M2.1,18b – Prestige Industrial to add an alternative regulation to reduce the minimum building area requirement from 1500m² to 740m².

Recommendation

That Council approve the recommendation outlined in Report PLPD16-062 dated August 29, 2016, of the Manager, Planning Division, as follows:

That the zoning of the subject properties be amended from the M2.1 – Prestige Industrial District to the M2.1,18b – Prestige Industrial District, in accordance with the draft amendment attached as Exhibit 'B' to Report PLPD16-062.

Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of this application.

Background

The subject application was initiated by the City of Peterborough Planning staff to address a demand for municipally serviced, prestige industrial development lands with the option of constructing smaller buildings and to recognize existing phased developments with smaller buildings.

The zoning that applies to the Major Bennett Industrial Park currently requires larger buildings around the periphery and smaller buildings internal to the park. This was to accommodate larger industrial buildings in the areas with high exposure, particularly along the Highway 115/7 corridor. In recent years, the City has had limited interest from industrial firms requiring large facilities. The interest has been from smaller industrial operators. As a result, staff are proposing a Zoning By-law amendment which permits smaller industrial buildings along the west side of Jameson Drive.

The application has been processed in accordance with the requirements of the *Planning Act* and is necessary to assist in finalizing agreements of purchase and sale of industrial land.

Analysis

a) Official Plan

The lands are currently designated “Industrial” on Schedule ‘A’ – Land Use and “Prestige Industrial” on Schedule ‘O’ – Industrial Land Use of the City of Peterborough Official Plan.

Section 4.4.5.2 of the Official Plan states that the predominant use of land within the ‘Prestige Industrial’ designation shall include contained assembly, manufacturing and processing uses, warehousing, research and development laboratories, engineering and technical services, communication and broadcasting facilities and industrial offices.

The subject lands on the west side of Jameson Drive are situated adjacent to the C.P. Rail corridor and opposite residential land use along Spillsbury Drive and Stonebridge Court. The lands are partially developed with a mix of large scale and smaller scale, phased development. The proposed amendment would facilitate smaller scale prestige industrial development that will continue to reflect a high standard of site design and development as contemplated in the Official Plan.

The amendment will recognize smaller existing development and will facilitate the ability of the City to attract medium and small scale industrial development that does not require the highway exposure.

b) Zoning By-law

The subject properties are currently zoned M2.1 – Prestige Industrial permitting a range of industrial uses. The M2.1 – Prestige Industrial Zoning District requires a minimum building area of 1,500m². The proposed amendment to the existing zoning will have the effect of reducing the minimum building area on a lot from 1500m² to 740m² to allow for smaller buildings.

Alternative Regulation 18b, as included in Section 3.4 of the City's Comprehensive Zoning By-law 97-123, permits a minimum building area of 740m², consistent with the regulations associated with the zoning of the interior lands within the Major Bennett Industrial Park. It is recommended that Alternative Regulation 18b also apply to the subject lands.

Site plan approval will be required for new development and will ensure that the development of the lands reflect a high standard of site design and development as required by the Official Plan.

Response to Notice**a) Significant Agency Responses:**

Agency circulation was issued on May 17, 2016.

The City's Utility Services Department provided comment regarding the rezoning application, indicating no objection to the proposed rezoning and recommend cash in lieu of parkland where applicable.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

b) Summary of Public Responses:

Notice of Complete Application and Public Meeting was issued on August 2, 2016 by newspaper advertisement (Peterborough Examiner) and by direct mail. The notice complies with the requirements of the *Planning Act*.

No written comments have been received as of August 8, 2016.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

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Attachments:

Exhibit A - Land Use Map
Exhibit B - Draft Zoning By-law Amendment

Exhibit A, Page 1 of 1

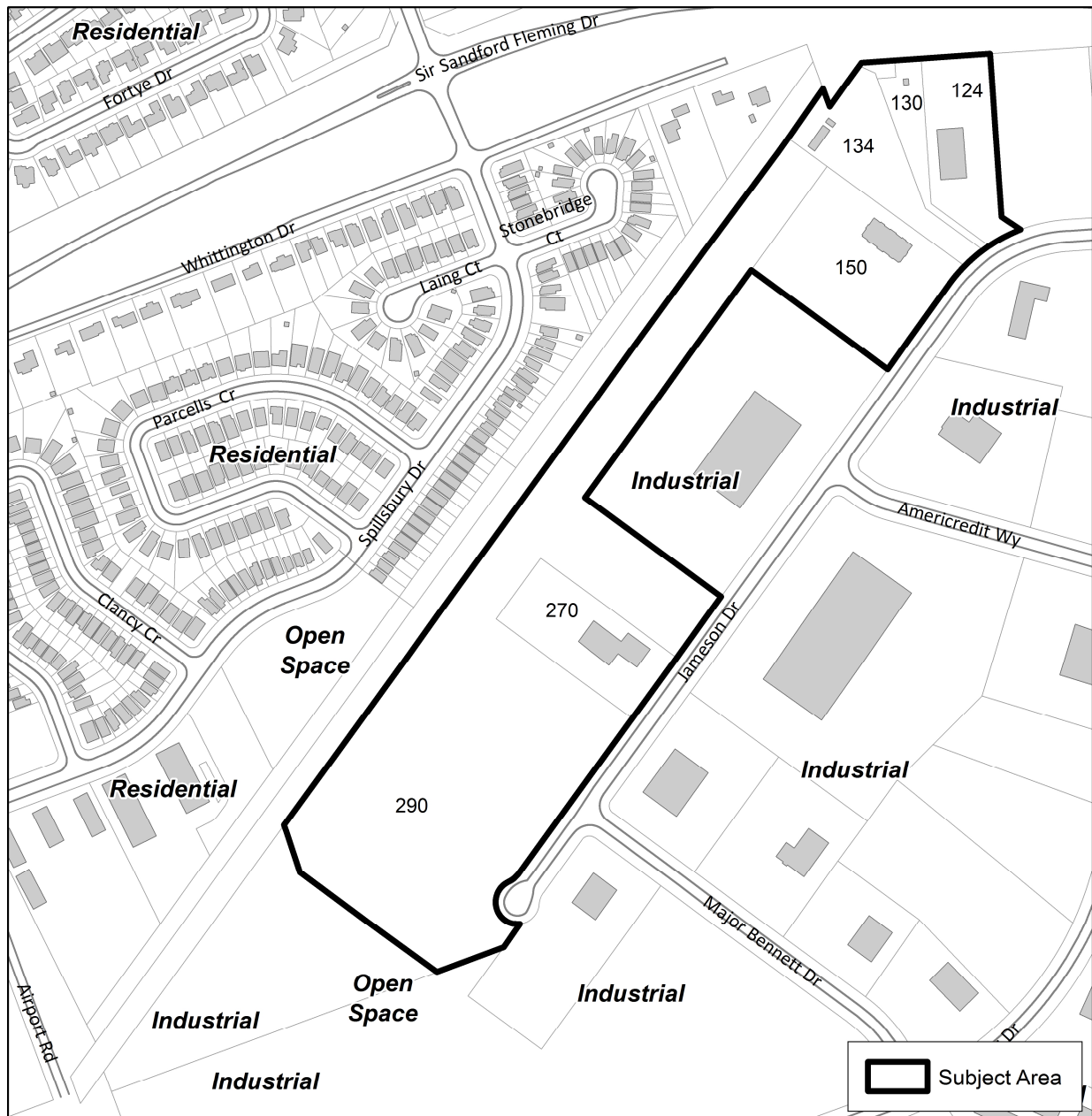
Land Use Map

File: Z1613

Property Locations: 124, 130, 134, 150, 270, 290 Jameson Dr

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: May 17, 2016

Map by: Jellis

0 15 30 60 90 120 150 Metres

Exhibit B, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 16-

Being a By-law to amend the Zoning By-law for the properties known as 124, 130, 134, 150, 270 and 290 Jameson Drive

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

Map 25 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 M2.1 to M2.1,18b.**

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

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