



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **November 21, 2016**

Subject: **Report PLPD16-086**
By-law to remove an 'H' – Holding Symbol from the Zoning
By-law for Part of Plan of Subdivision 45M-247
Mason Homes Limited
Phase 2 of Draft Plan of Subdivision 15T-10507
0 & 1224 Chemong Road, 1345 Hilliard Street

Purpose

A report to recommend the removal of the "H" – Holding Symbol from the Zoning By-law for Part of Plan of Subdivision 45M-247.

Recommendation

That Council approve the recommendation outlined in Report PLPD16-086 dated November 21, 2016, of the Manager, Planning Division, as follows:

That Lots 1 to 38 and Blocks 39 to 60, Block 62, Blocks 66 to 69 inclusive Plan of Subdivision 45M-247 (Buckingham Lane, Halpin Lane, Kiernan Lane, Poole Lane, Selkirk Lane, Broadway Boulevard, Cullen Trail, Grange Way, Haylock Gardens, Marsh Avenue, Melling Avenue, Rowberry Boulevard) be rezoned from SP.328,13a-'H', SP.329,11j, 13k-'H', SP.330,11j,13k-'H', SP.331,3q,11j,13k,16c-'H', SP.95-259-'H', SP.348-'H', and SP.349,11j,13k-'H' to SP.328,13a, SP.329,11j,13k, SP.330,11j,13k, SP.331,3q,11j,13k,16c, SP.95-259, SP.348, and SP.349,11j,13k.

Budget and Financial Implications

There are no budget or financial implications arising out of the approval of this recommendation.

Background

Draft Plan Approval for Draft Plan of Subdivision 15T-10507 came into effect on April 12, 2011 and has subsequently been extended to April 12, 2017. Final Approval for the second phase of this Draft Plan was granted by the Director of Planning and Development Services under the authority of By-law 11-082 on September 13, 2016. On September 20, 2016, Stage 2 of Draft Plan 15T-10507 was registered as Plan 45M-247.

Zoning By-law 11-046 (as amended by By-laws 11-143, 12-137 and 13-136), applies to Plan of Subdivision 45M-247 and the remaining Draft Approved portions of Draft Plan of Subdivision 15T-10507 that will be subject to future registrations. These By-laws included an “H” – Holding Symbol on all lots and blocks that are to be developed for residential and commercial purposes with the intent that the provision would be removed once:

- the plan is registered for sites that are being developed with single detached and semi-detached dwellings;
- site plan approval has been granted for sites being developed for commercial purposes, multi-unit residential purposes, and street-fronting and/or laneway-based townhomes.

Registration of Plan of Subdivision 45M-247 has now been fulfilled. Since By-law 11-046 was passed, zoning district SP.348 was repealed (which permitted laneway-based townhomes) and replaced with a new SP.348 district that provides flexibility for laneway based singles, semis, and townhomes. Although site plan approval has not been granted for areas zoned SP.348, it is staff's opinion that it is appropriate to remove the Holding Symbol from those areas zoned SP.348 in Plan 45M-247 because most of those areas are being developed with single detached and semi-detached homes and because, for areas being developed with townhomes, the City's Site Plan By-laws 1985-211 and 2011-081 determine the need for site plan approval regardless of the presence of a holding symbol in the zoning. Accordingly, it is recommended that the “H” – Holding Symbol be removed from the lots and blocks as generally illustrated in Exhibit A attached hereto and in accordance with the draft By-law attached as Exhibit B. The Holding Symbol will remain in place for those blocks that are to be developed for commercial purposes and multi-unit residential purposes (i.e. Blocks 61 and 65).

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

Brad Appleby
Planner, Subdivision Control and
Special Projects

Allan Seabrooke, Acting Director
Planning and Development Services

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Attachments:

Exhibit A – Key Map
Exhibit B – Draft 'H' Removal By-law, Part of Plan 45M-247

Exhibit A, Page 1 of 1

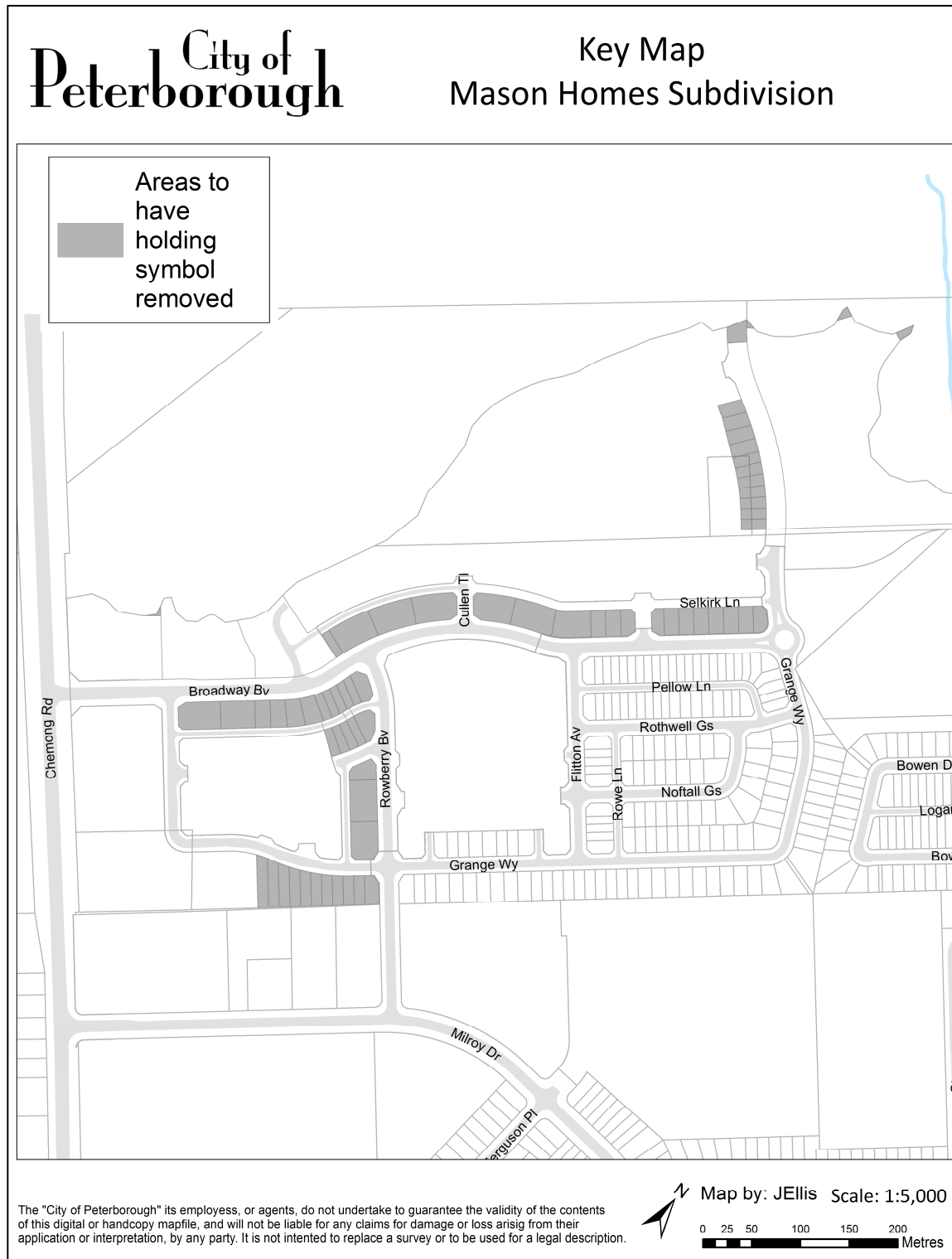


Exhibit B, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 16-

Being a By-law to amend the Zoning By-law to remove a holding symbol from Lots 1 to 38, Blocks 39 to 60, Block 62, and Blocks 66 to 69 inclusive, Registered Plan of Subdivision 45M-247

Whereas pursuant to Section 36 of the *Planning Act*, R.S.O., 1990, c.P.13, a Holding Symbol was applied to the above lands by By-law;

And Whereas, in the opinion of Council, the condition for the removal of the Holding Symbol has been satisfied.

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

Map 3 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.328,13a-'H', SP.329,11j,13k-'H', SP.330,11j,13k-'H', SP.331,3q,11j,13k,16c-'H', SP.95-259-'H', SP.348-'H', and SP.349,11j,13k-'H' to SP.328,13a, SP.329,11j,13k, SP.330,11j,13k, SP.331,3q,11j,13k,16c, SP.95-259, SP.348, and SP.349,11j,13k.

By-law read a first, second and third time this 12th day of December, 2016.

Daryl Bennett, Mayor

John Kennedy, City Clerk

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