



City of
Peterborough

To: Members of the Planning Committee

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: February 27, 2017

Subject: Report PLPD17-009
By-law to Remove an 'H' – Holding Symbol from the Zoning
By-law for Part of Plan of Subdivision 45M-248
Activa Holdings Inc.
Heritage Park, Phase 2, Stage 4
Draft Plan of Subdivision 15T-02502

Purpose

A report to recommend the removal of the "H" – Holding Symbol from the Zoning By-law for Part of Plan of Subdivision 45M-248.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-009 dated February 27, 2017, of the Director, Planning and Development Services, as follows:

That Lots 1 to 35 on Plan of Subdivision 45M-248 (Sawmill Road and Settlers Ridge) be rezoned from R.1,1r,2r,8z-162-'H' to R.1,1r,2r,8z-162.

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-02502 originally came into effect on October 8, 2004. Since that time, Draft Approval has been amended and extended on four occasions and three stages of development have been registered (45M-223, 45M-233 and 45M-237). The current stage was granted Final Approval by the Director of Planning and Development Services under the authority of By-law 11-082 on December 1, 2016. On December 15, 2016, the stage was registered as Plan 45M-248, creating 35 lots for single detached dwellings (see Exhibit B). This stage represents the final stage of single detached lots from draft plan of subdivision 15T-02502.

By-law 14-111, which was applied to the subject plan when the Draft Plan of Subdivision Approval was amended in 2014, includes an “H” – Holding Provision on Lots 1 to 35, inclusive, Plan of Subdivision 45M-248, with the intent that the provision would be removed once the plan is registered.

This condition has been fulfilled for the subject plan of subdivision and therefore it is recommended that the ‘H’ – Holding Provision be removed from the said lots.

Submitted by,

Jeffrey Humble
Director, Planning and Development Services

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Attachments:

Exhibit A - Draft ‘H’ Removal By-law, Part of Plan 45M-248
Exhibit B – Registered Plan of Subdivision 45M-248

Exhibit A, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 17-

Being a By-law to amend the Zoning By-law to remove a holding symbol from Lots 1 to 35, Registered Plan of Subdivision 45M-248

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 27 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 R.1,1r,2r,8z-162-'H' to R.1,1r,2r,8z-162.

By-law read a first, second and third time this 6th day of March, 2017.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit A, Page 2 of 2



