



City of  
**Peterborough**

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**To:** **Members of the Planning Committee**

**From:** **Jeffrey Humble, Director, Planning and Development Services**

**Meeting Date:** **June 12, 2017**

**Subject:** **Report PLPD17-008  
Removal of “H” – Holding Symbol from the zoning of the  
property at 1119 Clonsilla Avenue**

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## **Purpose**

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1119 Clonsilla Avenue.

## **Recommendation**

That Council approve the recommendation outlined in Report PLPD17-008 dated June 12, 2017, of the Director, Planning and Development Services, as follows:

That the property at 1119 Clonsilla Avenue be rezoned from the R.1, 1m, 2m – 305 – “H” – Residential District, to R.1, 1m, 2m – 305 – Residential District, in accordance with Exhibit ‘C’ attached to Report PLPD17-008.

## **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 zoning of the property at 1119 Clonsilla Avenue was amended in June 2016, from R.1, 1m, 2m Residential District to the R.1, 1m, 2m – 305 – “H” – Residential District to permit “an office” with a maximum floor area of 300 square metres, “a clinic” with a maximum floor area of 300 square metres and a “personal service use” via the addition of exception number: “305”. An “H” – Holding Symbol was imposed on the zoning, which may only be removed with the approval of a Site Plan Application.

## **The Site Plan Application**

The proposed Site Plan Application includes the demolition of the existing dwelling and the construction of a 2 storey combination stone veneer and siding building with parking to accommodate 18 parking spaces.

The Site Plan Agreement will require the owner to dedicate a 1.3 metre road widening along Clonsilla Avenue and widen the existing easement by 5.0 metres through the property supporting a trunk storm sewer. Through the Site Plan Approval process, it was discovered that the trunk storm sewer was not constructed in the centre of the easement. As well, the Utility Services Department has identified a capacity issue with the sewer, requiring the installation of an additional pipe at some time in the future.

The proposed development will result in the removal of several trees, most of which, are in decline. The Site Plan and Landscape Plan were revised as directed by Staff to create more landscape space allowing for the preservation of healthy existing trees and creating more space for additional tree installations.

The Utility Services Department reviewed the Tree Removal Plan and have noted that five trees are proposed to be removed along the City road allowance. As a result, the replacement of the five trees is required across the frontage of the site. The Applicant has the option of either providing a cash payment of \$450.00 per tree to be deposited in the City’s Tree Reserve Fund or planting five new trees in the Clonsilla Avenue Boulevard.

## **Notice**

The Site Plan Application was circulated to all abutting property owners as well as to all concerned utilities and agencies. With regard to accessibility, improvements to the Site Plan were made to avoid potential conflicts with vehicle movement.

## Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property 1119 Clonsilla Avenue have been satisfied. Accordingly, it has been recommended to approve the By-law Amendment to implement the R.1, 1m, 2m – 305 – Residential District zoning of the property.

Submitted by,

Jeffrey Humble, MCIP, RPP  
Director, Planning and Development Services

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### Attachments:

Exhibit A: Land Use Map  
Exhibit B: Site Plan Set of Drawings  
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the property  
at 1119 Clonsilla Avenue

Exhibit A, Page 1 of 1

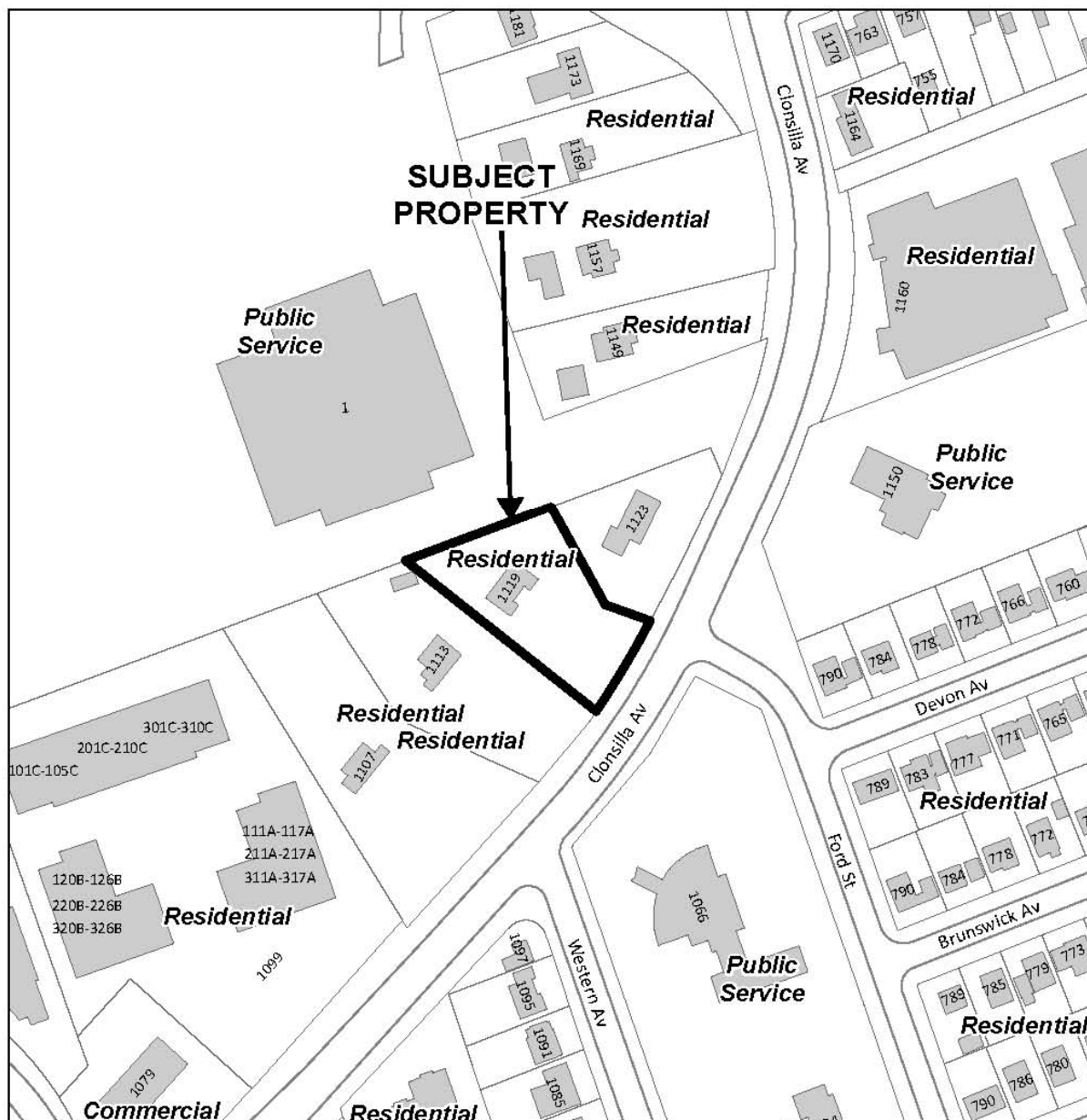
# Land Use Map

File: Z1609

Property Location: 1119 Clonsilla Ave

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: March 7, 2017

Map by: JEllis

0 5 10 20 30 40 50  
Metres



[illegible]

[illegible]

[illegible]

McTeague Drafting & Design  
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Designer  
Michele Kennedy-McTeague  
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379 Coats Rd.  
All manufactured products are to be installed using the manufacturer's best practices procedures and/or manufacturer's installation instructions.  
All work shall conform to the current Ontario Building Code and local bylaws.  
McTeague Drafting & Design has made every effort to provide complete and accurate plans. However, it is the responsibility of the builder to check and verify all dimensions and details before proceeding with construction.  
Should any discrepancies be found on these plans please contact McTeague Drafting & Design in order that corrections to the drawing may be made if necessary.

REAR ELEVATION

FRONT ELEVATION

ELEVATIONS  
SHEET

PROJECT INFORMATION	
DATE:	NOV 10 2023
DRAWN BY:	JANIS D
CHECKED BY:	JOHN D
SCALE:	N = 1" = 4'

**McTeague  
Drafting &  
Design**

Michele Kennedy-McTeague  
Designer  
(705) 341-1948  
mteague drafting@gmail.com

379 Cash's Rd.  
Buckeye, ON  
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- All manufactured products are to be installed using the manufacturer's best practices procedures and/or manufacturer's installation instructions.
- All work shall conform to the current Ontario Building Code and local bylaws.
- McTeague Drafting & Design has made every effort to provide complete and accurate plans. However, it is the responsibility of the builder to check and verify all dimensions and details before proceeding with construction.
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LEFT ELEVATION

RIGHT ELEVATION

## **Exhibit C – Draft By-law, Page 1 of 2**



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### **The Corporation of the City of Peterborough**

#### **By-Law Number 17-**

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 1119 Clonsilla Avenue.

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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 R.1,1m,2m – 305 – "H" – Residential District, to R.1,1m,2m – 305 – Residential District

By-law read a first, second and third time this \_\_\_\_ day of \_\_\_\_\_, 2017.

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Daryl Bennett, Mayor

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John Kennedy, City Clerk

**Exhibit C - Draft By-law, Page 2 of 2**

