



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **October 10, 2017**

Subject: **Report PLPD17-049
Removal of “H” – Holding Symbol
1657 College Park Drive**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1657 College Park Drive.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-049 dated October 10, 2017, of the Director, Planning and Development Services, as follows:

That the ‘H’ Holding Symbol of the zoning of the property at 1657 College Park Drive be removed by changing the zoning from the R.1, 1f, 2e ‘H’ Residential District to R.1, 1f, 2e – Residential District in accordance with Exhibit ‘C’ attached to Report PLPD17-049.

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 known as 1657 College Park Drive was amended by City Council on July 31, 2017 from the D.2 – Development District to R.1, 1f, 2e 'H' – Residential District to permit the redevelopment of the existing property for a new single detached dwelling and accessory uses, oriented toward College Park Drive. An “H” – Holding Symbol was imposed on the zoning, to be removed subject to the lifting of a 0.3m reserve and dedication of the reserved lands as part of a public highway known as College Park Drive.

Dedication of the Lands as a Public Highway

The City's Legal Services staff have completed a subsearch of the property and have confirmed that a By-law was passed and registered in August, 2005, establishing the reserve as part of the Public Highway (College Park Drive). The abstract with this information was not documented properly, and it did not appear in the original search. As such, it is now clear that the lands have been properly established as part of the public highway already and no further action is required by the applicant.

Summary

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the lands has been satisfied. Accordingly, it is recommended to approve the By-law Amendment to implement the R.1,1f, 2e 'H' – 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
Exhibit C: Draft By-law – Removal of Holding Symbol from the zoning of the lands
known as 1657 College Park Drive

Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

File: Z1703

Property Location: 1657 College Park Dr

EXHIBIT

SHEET OF

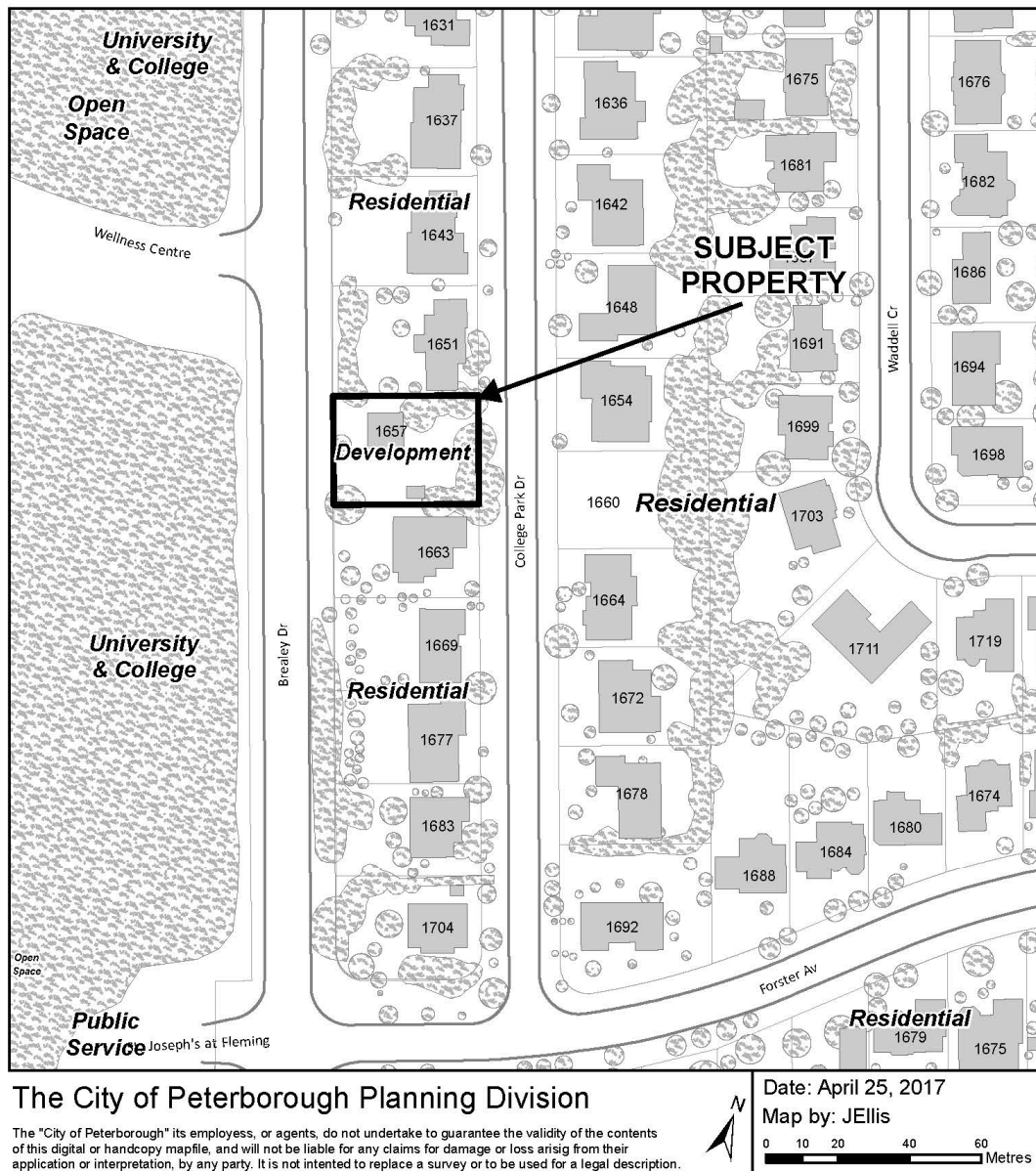


Exhibit B – Site Plan, Page 1 of 1

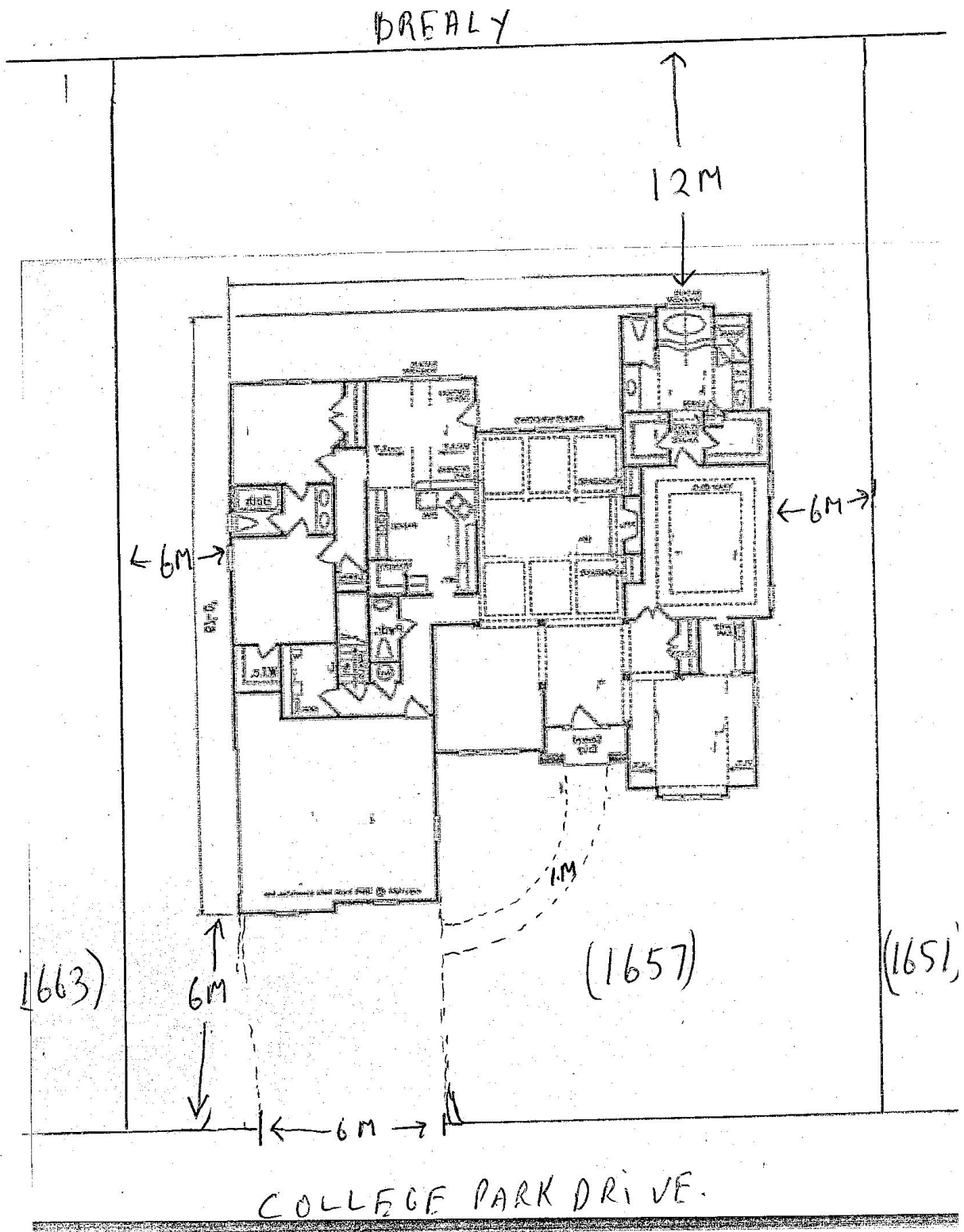


Exhibit C – Draft By-law, Page 1 of 2



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 lands known as 1657 College Park Drive

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

Map 6 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 the R.1,1f,2e'H' Residential District to R.1,1f,2e – Residential District.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2