



City of
Peterborough

TO: Members of the Planning Committee

FROM: Malcolm Hunt, Director of Planning and Development Services

MEETING DATE: November 2, 2009

SUBJECT: Report PLPD09-068
By-law to Remove an “H” – Holding Symbol
from the zoning of the property at
840 Armour Road

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the property at 840 Armour Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD09-068 dated November 2, 2009, of the Director of Planning and Development Services, as follows:

That the property at 840 Armour Road be rezoned from PS.2 – “H” – Public Service District to PS.2 – Public Service District in accordance with Exhibit “C” attached to Report PLPD09-068.

BUDGET AND FINANCIAL IMPLICATIONS

The Site Plan Agreement will require the payment of a Parks Levy in the amount of \$5,165.72, and a Development Charge will be applicable at the time of the issuance of a building permit.

BACKGROUND

Earlier this year, the property at 840 Armour Road was rezoned from R.4 – Residential District to PS.2 – “H” Public Service District to permit public service uses, including a church with related parking and landscaping.

The approval of a Site Plan Application is required before the “H” – Holding Symbol can be removed from the zoning of the property. As well, the “H” – Holding Symbol may only be removed subsequent to the severance of the subject site from the northerly portion of property also owned by the applicant. The northerly portion of property retained its R.4 zoning. It has frontage on Spencley’s Lane and is being reserved as a future medium density apartment building site.

The Site Plan Application

A Site Plan Application was submitted and has been approved for the construction of a 940.25 square metre (10,121 square foot) church. Since the building is under 2,500 square metres in floor area, approval of the Site Plan application is delegated to staff. The Site Plan and Landscape Plan is attached as Exhibit B to this report.

Severance of Property

The Zoning By-law was amended to permit the development of a church on the southerly portion of the property. The northerly portion retained its R.4 zoning category. It was determined that the property line should respect the new limits of the Public Service District created for the proposed church. As a result, an “H” – Holding symbol was imposed on the zoning of the property, which may only be removed once the property is severed.

An application was submitted and approved by the Committee of Adjustment for the severance of the property.

SUMMARY

With the approval of the Site Plan application and the severance of the property, the conditions for the removal of the “H” – Holding Provision have been satisfied.

Submitted by,

Malcolm Hunt, Director
Planning and Development Services

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Concurred with:

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Attachments:

Exhibit A Land Use (Site Location Map)

Exhibit B Site Plan

Exhibit C Draft By-law