



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

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

**MEETING DATE:** January 25, 2010

**SUBJECT:** Report PLPD10-005  
By-law to remove an 'H' – Holding Symbol from the  
Zoning By-law for Plan of Subdivision 45M-232 and  
Block 42, Plan 45M-221  
1496951 Ontario Inc.

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## **PURPOSE**

A report to recommend the removal of the "H" – Holding Symbol from the Zoning By-law for Plan of Subdivision 45M-232 and Block 42, Plan 45M-221.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD10-005 dated January 25, 2010, of the Manager, Planning Division, as follows:

That Plan of Subdivision 45M-232, (Marsdale Drive, Foxmeadow Road, Hargrove Trail and McGregor Court) and Block 42, Plan 45M-221 be rezoned from R.1 – "H"; R.2 – "H"; and R.2, 4h – "H" to R.1; R.2; and R.2, 4h in accordance with Exhibit A attached to Report PLPD10-005.

## **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-03501 (Hargrove Trail) was originally granted by Council on October 27, 2003 and then was subsequently extended by Council for a period of three years on July 3, 2006. Draft Plan Approval for Draft Plan of Subdivision 15T-08501 (Marsdale Drive/Foxmeadow Road) was granted by Council on September 15, 2008. Together, these draft plans were granted Final Approval by Council on September 21, 2009.

On November 12, 2009, Draft Plans 15T-03501 and 15T-08501 were registered together as Plan 45M-232 and a subdivision agreement between the City and 1496951 Ontario Inc. was registered as Instrument No. PE114002.

Zoning By-laws 03-222 and 08-153 were applied to Draft Plans of Subdivision 15T-03501 and 15T-08501 respectively at the time of Draft Plan of Subdivision Approval. Each By-law included an “H” – Holding Symbol with the intent that the provision would be removed once the plans are registered, a subdivision agreement is executed and all necessary securities have been posted with the City of Peterborough.

These conditions have been fulfilled for the subject plan of subdivision and therefore it is recommended that the “H” – Holding Symbol be removed. Once the subdivision agreement is executed, the lifting of the holding symbol is considered to be a housekeeping matter.

Block 42, Plan 45M-221 on Hargrove Trail was created in 2005 through the registration of the Foxmeadow Road plan of subdivision, east of Easthill Drive. Block 42 is intended to be developed in conjunction with Block 81, Plan 45M-232 as a single detached residential lot (see Exhibit B). The Holding Symbol was removed from Plan 45M-221 in 2008 (By-law 08-038), however, it was left in place for Block 42 pending registration of the adjacent lands on Hargrove Trail. With the registration of Plan 45M-232, Block 42 of Plan 45M-221 can now be developed in conjunction with Block 81 of Plan 45M-232. Consequently, it is now appropriate to remove the Holding Symbol from Block 42, Plan 45M-221.

Submitted by,

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**Ken Hetherington,**  
Manager, Planning Division

Prepared by,

Concurred with,

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**Brad Appleby,**  
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Attachments:

Exhibit A – Draft By-law – Plan 45M-232 and Block 42, Plan 45M-221  
Exhibit B – Illustration of Relationship between Block 42, Plan 45M-221 and Block 81,  
Plan 45M-232