



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

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

**MEETING DATE:** May 10, 2010

**SUBJECT:** Report PLPD10-028  
By-law to Remove an “H” – Holding Symbol  
from the zoning of the property at  
696 Whitaker Street

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## **PURPOSE**

A report to recommend the removal of the “H” – Holding Symbol from the property at 696 Whitaker Street.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD10-028 dated May 10, 2010, of the Manager, Planning Division, as follows:

That the property at 696 Whitaker Street be rezoned from SP.342 – “H” – Special District to SP.342 – Special District in accordance with Exhibit “C” attached to Report PLPD10-028.

## **BUDGET AND FINANCIAL IMPLICATIONS**

There are no budget or financial implications arising from the recommendation.

## **BACKGROUND**

In April 2009, the property at 696 Whitaker Street was rezoned from OS.2 – Open Space District, to SP. 342 – “H” Special District, to permit a maximum of four single unit dwellings on the property. The “H” – Holding Symbol may only be removed from the zoning of the property once site plan approval has been granted pursuant to Section 41 of the Planning Act.

### **The Site Plan Application**

The subject property is located at the east end of the Whitaker Street cul-de-sac, and abuts the Peterborough Golf and Country Club.

A Site Plan application was received from Janet Patricia Mortlock and Patricia Ann Quinlan for the construction of three dwelling units accessed from a private road connecting to the Whitaker Street cul-de-sac. The creation of the lots will be done with the eventual registration of a vacant land condominium. In a vacant land condominium, the lots are for the exclusive use of the lot owner, and the road and the utilities contained within the corridor is an element in common. All the lot owners can use the space devoted to the road, and because it is not a City road, they are responsible for its maintenance as well.

The Site Plan shows the configuration of the lots, location of driveways, as well as the maximum footprint for each dwelling. Complete engineering plans were submitted for site plan approval including a Storm Water Management Analysis, Site Servicing Plan and Profile drawing, Lot Grading drawing with details and general notes for construction. An Existing Conditions Plan was also submitted, depicting the location and size of trees on the property. The Site Plan shows the trees that will have to be removed to make way for the construction of the dwellings, and shows the trees that will be protected during the property’s development.

The existing house on the property is owner occupied. They have presented staff with preliminary building plans illustrating how the design of the three dwellings will be very much in keeping with the appearance of their own home. The new lots in the condominium will average approximately 20 meters in width (65 feet), and the new dwellings will have a view to the golf course.

## SUMMARY

Due to the size and the class of the proposed development, the site plan application is delegated to staff for approval. The site plan application has been approved, and the agreement executed by the owners. As a result, it has been recommended to remove the “H” – Holding Provision from the zoning of the property.

Submitted by,

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Ken Hetherington  
Manager, Planning Division

Prepared by:

Concurred with:

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Brian Buchardt  
Planner, Urban Design

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Malcolm Hunt, Director  
Planning and Development Services

Contact Name:

Phone – 742-7777 Ext. 1734

Fax – 742-5218

email – [bbuchardt@peterborough.ca](mailto:bbuchardt@peterborough.ca)

Attachments:

Exhibit A      Site Location Map

Exhibit B      Approved Site Plan

Exhibit C      Draft By-law