



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: May 24, 2011

SUBJECT: Report PLPD11-037
Extension To Draft Plan of Subdivision Approval
For the Heritage Park (Phase II) Subdivision 15T-02502
Activa Holdings Inc.
Part of 314 Carnegie Avenue and 650 Cumberland Avenue

PURPOSE

A report to grant a three-year extension to Draft Plan of Subdivision Approval for Plan 15T-02502 (Heritage Park Phase II).

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD11-037 dated May 24, 2011, of the Manager, Planning Division, as follows:

- a) That Draft Plan of Subdivision Approval for Plan of Subdivision 15T-02502 be extended for a period of three years, to lapse June 22, 2014;
- b) That the Draft Plan of Subdivision be modified to reflect the registration of Plan 45M-233, to assign street names, and to renumber the lots and blocks accordingly as shown on the Plan prepared by D.M. Wills Associates Limited dated April 20, 2011;

- c) That Condition Nos. 1 and 16 of Draft Plan Approval be deleted and replaced with the following:
- “1. That this approval applies to the Draft Plan 15T-02502 prepared by D.M. Wills Associates Ltd. dated April 20, 2011 which shows a total of 102 residential lots (Lots 1 - 102), three blocks for future development purposes (Blocks 104, 105, and 106), and one block for open space purposes (Block 103).
16. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Peterborough concerning the provision of roads, installation of services and drainage, including the completion of Sawmill Lane as a through connection from Heritage Trail to Settler’s Ridge.”
- d) That Condition Nos. 12 and 13 of Draft Plan Approval be deleted.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications for the City related to the extension of Draft Plan of Subdivision Approval.

BACKGROUND

The Heritage Park (Phase II) subdivision was granted Draft Plan of Subdivision, Official Plan and Zoning approvals on October 27, 2003. Subject to the resolution of an appeal to the Ontario Municipal Board, Draft Plan Approval came into effect on October 8, 2004. At the owner’s request and following a comprehensive staff review, Council amended the draft approved plan, zoning and Conditions of Draft Plan Approval effective June 22, 2005. In 2008, Council made a minor amendment to the draft approved plan and Conditions of Draft Plan Approval and granted an extension of Draft Plan Approval for a period of three years.

As part of the Conditions of Draft Plan Approval for this plan, the City established a lapsing date whereby, if Final Approval of the plan is not granted within three years of the Draft Plan Approval date, Draft Plan Approval shall lapse. The current lapsing date for this plan is June 22, 2011. The overall plan is being registered in phases. To date,

two phases of this current draft approved plan have been registered (45M-223 and 45M-233) establishing a total of 143 single detached lots. The balance of the plan remains Draft Approved for 102 single detached lots, three blocks for future development purposes and one block for open space purposes. The applicant intends to seek Final Approval for the balance of the plan later this year. In order to allow for the continued development of this plan beyond the June 22, 2011 lapsing date, the applicant has requested that the City grant a three-year extension to Draft Plan Approval.

The process to review an extension request does not require a statutory public meeting, however, staff may conduct an updated review of the Draft Plan and Conditions prior to recommending an extension. As part of the subject application, the approved Draft Plan and Conditions were circulated to standard commenting agencies for review. No objections or comments were received in response to the agency circulation.

Staff have reviewed the existing conditions of Draft Plan Approval and note that Condition 12, which requires the upgrading of the Water Street sanitary sewer between Marina Boulevard and Barnardo Avenue or the inclusion of the said work in a development charge by-law, and Condition 13, which requires the alignment of lot lines between Farrier Crescent and Blacksmith Way for drainage purposes, have been fulfilled. Specifically, the required sanitary sewer upgrades are included in the Carnegie East area-specific development charge and were partly completed in 2010 by the City and the alignment of lots in question was secured through the approval of Plan 45M-233 in 2009. Accordingly, staff has recommended that these conditions be deleted.

To distinguish those portions of the plan that remain Draft Plan Approved from those that have been registered, staff requested the applicant to revise the Draft Plan to remove the area encompassed by Registered Plan 45M-233. The proposed amended Draft Plan which is attached as Exhibit B proposes to renumber the remaining lots and blocks within the plan and to assign street names to those streets within the Draft Plan that were previously unnamed. To reflect this change, staff has also recommended revisions to Condition Nos. 1 and 16 of Draft Plan Approval.

SUMMARY

Staff support the extension of Draft Plan of Subdivision Approval for Plan 15T-02502 for a period of 3 years period to lapse June 22, 2014. The plan is a logical extension of the existing Heritage Park Subdivision and is providing a much needed supply of residential

lots to maintain a competitive and affordable housing market in the City of Peterborough.

Submitted by,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Concurred with,

Brad Appleby,
Planner, Subdivision Control
& Special Projects

Malcolm Hunt, Director,
Planning and Development Services

Contact Name:

Brad Appleby
Planner, Subdivision Control and Special Projects
Planning & Development Services
Phone: 705-742-7777 Ext. 1886
Fax: 705-742-5218
E-Mail: bappleby@peterborough.ca

Attachments:

Schedule 1: Amended Conditions of Draft Plan Approval
Exhibit A: Land Use Map
Exhibit B: Amended Draft Plan of Subdivision