



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: May 24, 2011

SUBJECT: Report PLPD11-031
By-law to Remove an “H” Holding Symbol
From the Zoning of the Property at
189 Dalhousie Street

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the property at 189 Dalhousie Street.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD11-031 dated May 24, 2011, of the Manager, Planning Division, as follows:

That the property at 189 Dalhousie Street be rezoned from SP.241 – “H” to SP.241 in accordance with Exhibit “C” attached to Report PLPD11-031.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

The subject property was rezoned in September of 2005 from R.1, R.2, and R.3 (Residential District) to SP 241 – “H” (Special District Commercial) to permit an office, excluding an office of a veterinarian, a clinic, and a dwelling within the existing buildings.

An “H” – Holding Provision was imposed on the zoning of the property recognizing that a site plan application had to be approved. The Site Plan Agreement obligates the owners to comply with applicable Zoning By-law regulations, such as the provision of on-site parking spaces.

As this is an existing building without any proposed additional floor area, the site plan application is delegated to staff for approval. Once the conditions for the removal of the “H” – Holding Proviions have been satisfied, City Council can remove the “H” – Holding Provision applied to the zoning of the property. Staff have approved the site plan application showing the provision of all required parking spaces on-site. The parking spaces are accommodated on an existing asphalt surface in the rear yard of the subject property. The parking spaces are accessed by an existing asphalt driveway off Dalhousie Street.

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 189 Dalhousie Street have been satisfied. The site plan is attached as Exhibit “B” to this report.

Submitted by,

Ken Hetherington
Manager, Planning Division

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Attachments:

Exhibit A - Land Use Map

Exhibit B - Site Plan

Exhibit C - Draft By-law – Removal of Holding Symbol from 189 Dalhousie St.