



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: July 18, 2011

SUBJECT: Report PLPD11-048
By-law to Remove an “H” Holding Symbol
From the Zoning of the Properties at
890 and 896 Chemong Road

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the properties at 890 and 896 Chemong Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD11-048 dated July 18, 2011, of the Manager, Planning Division, as follows:

That the properties at 890 and 896 Chemong Road be rezoned from SP.341 – 250 - “H” to SP.341 - 250 in accordance with Exhibit “C” attached to Report PLPD11-048.

BUDGET AND FINANCIAL IMPLICATIONS

The development will result in the payment of a parks levy in the amount of \$3,360.00 and a development charge in the amount of \$36,475.18

BACKGROUND

The subject property was rezoned in April of 2010 from R.1 - Residential District to SP 341 – 250 - “H” - Special District Commercial to permit the use of the property for clinic purposes. Exception No. 250 permits a site specific minimum set back of 6.6 metres measured from the northeast corner of the building to the rear lot line.

An “H” – Holding Provision was imposed on the zoning of the property to be removed at such time as Site Plan Approval is granted for the subject properties, including:

- i) a provision requiring that the properties known as 890 and 896 Chemong Road be merged in title; and
- ii) road widening along Chemong Road;
- iii) provision of an easement in favour of the City of Peterborough along the southerly lot line, to facilitate future connection to the lands to the south, if required; and
- iv) provision for a ‘right in’ only, from Chemong Road.

Pursuant to By-law No. 11-081, the approval of the site plan application is delegated to staff. The application was reviewed by staff as well as all concerned utilities and agencies and has been approved. The site plan agreement has been executed and it includes the items outlined above satisfying the conditions for the removal of the “H” Holding Provision imposed on the zoning of the properties.

SUMMARY

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the properties at 890 and 896 Chemong Road have been satisfied. The site plan is attached as Exhibit “B” to this report.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by:

Concurred with:

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Attachments:

Exhibit A - Land Use Map
Exhibit B - Site Plan and Elevation Drawings
Exhibit C - Draft By-law – Removal of Holding Symbol from 192 & 199 Dalhousie St.