



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

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

**MEETING DATE:** October 31, 2011

**SUBJECT:** Report PLPD11-074  
By-law to Remove an “H” Holding Symbol  
From the Zoning of the Property at  
1189 Clonsilla Avenue

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## **PURPOSE**

A report to recommend the removal of the “H” – Holding Symbol from the property at 1189 Clonsilla Avenue.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD11-074 dated October 31, 2011, of the Manager, Planning Division, as follows:

That the property at 1189 Clonsilla Avenue be rezoned from R.1, R.2, 1m, 2m – 263 – “H” – Residential District to R.1, R.2, 1m, 2m – 263 - Residential District, in accordance with Exhibit “C” attached to Report PLPD11-074.

## **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 April of 2011 from PS.1 – Public Service District and R.1, R.2, 1m, 2m - Residential District to R.1, R.2, 1m, 2m – 263 – “H” – Residential District to permit the use of the property for a small scale office and/or up to a maximum of two dwelling units.

An “H” – Holding Provision was imposed on the zoning of the property recognizing that a site plan application has 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 approved site plan includes an engineering report containing a storm water management review and infiltration trench design. The infiltration trench design was requested by the City’s Utility Services Department as there is not a storm sewer connection available in the area.

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 1189 Clonsilla Avenue have been satisfied. The site plan is attached as Exhibit “B” to this report.

Submitted by,

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Ken Hetherington  
Manager, Planning Division

Prepared by:

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Concurred with:

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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.