



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: May 22, 2012

SUBJECT: Report PLPD12-030
Removal of 'H' – Holding Symbol from the Zoning of the
property at 552 Armour Road

PURPOSE

A report to recommend the removal of the "H" – Holding Symbol from the zoning of the property at 552 Armour Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD12-030 dated May 22, 2012, submitted by the Manager, Planning Division, as follows:

That the property at 552 Armour Road be rezoned from C.1 - 257 - "H" to C.1 - 257 in accordance with Exhibit "C" attached to Report PLPD12-030.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising out of the recommendation to remove the "H" – Holding Symbol from the zoning of the subject property.

BACKGROUND

The subject property was rezoned in September of 2010 from R.1, R.2 - Residential District to C.1 -257 - “H” - Commercial District to permit the use of the property for local convenience commercial and residential uses in accordance with the Local Commercial policies of the Residential Designation in the City’s Official Plan.

The 257 exception number on the property’s zoning modifies the regulations of the C.1 zoning district by recognizing the existing building, elimination of a landscape strip, reducing the number of parking spaces for a restaurant with less than 30 seats from 10 spaces to 7 spaces, reducing the aisle width for the parking area and recognizing the existing width of the lot. The approved site plan is appended as Exhibit “B” to this report.

An “H” – Holding Provision was imposed on the zoning of the property to be removed at such time as Site Plan Approval is granted. The site plan agreement includes a requirement for a 3.0 metre road widening conveyance along Armour Road, except in the area of the existing building.

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 property.

SUMMARY

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 552 Armour Road has 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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Planner, Urban Planner

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Attachments:

Exhibit A - Land Use Map
Exhibit B - Site Plan
Exhibit C - Draft By-law – Removal of Holding Symbol from the zoning of the property
552 Armour Road