



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: July 16, 2012

SUBJECT: Report PLPD12-040
By-law to Remove an “H” Holding Symbol
From the Zoning of the Property at
70 Towerhill Road

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the property at 70 Towerhill Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD12-040 dated July 16, 2012, of the Manager, Planning Division, as follows:

That the westerly portion (30 metres) of 70 Towerhill Road be rezoned from R.1, 2o-“H” and R.1 – “H” to R.1, 2o and R.1 Residential Districts in accordance with Exhibit “B” attached to Report PLPD12-040.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

On September 15, 1997, the subject property was rezoned from PS Public Service District to R1, 2o - “H” and R.1 - “H”- Residential Districts to facilitate the future creation of residential building lots for single detached dwellings on full municipal services along the east side of Towerhill Court.

At the time of rezoning, an “H” – Holding Provision was imposed on the zoning of the property to ensure that the original subdivision agreement on the property would be appropriately amended to address requirements for lot grading and drainage, site servicing, location of driveways, development charges and other such development related matters to the satisfaction of both the Peterborough Utilities Commission and the Utility Services Division.

On April 2, 2012, City Council passed a by-law amending the zoning of the easterly 27 metres (88.5 ft) of 70 Towerhill Road from R.1,2o - “H” and R.1 - “H” Residential Districts to SP 293, 7c – Residential District to allow construction of a multi-unit residential building on the property together with the balance of the land at 1185 Hilliard Street. This by-law will rezone the remaining portion (30 metres) of 70 Towerhill Road from R.1, 2o - “H” and R.1 - “H” to R.1, 2o and R.1-Residential Districts as illustrated on Exhibit B.

On March 30, 2012, the Committee of Adjustment approved the severance of the subject property creating six lots for development of six single unit detached dwellings along the east side of Towerhill Court as illustrated on Exhibit A. The appeal period for the Committee’s Decision expired on April 19, 2012. One of the conditions for approval was the removal of the “H” Holding Symbol from the zoning of the property that required amendment of the subdivision agreement described above.

The Utility Services Division and Peterborough Utilities Services Inc. are satisfied with the amendments to the subdivision agreement to address the development and servicing of the subject property required as the conditions for the removal of the “H” – Holding Provision. As a result, it is recommended that the “H” – Holding Provision be removed from the Zoning of the subject property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by:

Concurred with:

Richard Straka
Planner, Policy & Research

Malcolm Hunt, Director
Planning and Development Services

Contact Name: Richard Straka

Phone – 705-742-7777 Ext. 1733

Toll Free Phone - 1-855-738-3755

Fax – 705-742-5218

E-Mail – rstraka@peterborough.ca

Attachments:

Exhibit A - Surveyed Reference Plan of 70 Towerhill Road

Exhibit B - Draft By-law – Removal of Holding Symbol from 70 Towerhill Road

EXHIBIT 'A'
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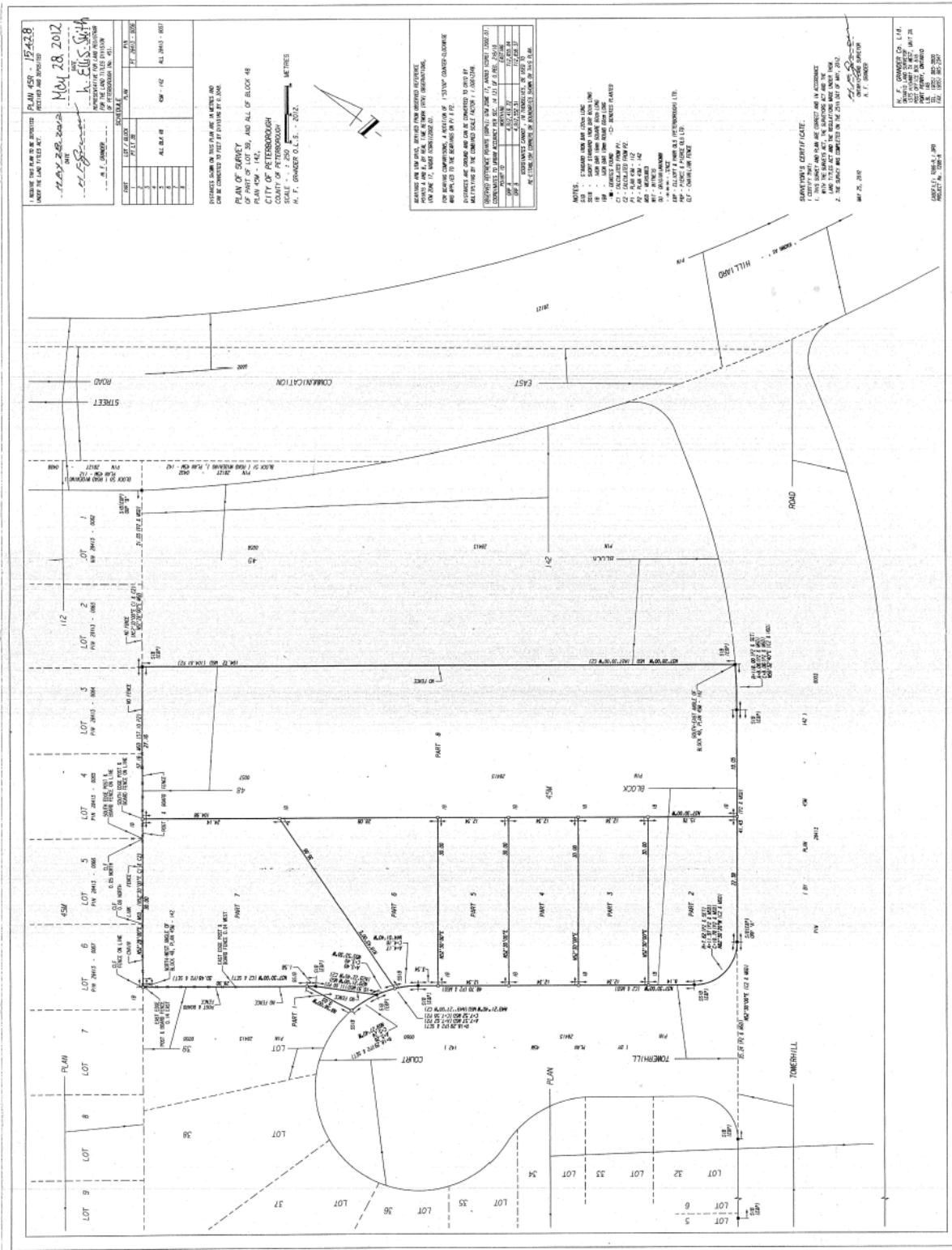


Exhibit ‘B’
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THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 12-_____

BEING A BY-LAW TO AMEND THE ZONING FOR 70 TOWERHILL ROAD

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. Map 3 forming part of Schedule ‘A’ to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule ‘A’ **from R.1, 2o - “H” and R.1 - “H” to R.1, 2o and R.1.**

By-law read a first, second and third time this day of _____, 2012.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit ‘B’
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