



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: January 22, 2013

SUBJECT: Report PLPD12-064A
922 Western Avenue

PURPOSE

A report to update Planning Committee on the discussions between the applicant and neighbouring landowners.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD12-064A dated January 22, 2013 of the Manager, Planning Division, as follows:

That Report PLPD12-064A be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget or financial implications arising from the receipt of this report.

BACKGROUND

Planning Committee held a Public Meeting on October 29, 2012 to consider an application for rezoning the property at 922 Western Avenue from R.1 – Residential District to R.2 – Residential District to permit the creation of a new residential building lot with 9 metres of lot width. Concerns regarding this 9m of lot width were expressed by neighbouring property owners, including the adjacent owner to the south.

The adjacent owner also raised concerns regarding the existing trees along the side lot line and expressed an interest in acquiring a portion of the subject property. Planning Committee passed a motion to defer consideration of the application to allow time for the applicant to address comments made by the adjacent property owner regarding their interest in purchasing the lands, as follows:

“That the application be referred for two cycles to permit the applicant and neighbour(s) to discuss the application.”

Since the Public Meeting on October 29, 2012, the applicant has confirmed that an agreement has been finalized with the landowner to the south for a transfer of approximately 6 metre wide portion of the lands to the owners at 916 Western Avenue. This would leave the subject property with a minimum lot width of 12 metres, and the adjacent property with approximately 24 metres, both complying with the R.1 Zoning regulations. The applicant is proceeding with an application to the Committee of Adjustment for Consent to Sever a portion of the lands. The applicant intends to withdraw the application, subject to the successful completion of the severance and the transfer of the lands.

Submitted by,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Concurred with,

Caroline Kimble,
Land Use Planner

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

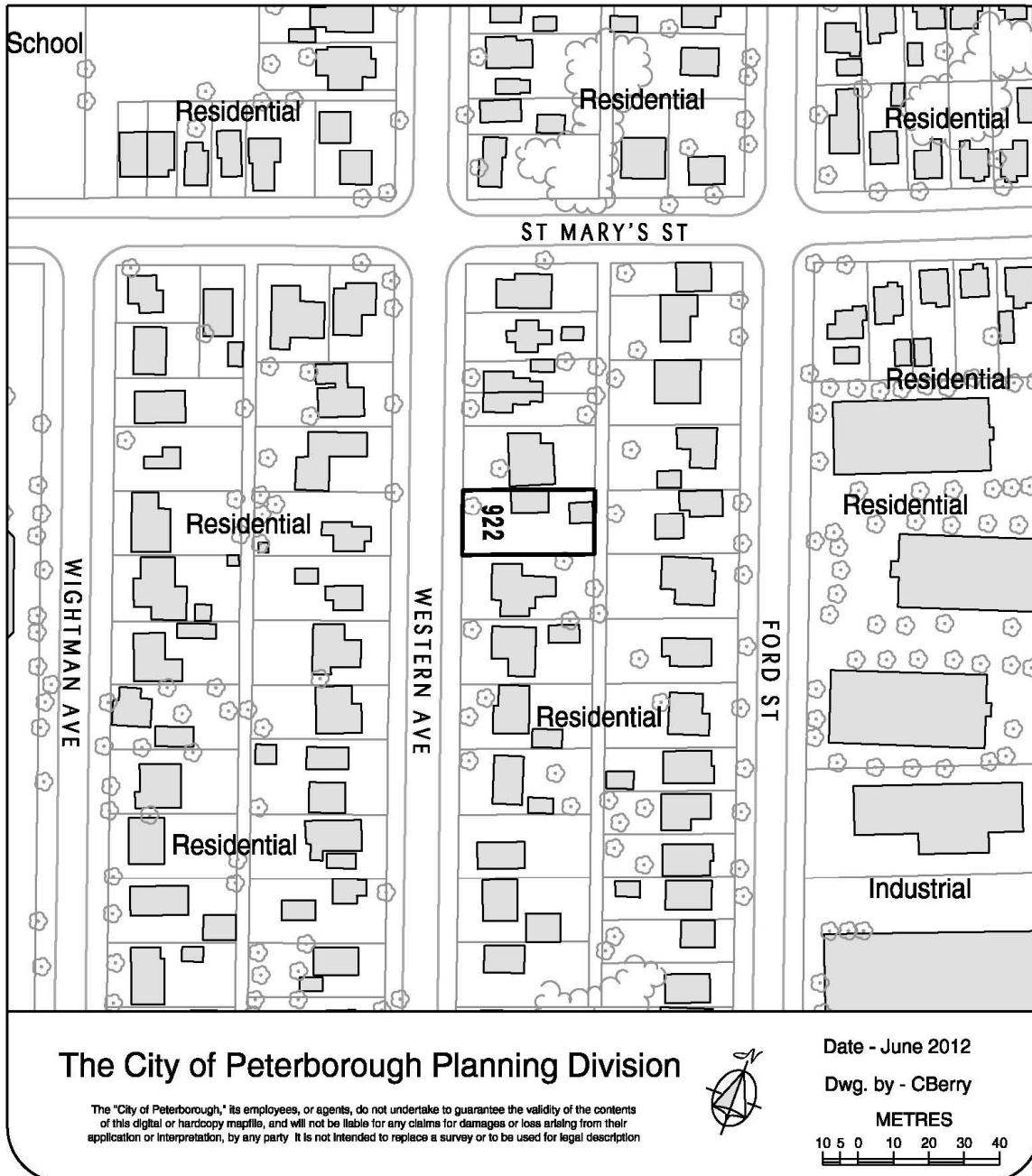
Exhibit A - Land Use Map
Exhibit B – Proposed Severance Sketch

Land Use Map

Exhibit 'A'
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File # z1216

Property Location: 922 Western Ave



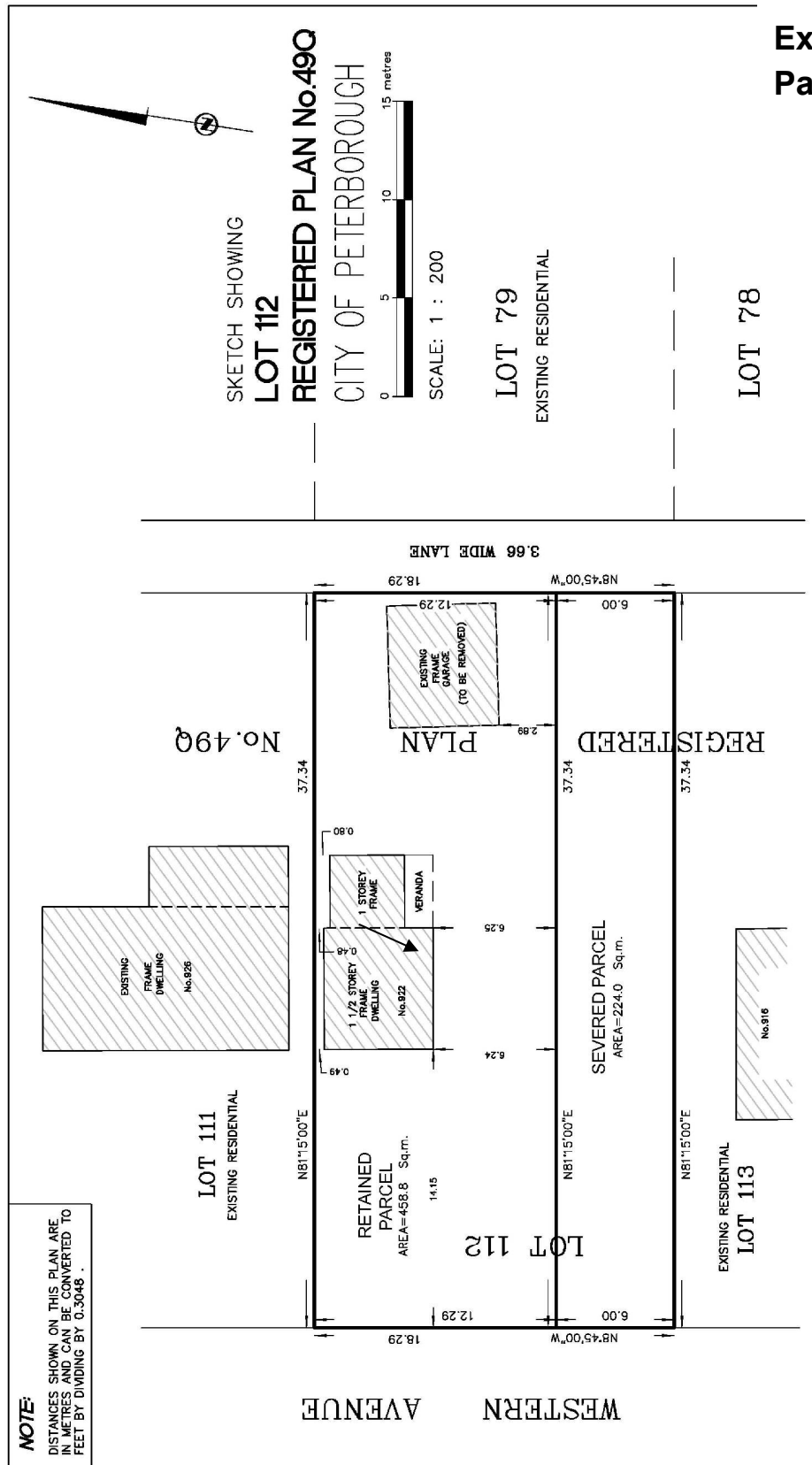


Exhibit 'B'
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