



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: February 11, 2013

SUBJECT: Report PLPD13-005
By-law to remove an "H" – Holding Symbol from the Zoning
By-law for Plan of Subdivision 45M-237
Heritage Park Phase 2, Stage 3
Activa Holdings Inc.
314 Carnegie Ave and 630 Cumberland Ave

PURPOSE

A report to recommend the removal of the "H" – Holding Symbol from the Zoning By-law for a portion of Plan of Subdivision 45M-237.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD13-005 dated February 11, 2013, of the Manager, Planning Division as follows:

That Lots 1 to 102, inclusive on Plan of Subdivision 45M-237 (Settlers Ridge, Voyageur Street, Frontier Way and Sawmill Road) be rezoned from R.1,1r,2r-162-"H" and R1-162-"H" to R.1,1r,2r-162 and R.1-162 in accordance with Exhibit A attached to Report PLPD13-005.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising out of the approval of this recommendation.

BACKGROUND

Draft Plan Approval for Draft Plan of Subdivision 15T-02502 originally came into effect on October 8, 2004. Since that time, Draft Approval has been amended and extended on three occasions and two stages of development have been registered (45M-223 and 45M-233) (see Exhibit B). The current stage was granted Final Approval by the Director of Planning and Development Services under the authority of By-law 11-082 on November 19, 2012. On November 29, 2012, the stage was registered as Plan 45M-237, creating 102 lots for single detached dwellings and a subdivision agreement between the City and Activa Holdings Inc. was registered as Instrument PE179875 on December 5, 2012. This stage represents the final stage of single detached lots from the original draft plan.

By-law 05-094, which was applied to the subject plan when the Draft Plan of Subdivision Approval was amended in 2005, includes an "H" – Holding Provision on Lots 1 to 102 inclusive of Plan of Subdivision 45M-237, with the intent that the provision would be removed once the plan is registered.

This condition has been fulfilled for the subject plan of subdivision and therefore it is recommended that the "H" – Holding Provision be removed from the said lots.

Submitted by,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Concurred with,

Christie MacIsaac,
Assistant Planner

Malcolm Hunt, Director,
Planning and Development Services

Contact Name:

Christie MacIsaac
Assistant Planner
Planning & Development Services
Phone: 705-742-7777 Ext. 1776
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-Mail: cmacisaac@peterborough.ca

Attachments:

Exhibit A – Draft "H" Removal By-law – Plan 45M-237
Exhibit B – Draft Plan of Subdivision 15T-02502

Exhibit A
Sheet 1 of 2

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 13(Clerk's Office will assign number)

**BEING A BY-LAW TO AMEND ZONING BY-LAW 97-123 TO REMOVE A
HOLDING SYMBOL FROM LOTS 1 TO 102, INCLUSIVE, REGISTERED PLAN
OF SUBDIVISION 45M-237**

WHEREAS pursuant to Section 36 of the Planning Act, R.S.O., 1990, c.P.13, a Holding Symbol was applied to the above lands by By-law;

AND WHEREAS, in the opinion of Council, the condition for the removal of the Holding Symbol has been satisfied

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

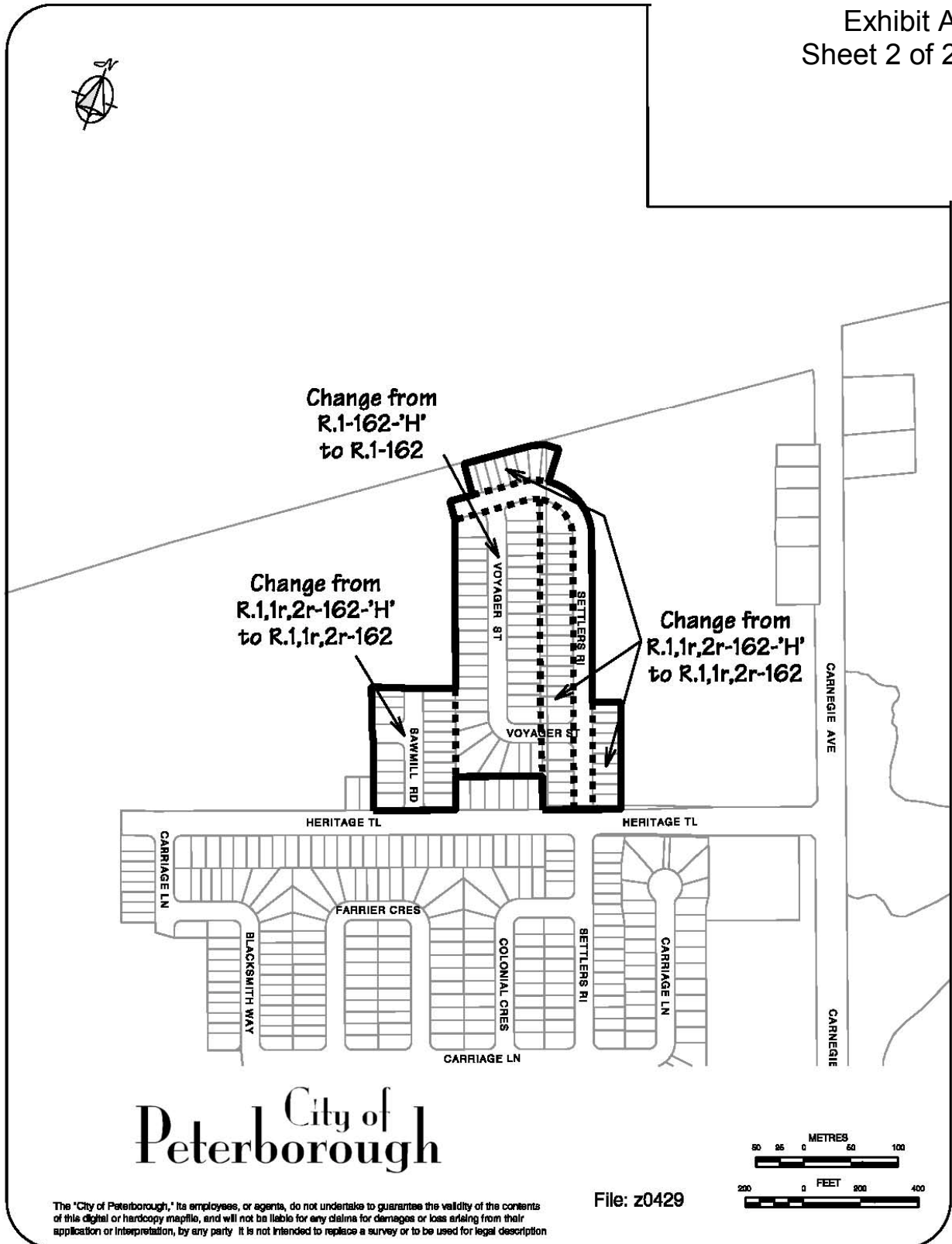
Map 27 forming part of Schedule "A" to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule "A" as follows:

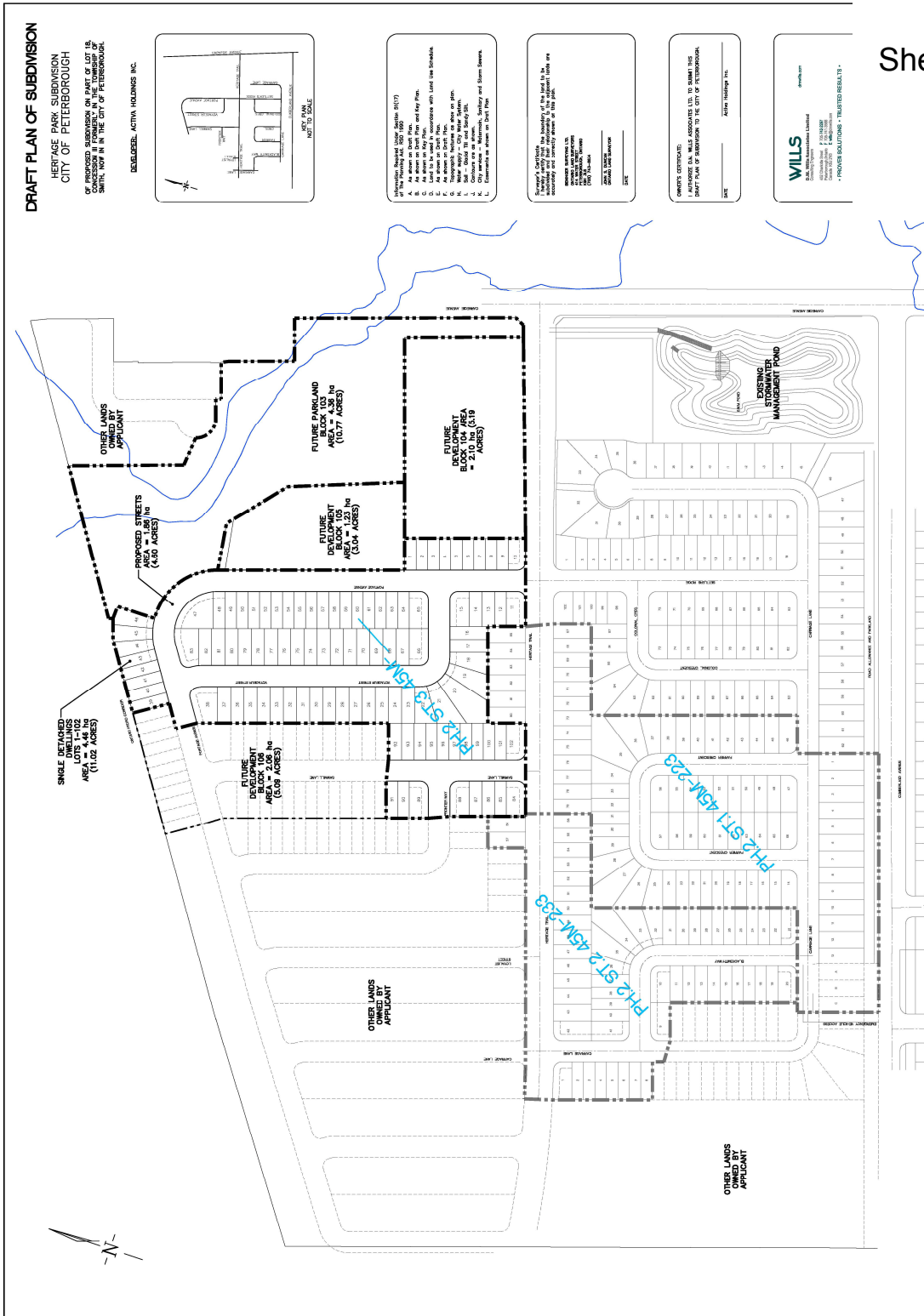
1. From R1,1r,2r-162-"H" and R1-162-"H" to R1,1r,2r-162 and R1-162.

By-law read a first, second and third time this day of _____, 2013.

Daryl Bennett, Mayor

John Kennedy, City Clerk



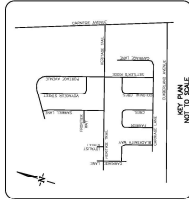


DRAFT PLAN OF SUBDIVISION

HERITAGE PARK SUBDIVISION
 CITY OF PETERBOROUGH

OF HERITAGE MANAGEMENT ON BEHALF OF LOT 15
 CONCESSION IN FORMERLY IN THE TOWNSHIP OF
 SMITH, NOW IN THE CITY OF PETERBOROUGH.

DEVELOPER: ACTIVA HOLDINGS INC.



- Heritage Park (2007) Section 4(1)(7)
1. The existing lot 1505 (100' x 100')
 2. As shown on the plan and map files.
 3. Lot 1505 to be used in accordance with Lot 1505 (100' x 100').
 4. As shown in this plan.
 5. As shown in this plan.
 6. As shown in this plan.
 7. As shown in this plan.
 8. As shown in this plan.
 9. As shown in this plan.
 10. As shown in this plan.
 11. As shown in this plan.
 12. As shown in this plan.
 13. As shown in this plan.
 14. As shown in this plan.
 15. As shown in this plan.
 16. As shown in this plan.
 17. As shown in this plan.
 18. As shown in this plan.
 19. As shown in this plan.
 20. As shown in this plan.
 21. As shown in this plan.
 22. As shown in this plan.
 23. As shown in this plan.
 24. As shown in this plan.
 25. As shown in this plan.
 26. As shown in this plan.
 27. As shown in this plan.
 28. As shown in this plan.
 29. As shown in this plan.
 30. As shown in this plan.
 31. As shown in this plan.
 32. As shown in this plan.
 33. As shown in this plan.
 34. As shown in this plan.
 35. As shown in this plan.
 36. As shown in this plan.
 37. As shown in this plan.
 38. As shown in this plan.
 39. As shown in this plan.
 40. As shown in this plan.
 41. As shown in this plan.
 42. As shown in this plan.
 43. As shown in this plan.
 44. As shown in this plan.
 45. As shown in this plan.
 46. As shown in this plan.
 47. As shown in this plan.
 48. As shown in this plan.
 49. As shown in this plan.
 50. As shown in this plan.
 51. As shown in this plan.
 52. As shown in this plan.
 53. As shown in this plan.
 54. As shown in this plan.
 55. As shown in this plan.
 56. As shown in this plan.
 57. As shown in this plan.
 58. As shown in this plan.
 59. As shown in this plan.
 60. As shown in this plan.
 61. As shown in this plan.
 62. As shown in this plan.
 63. As shown in this plan.
 64. As shown in this plan.
 65. As shown in this plan.
 66. As shown in this plan.
 67. As shown in this plan.
 68. As shown in this plan.
 69. As shown in this plan.
 70. As shown in this plan.
 71. As shown in this plan.
 72. As shown in this plan.
 73. As shown in this plan.
 74. As shown in this plan.
 75. As shown in this plan.
 76. As shown in this plan.
 77. As shown in this plan.
 78. As shown in this plan.
 79. As shown in this plan.
 80. As shown in this plan.
 81. As shown in this plan.
 82. As shown in this plan.
 83. As shown in this plan.
 84. As shown in this plan.
 85. As shown in this plan.
 86. As shown in this plan.
 87. As shown in this plan.
 88. As shown in this plan.
 89. As shown in this plan.
 90. As shown in this plan.
 91. As shown in this plan.
 92. As shown in this plan.
 93. As shown in this plan.
 94. As shown in this plan.
 95. As shown in this plan.
 96. As shown in this plan.
 97. As shown in this plan.
 98. As shown in this plan.
 99. As shown in this plan.
 100. As shown in this plan.

OWNER'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS IN THIS PLAN OF SUBDIVISION ARE CORRECTLY SHOWN AND CORRECTLY DESCRIBED IN THIS PLAN.

OWNER'S NAME: ACTIVA HOLDINGS INC.
 DATE: _____

OWNER'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS IN THIS PLAN OF SUBDIVISION ARE CORRECTLY SHOWN AND CORRECTLY DESCRIBED IN THIS PLAN.

OWNER'S NAME: ACTIVA HOLDINGS INC.
 DATE: _____

WILLS
 CONSULTANTS
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 AURORA, ONTARIO L4G 1N2
 TEL: (905) 709-8888
 FAX: (905) 709-8889
 WWW.WILLSCONSULTANTS.COM

PROVIDES SOLUTIONS - TRUSTED RESULTS