



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: April 15, 2013

SUBJECT: Report PLPD13-032
Removal of “H” – Holding Symbol from the Zoning of the
Property at 1091 Chemong Road

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 1091 Chemong Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD13-032 dated April 15, 2013, of the Manager, Planning Division, as follows:

That the property at 1091 Chemong Road be rezoned from C.7 - “H” Commercial District to C.7 Commercial District in accordance with Exhibit “C” attached to Report PLPD13-032.

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 October of 2005 from C.41, C41-125 and C.2 – Commercial Districts to C.7 – “H” Commercial District (Special Purpose Retail) to permit commercial and retail uses in accordance with the Special Purpose Retail designation of the Official Plan.

The approval of a Site Plan Application was the only condition imposed for the removal of the “H” – Holding Symbol from the zoning of the property.

An amendment to the Site Plan Agreement was recently approved for the construction of a 588.3 square metre (6,332 square foot) restaurant (Swiss Chalet) on the portion of the property with a Towerhill Road municipal address. 1091 Chemong Road was merged in title with the Swiss Chalet restaurant property, as they now possess identical ownerships.

The site servicing and grading as well as the layout of parking and landscaping had to be modified to accommodate the new building on the site. The original Site Plan Agreement addressing the development of the property, before the recent construction of the restaurant, was registered on June 28th, 2006.

SUMMARY

The condition associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 1091 Chemong 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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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
1091 Chemong Road