



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

**FROM:** Ken Hetherington, Manager, Planning Division

**MEETING DATE:** July 22, 2013

**SUBJECT:** Report PLPD13-042  
Annual Report of Delegated Subdivision Approval Activity for 2012

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## **PURPOSE**

A report to summarize all approvals and/or exemptions granted by the Director of Planning and Development Services pursuant to By-law 11-082 for 2012.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD13-042 dated July 22, 2013, of the Manager, Planning Division, as follows:

That Report PLPD13-042 be received for information purposes.

## **BUDGET AND FINANCIAL IMPLICATIONS**

No budget or financial implications would result from the decision to approve the above recommendation.

## BACKGROUND

By-law 11-082 delegates a portion of Council's authority with respect to plans of subdivision and condominium and part lot control exemption to the Director of Planning and Development Services. 2012 marks the first year for decisions being made in accordance with this By-law. To ensure that any decisions made under the By-law are traceable and corporately supported, staff established a formalized review process for each decision. Specifically, prior to making a decision in accordance with the By-law, the Director shall receive a memo prepared by the Manager, Planning Division which has been reviewed by the Administrative Review Committee that outlines the nature and effect of the proposed decision along with any specific issues associated with the decision.

Pursuant to the By-law, the Director is required to summarize all approvals and exemptions granted under the By-law in an annual information report to Council.

## 2012 DECISION SUMMARY

### 1. Three-year Extension of Draft Plan of Subdivision Approval and Minor Amendment to the Conditions of Draft Plan Approval

File: 15T-05503  
Location: 4571 Guthrie Drive  
Applicant: AON Inc.  
Application Description: Residential subdivision consisting of 63 single detached lots, up to 29 row or semi-detached dwellings and up to 222 multiple unit residences.  
Application Status: Draft Approved  
Decision Date: January 11, 2012

### 2. Final Approval of Draft Plan of Subdivision

File: 15T-10503  
Location: 1232 Parkhill Road West  
Applicant: 2210240 Ontario Inc.  
Application Description: Residential subdivision consisting of up to 510 dwellings (singles, townhomes, apartments) and a local commercial block.  
Application Status: Registered as Plan 45M-234  
Decision Date: May 28, 2012

3. Final Approval of Draft Plan of Subdivision

File: 15T-10502  
Location: 811 Milford Drive, 334 and 338 Middlefield Road  
Applicant: 1827403 Ontario Inc.  
Application Description: Residential subdivision consisting of 17 single detached dwellings.  
Application Status: Registered as Plan 45M-235  
Decision Date: July 30, 2012

4. Minor Amendment to a Draft Plan of Subdivision and Conditions of Draft Plan Approval

File: 15T-10507  
Location: 0, 1224 Chemong Road and  
1339, 1345, 1349, 1371 Hilliard Street  
Applicant: Mason Homes Limited  
Application Description: Residential subdivision consisting of up to 771 dwellings (singles, townhomes, medium and high density units) and local and neighbourhood commercial uses.  
Application Status: Draft Approved, Portion Registered as Plan 45M-238  
Decision Date: October 16, 2012

5. Final Approval of Draft Plan of Subdivision

File: 15T-10506  
Location: 420 Simons Avenue and 748 Hemlock Street  
Applicant: RD Land Corp.  
Application Description: Residential subdivision consisting of 52 single detached dwellings.  
Application Status: Registered as Plan 45M-236  
Decision Date: October 31, 2012

6. Final Approval of Draft Plan of Subdivision

File: 15T-02502 (Phase 2, Stage 3)  
Location: Carnegie Avenue and Cumberland Avenue  
Applicant: Activa Holdings Inc.  
Application Description: Residential subdivision consisting of 102 single detached dwellings.  
Application Status: Phase 2, Stage 3 registered as Plan 45M-237, additional phases Draft Approved.  
Decision Date: November 19, 2012

## 7. Final Approval of Draft Plan of Subdivision

File: 15T-10507 (Phase 2a)

Location: 0, 1224 Chemong Road and  
1339, 1345, 1349, 1371 Hilliard Street

Applicant: Mason Homes Limited

Application Description: Phase 2a - Residential subdivision consisting of 152 single detached dwellings.

Application Status: Phase 2a registered as Plan 45M-238, additional phases Draft Approved.

**Table 1: 2012 Summary of Delegated Authority Decisions - By-law 11-082**

Decision Type	Plan No.	Applicant	Location	Unit Count				
				Singles	Semis / Duplex	Townhomes	Other Multiples	TOTAL
Draft Plan Approval Extension	15T-05503	AON Inc.	Guthrie Drive	63	29	0	222	314
Minor Amendment to Draft Plan Approval	15T-10507	Mason Homes Limited	Chemong Road	345	0	252	174	771
Final Approval	15T-10503 (45M-234)	2210240 Ontario Inc.	Parkhill Road West	342	0	108	60	510
Final Approval	15T-10502 (45M-235)	1827403 Ontario Inc.	Milford Drive / Middlefield Road	17	0	0	0	17
Final Approval	15T-10506 (45M-236)	RD Land Corp.	Raymond Street	52	0	0	0	52
Final Approval	15T-02502 (45M-237)	Activa Holdings Inc.	Carnegie Avenue	102	0	0	0	102
Final Approval	15T-10507 (45M-238)	Mason Homes Limited	Chemong Road / Hilliard Street	152	0	0	0	152
<b>Total Units Granted Final Approval</b>				<b>665</b>	<b>0</b>	<b>108</b>	<b>60</b>	<b>833</b>

Submitted by,

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