



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: August 26, 2013

SUBJECT: Report PLPD13-060
Removal of 'H' – Holding Symbol from the Zoning of the
Property at 816 Brealey Drive

PURPOSE

A report to recommend the removal of the 'H' – Holding Symbol from the zoning of the property at 816 Brealey Drive.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD13-060 dated August 26, 2013, of the Manager, Planning Division, as follows:

That the property at 816 Brealey Drive be rezoned from R.2 – 'H'-Residential District to R.2-Residential District in accordance with Exhibit 'C' attached to Report PLPD13-060.

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 December of 2011 from SP.31, 1e-23 - Special Residential District to R.2 – 'H'- Residential District to permit the use of the property for two dwelling units (Zoning File: Z1114, Planning Report PLPD11-083).

The conditions imposed for the removal of the 'H' – Holding Symbol from the zoning of the property were as follows:

- i. Site Plan Approval be granted for the redevelopment of the lands to include the conveyance of approximately 0.6m by 5.0m portion of land at the northwest corner of the site that extends into the Brealey Drive right of way, to the City at no cost, and
- ii. Agreement to obtain a building permit for the conversion of the dwelling from a single unit dwelling to a two unit dwelling.

The property has been granted Site Plan Approval and the conveyance of land to the City has occurred as described above. As well, the owner of the subject property has obtained a permit for the conversion of the dwelling from a single unit dwelling to a two unit dwelling.

SUMMARY

The conditions associated with the removal of the 'H' – Holding provision with respect to the zoning of the property at 816 Brealey Drive has been satisfied. The site plan is attached as Exhibit 'B' to this report.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by:

Brian Buchardt
Planner, Urban Planner

Concurred with:

Malcolm Hunt, Director
Planning and Development Services

Contact Name:

Brian Buchardt

Planner, Urban Design

Phone: 705-742-7777 Ext. 1734

Toll Free: 1-855-738-3755

Fax: 705-742-5218

E-Mail: bbuchardt@peterborough.ca

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
816 Brealey Drive

EXHIBIT A
Page 1 of 1

Property Location: 816 Brealey Dr

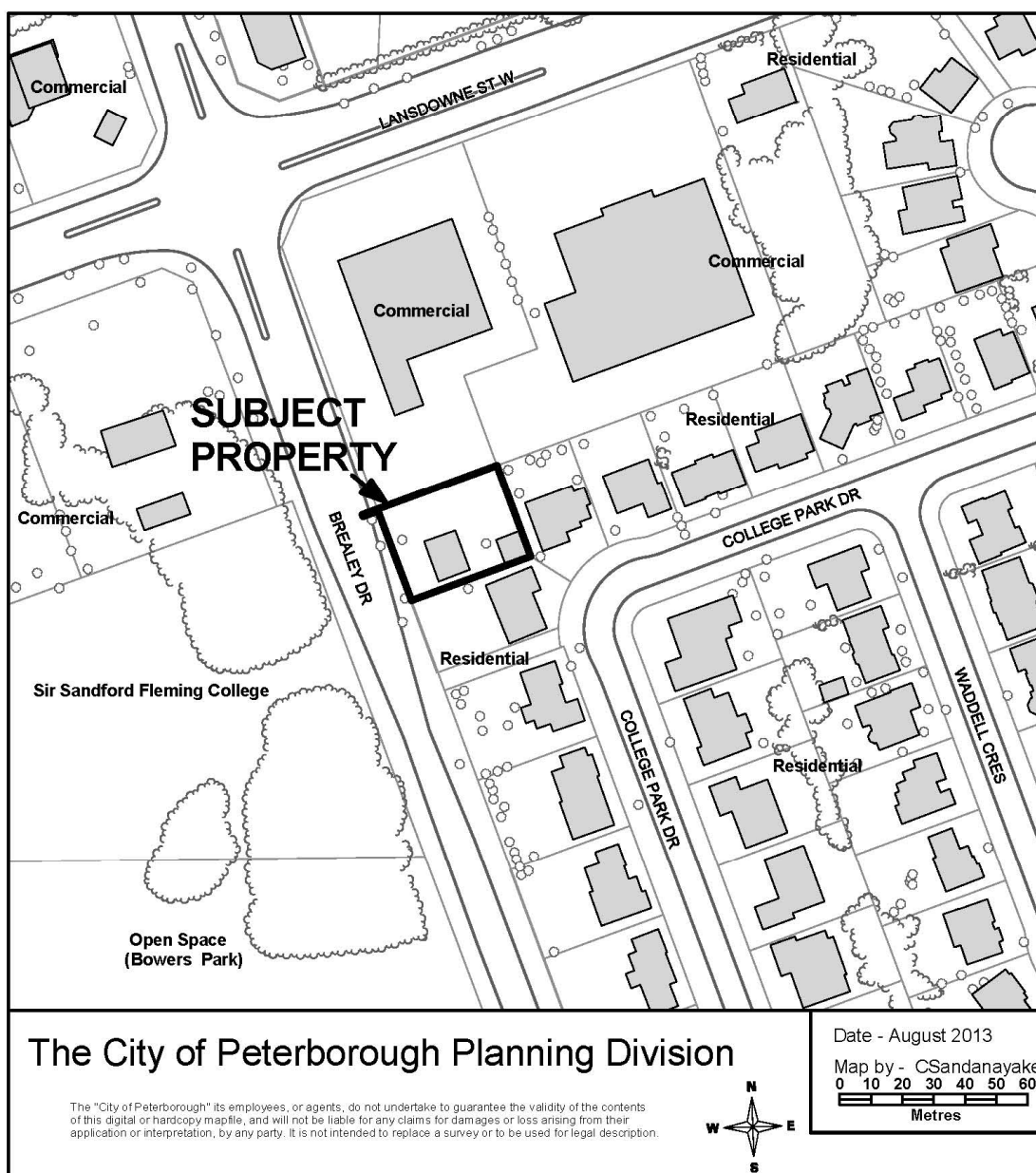


EXHIBIT B
Page 1 of 1

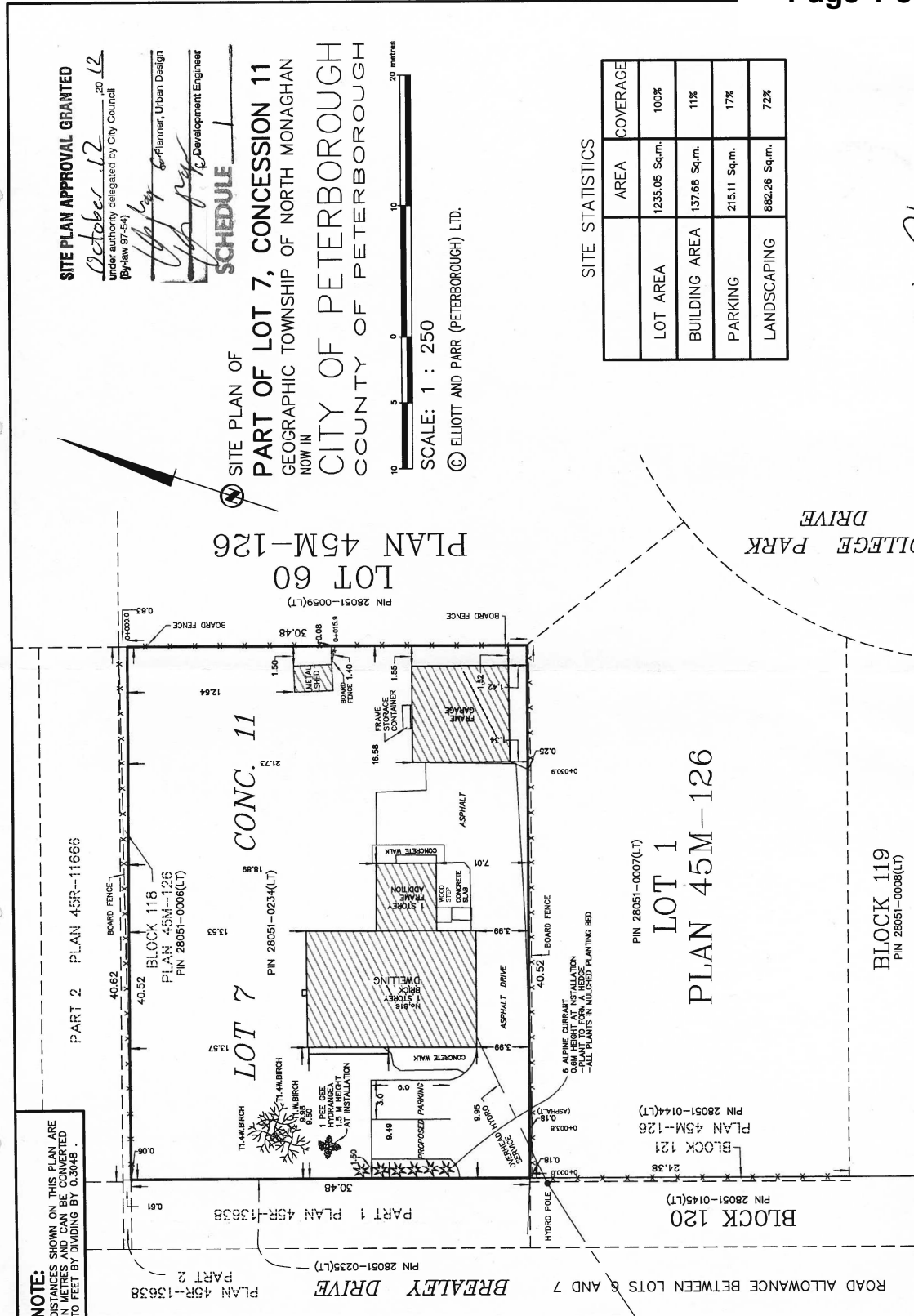


EXHIBIT C
Page 1 of 2

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 13-____

**BEING A BY-LAW TO REMOVE THE 'H' – HOLDING SYMBOL FROM THE
ZONING OF THE PROPERTY AT 816 BREALEY DRIVE**

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

1. Map 20 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.2 - 'H'** to **R.2.**

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

EXHIBIT C
Page 2 of 2

