



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: August 26, 2013

SUBJECT: Report PLPD13-061
Removal of 'H' – Holding Symbol from the Zoning of the
Property at 791 Stocker Road

PURPOSE

A report to recommend the removal of the 'H' – Holding Symbol from the zoning of the property at 791 Stocker Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD13-061 dated August 26, 2013, of the Manager, Planning Division, as follows:

That the property at 791 Stocker Road be rezoned from SP.295-266-(F)-'H'-Residential District to SP. 295-266-(F)-Residential District in accordance with Exhibit 'C' attached to Report PLPD13-061.

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 August of 2011 from R.1, 4h, R.2, 4h- Residential District to SP.295-266-(F)-'H'-Residential District to permit the use of the property for a triplex with site specific regulations related to parking, driveway width, width of landscaped strip and ceiling height of the basement unit (Zoning File: Z1107, Planning Report PLPD11-050).

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

- i. Site Plan Approval is granted for the subject property;
- ii. Confirmation from Fire Services and from the Building Division, that the units comply with the requirements of the Ontario Building Code and the Ontario Fire Code;
- iii. Payment of cash-in-lieu of parkland for the third unit; and
- iv. Payment of all applicable development charges for the third unit.

Site Plan Approval has been granted. Fire Services and the Building Division have confirmed that the units comply with the requirements of the Ontario Building Code and the Ontario Fire Code. Further, in accordance with the conditions of the removal of the 'H'-Holding symbol, a parks levy and development charge payment have been deposited.

SUMMARY

The conditions associated with the removal of the 'H' – Holding Provision with respect to the zoning of the property at 791 Stocker Road have 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

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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
791 Stocker Road

EXHIBIT A
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Land Use Map

File # z1107

Property Location: 791 Stocker Rd

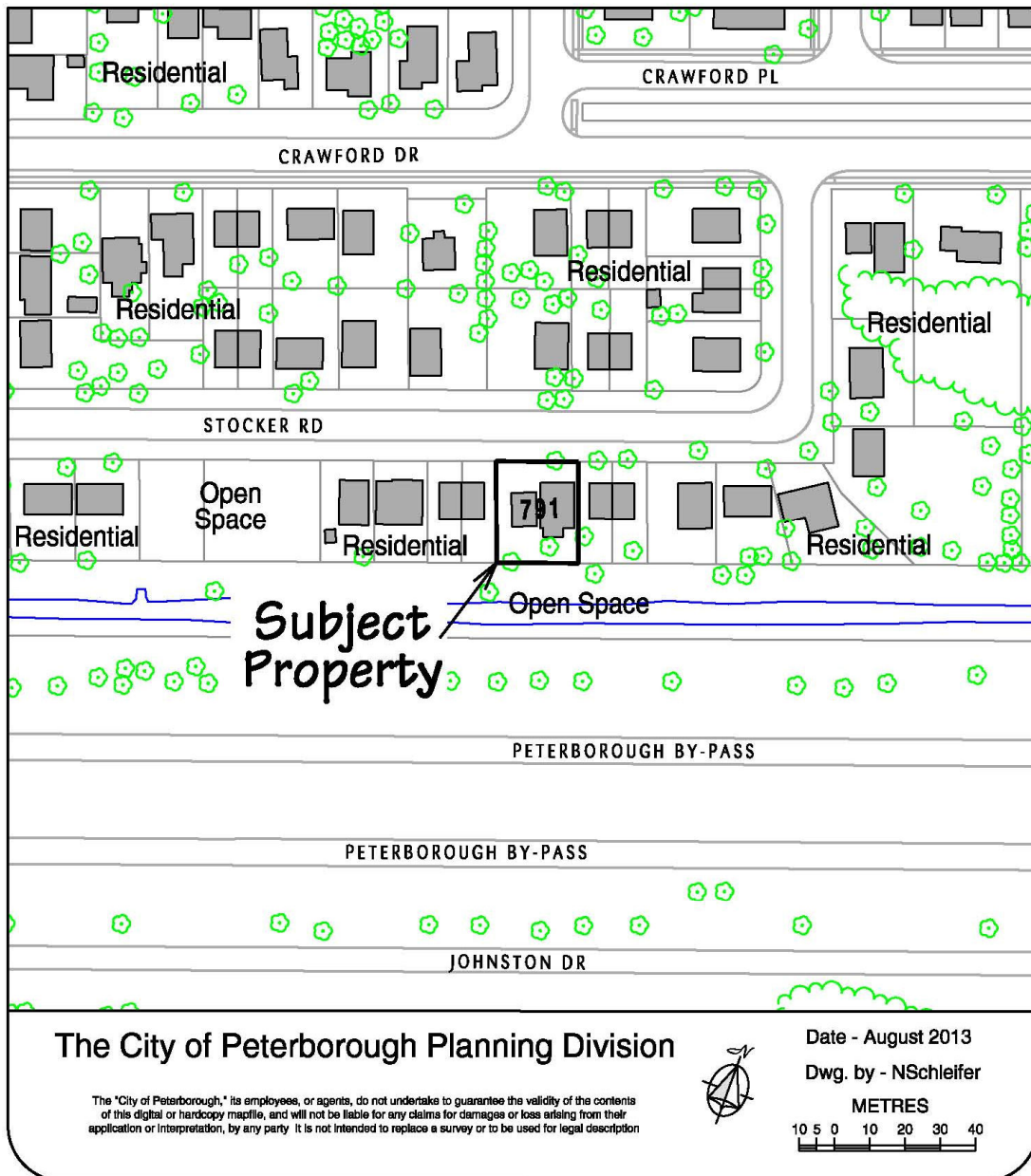
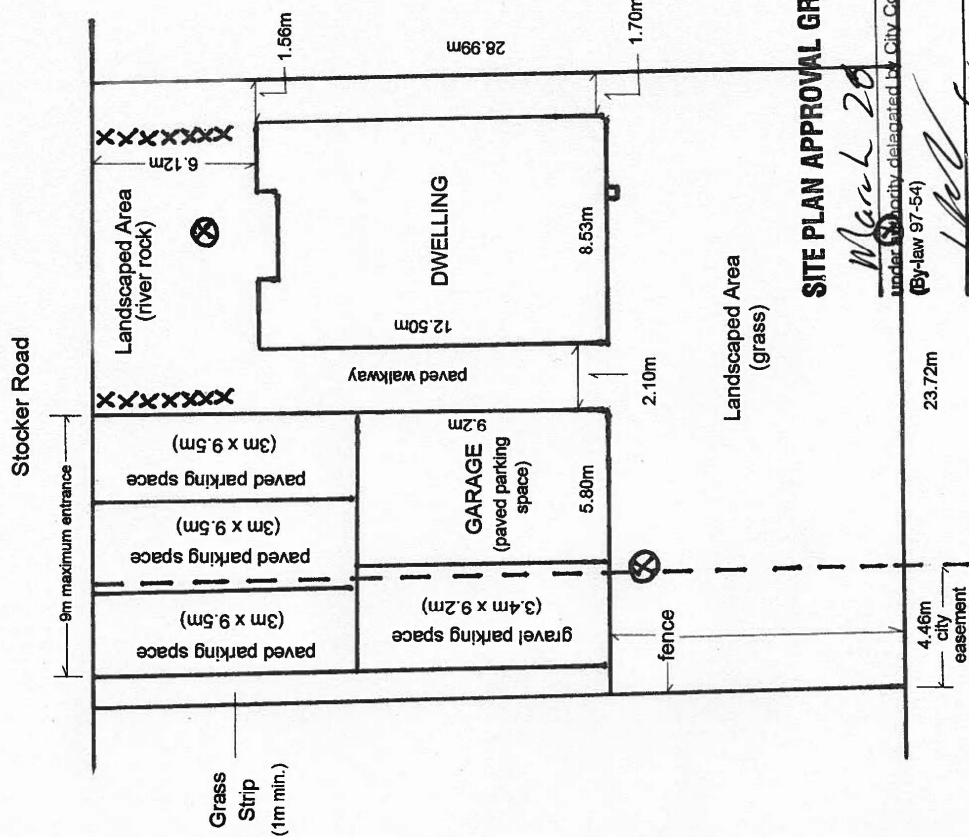


EXHIBIT B
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SITE PLAN

791 Stocker Road
Peterborough ON K9J 5T2
September 11, 2012
Scale: 1mm = 0.2m

Lot 14 Part 17
Plan 45R775



SITE PLAN APPROVAL GRANTED

March 28, 2013
under authority delegated by City Council
(By-law 97-54)

[Signature]
City Planner, Urban Design
[Signature]
Development Engineer

Drawn by Tim Bellho

SCHEDULE

EXHIBIT C
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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 791 STOCKER ROAD**

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

1. Map 22 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 **SP.295-266-'F'-'H'** to **SP.295-266-'F'**.

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

EXHIBIT C
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