

NOTICE OF PUBLIC MEETING

TAKE NOTICE that the City of Peterborough is considering the following applications for Official Plan Amendment and Zoning By-Law Amendment pursuant to the *Planning Act*, R.S.O., 1990, c.P.13, and the Planning Committee will hold a public meeting in the Council Chambers, City Hall at 6:30 p.m. on **Monday, September 16, 2013**, under Sections 34 and 17 of the Act.

1. **Files:** O1306 and Z1309
Address: 105 Park Street South
Owner/Applicant: 2357969 Ontario Inc.
Agent: Kevin Duguay, KMD Community Planning & Consulting

The applicant is proposing to amend the Official Plan to add a site specific policy to the 'Service Industrial' designation, and to amend the existing M3.2 – Enhanced Service Industrial Zoning District and the M3.4 – Enhanced Service Industrial and Office Zoning District, to permit the retail sale of furniture in addition to the permitted uses.

2. **File:** Z1311
Address: 840 Armour Road
Owner/Applicant: Community Alternative Funeral & Cremation Services Ltd.

The applicant is proposing to amend the PS.2 – Public Service Zoning District of the subject lands to add a 'Funeral Home' as a permitted use. This will facilitate the operation of a full service funeral home.

3. **File:** Z1315SB, x-ref: 15T-10507
Address: 0, 1310 Chemong Road
Lots 61-65, 88-92, 102-144, Plan 45M-238
Owner/Applicant: Mason Homes Ltd.
Agent: Debra Kakaria, MHBC Planning Ltd.

The applicant is proposing to amend the Zoning on residential lots that are currently developing in Plan of Subdivision 15T-10507 and Registered Plan 45M-238 which rely upon rear laneways for vehicular access. In particular, the applicant has requested site-specific amendments to: eliminate coverage limits for accessory structures; increase building height for accessory structures; adjust the definition of a side lot line; allow an accessory structure to be attached to a dwelling; and, to reduce the building setback from an accessory structure to a rear lane.

BE ADVISED that if a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough before the proposed Official Plan and/or Zoning By-Law Amendments are adopted/passed, the person or public body is not entitled to appeal the decision of City of Peterborough Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough before the proposed Official Plan and/or Zoning By-Law Amendments are adopted/passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

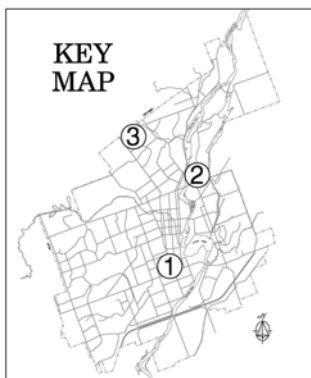
If you wish to be notified of the approval of the proposed Official Plan and/or Zoning By-law Amendment, you must make a written request to the City Clerk at the address below. (Please quote appropriate file number).

ANY PERSON may attend the above Public Meeting and/or make written or verbal representation, either in support of or in opposition to the applications. (Please quote appropriate file number).

ADDITIONAL INFORMATION relating to this application may be obtained from the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m., Monday to Friday), or by contacting the Planning Division at 705-742-7777 - Caroline Kimble (File Nos. O1306 / Z1309 and Z1311) at ext. 1735 (email ckimble@peterborough.ca) and Brad Appleby (File No. Z1315SB) at ext. 1886 (email bappleby@peterborough.ca).

A Staff report will be available by 12 Noon on Friday the 13th day of September, 2013.

Dated at the City of Peterborough this 19th day of August, 2013.



John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9
jkennedy@peterborough.ca

EXHIBIT A SHEET 1 OF 1

Peterborough Examiner
August 19, 2013

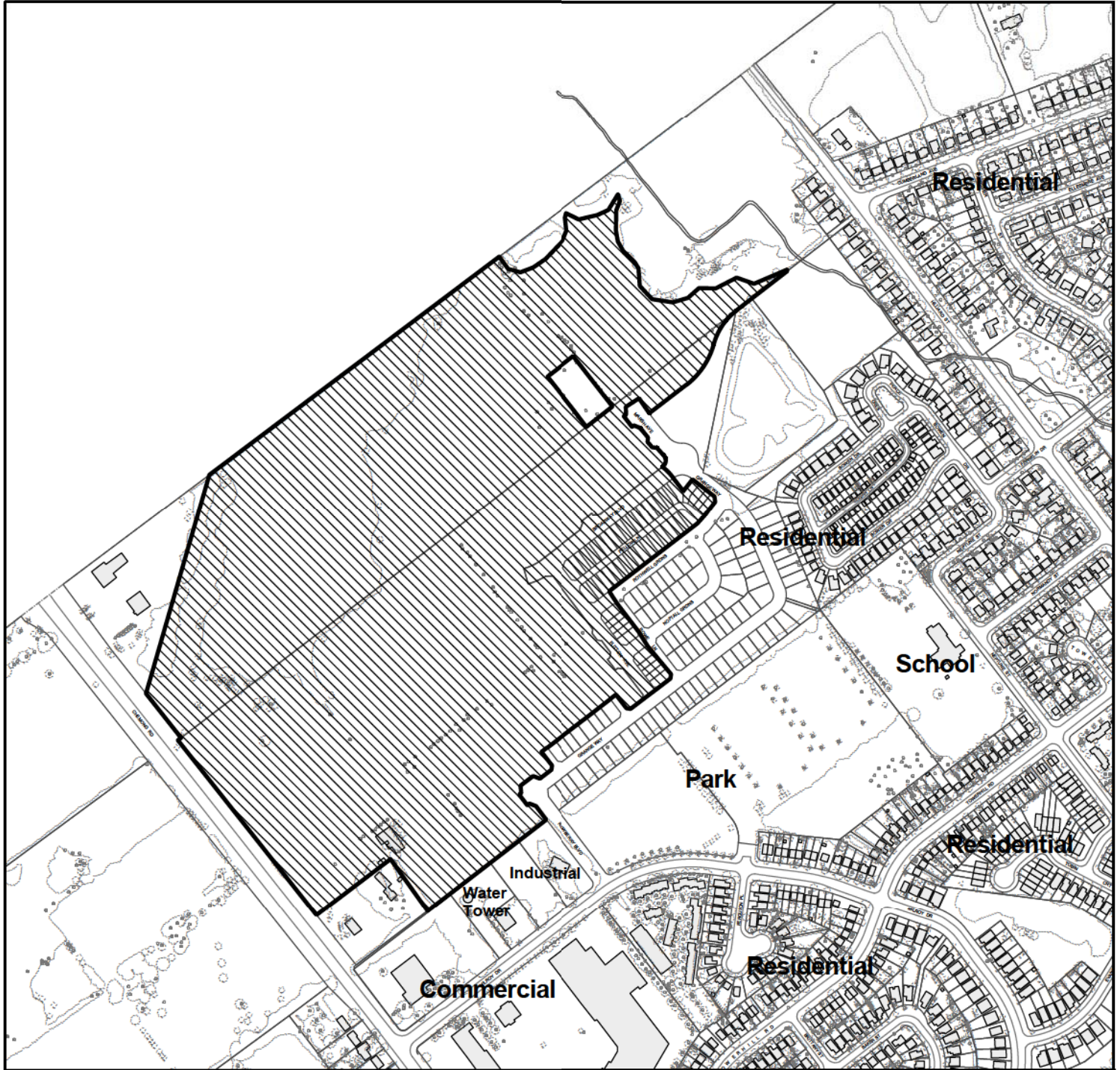
Land Use Map

File # Z1315sb

Property Location: 0 and 1310 Chemong Rd

EXHIBIT B

SHEET 1 OF 1



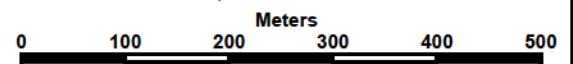
The City of Peterborough Planning Division

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Date - July 2013

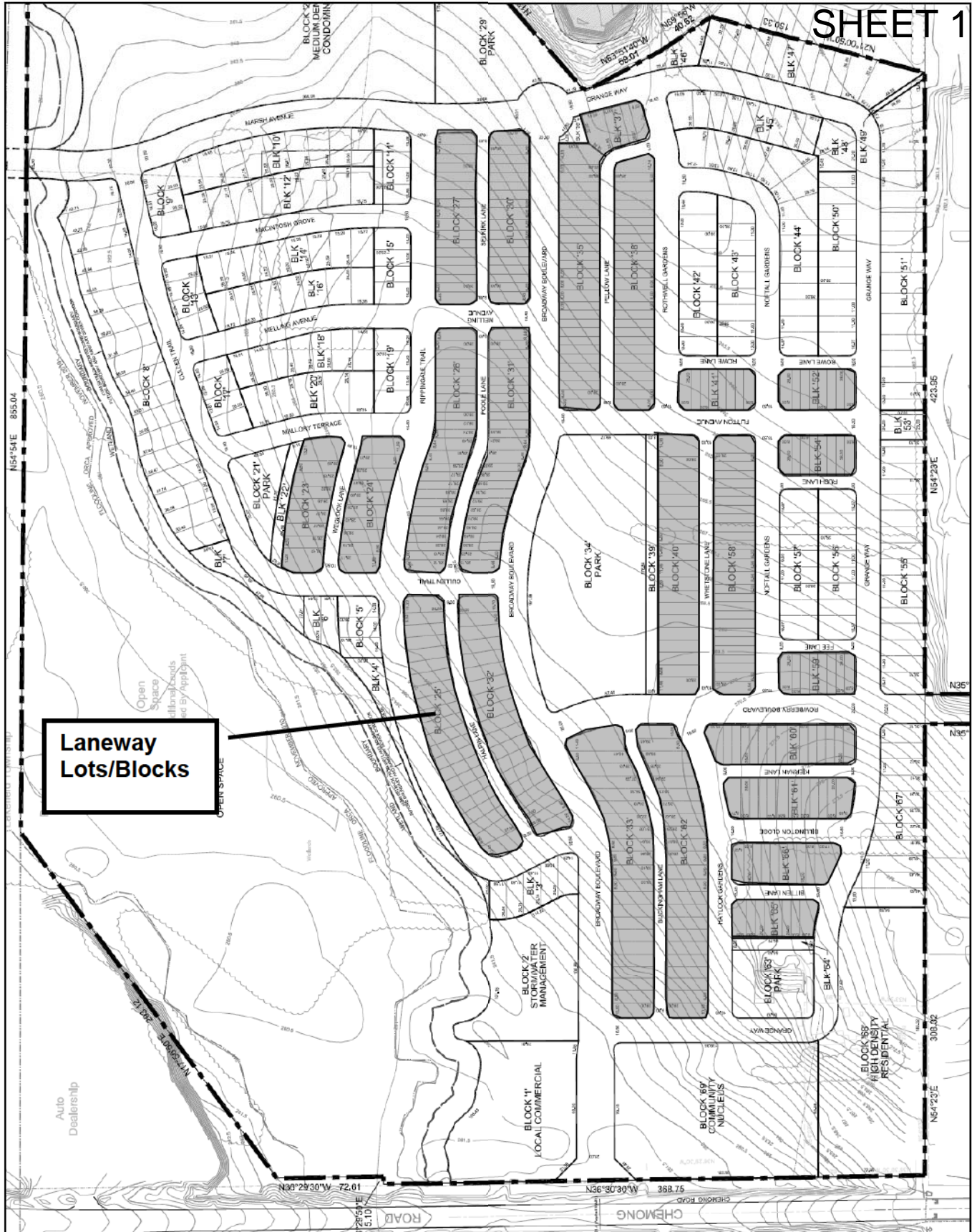
Dwg by - K Muma



PORTION OF DRAFT APPROVED PLAN OF SUBDIVISION 15T-10507

EXHIBIT C

SHEET 1 OF 1





Current Zoning Provisions

Regulation	SP.332-260	SP.333-261	SP.348,11j,13k
Permitted Use	a dwelling	a dwelling	a dwelling
Maximum number of dwelling units per lot	1	2	8
Minimum lot area per dwelling unit	190 square metres	142 square metres	112.5 square metres
Minimum lot width per dwelling unit	7.6 metres	5.7 metres	4.5 metres
Minimum lot depth	25 metres	25 metres	25 metres
Minimum building setback i) side lot line	1.2 metres on one side, 0.6 metres on the opposite side	1.2 metres	1.2 metres
ii) rear lot line	6.0 metres	6.0 metres	6.0 metres
Maximum building coverage	65%	65%	65%
Maximum number of storeys	3	3	3
Minimum floor area per dwelling unit	56 square metres	56 square metres	56 square metres
Maximum coverage by open parking areas, driveways and vehicle movement areas	25%	25%	25%
Minimum building setback from the street line	i) 3.0 metres for a dwelling, excepting an attached garage or carport ii) 6.0 metres for an attached garage or carport iii) 1.5 metres for a verandah		

EXHIBIT E

SHEET 2 OF 7

Current Accessory Building Provisions (from Zoning District and/or Section 6.18)			
	SP.332-260	SP.333-261	SP.348,11j,13k
Minimum Distance to Rear of Dwelling	1.2 metres	1.2 metres	2.4 metres
Minimum Distance from Side Lot Line	0.3 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	0.3 metres	2.4 metres
Minimum Distance from Rear Lot Line (Laneway)	0.6 metres	0.6 metres	2.4 metres
Maximum Height	4.3 metres	4.3 metres	4.3 metres
Maximum Coverage	10%	10%	10%

EXHIBIT E

SHEET 3 OF 7

Requested Zoning Provisions (Changes in *Bold, Italics*)

Regulation	SP.332-260	SP.333-261	SP.348,11j,13k
Permitted Use	a dwelling	a dwelling	a dwelling
Maximum number of dwelling units per lot	1	2	8
Minimum lot area per dwelling unit	190 square metres	142 square metres	112.5 square metres
Minimum lot width per dwelling unit	7.6 metres	5.7 metres	4.5 metres
Minimum lot depth	25 metres	25 metres	25 metres
Minimum building setback i) side lot line	1.2 metres on one side, 0.6 metres on the opposite side	1.2 metres	1.2 metres
ii) rear lot line	6.0 metres	6.0 metres	6.0 metres
Maximum building coverage	65%	65%	65%
Maximum number of storeys	3	3	3
Minimum floor area per dwelling unit	56 square metres	56 square metres	56 square metres
Maximum coverage by open parking areas, driveways and vehicle movement areas	25%	25%	25%
Minimum building setback from the street line	i) 3.0 metres for a dwelling, excepting an attached garage or carport ii) 6.0 metres for an attached garage or carport iii) 1.5 metres for a verandah		

EXHIBIT E

SHEET 4 OF 7

Requested Accessory Building Provisions (Changes in <i>Bold, Italics</i>)			
Minimum Distance to Rear of Dwelling (<i>for an accessory garage only</i>)	<i>0 metres if attached to the dwelling by a mudroom*.</i>	<i>0 metres if attached to the dwelling by a mudroom*.</i>	<i>0 metres if attached to the dwelling by a mudroom*.</i>
Minimum Distance from Side Lot Line	0.3 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	<i>0.3 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage</i>	<i>0.3 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage</i>
Minimum Distance from Rear Lot Line (Laneway)	<i>0.3 metres</i>	<i>0.3 metres</i>	<i>0.3 metres</i>
Maximum Height (<i>for an accessory garage only</i>)	<i>4.8m for a one parking space garage; 5.5m for a two parking space garage</i>	<i>4.8m for a one parking space garage; 5.5m for a two parking space garage</i>	<i>4.8m for a one parking space garage; 5.5m for a two parking space garage</i>
Maximum Coverage (<i>for an accessory garage only</i>)	<i>No regulation for a lot with with a lot area of less than 360 square metres provided the maximum building coverage for lot is maintained</i>	<i>No regulation for a lot with with a lot area of less than 360 square metres provided the maximum building coverage for lot is maintained</i>	<i>No regulation for a lot with with a lot area of less than 360 square metres provided the maximum building coverage for lot is maintained</i>

****Mudroom is proposed to be defined as: a portion of a dwelling, which may be above or below grade where it may attach to an accessory use. The mudroom shall be no greater than 2.2 metres in width on a lot having a lot frontage of 6.0 metres in width. The width of the mudroom may be increased by 0.3 metres for each additional 0.3 metres of lot frontage to a maximum of 4 metres. The measurement of the width shall be from the inner side of the exterior walls or supporting structure.***

EXHIBIT E

SHEET 5 OF 7

Recommended Zoning (Changes in ***Bold, Italics***)

Regulation	<i>New Zoning District SP.348</i>		
	<i>Single Unit Dwelling</i>	<i>Two Unit Dwelling</i>	<i>Row Dwelling</i>
Permitted Use			
Maximum number of dwelling units per lot	1	2	8
Minimum lot area per dwelling unit	190 square metres	142 square metres	112.5 square metres
Minimum lot width per dwelling unit	7.6 metres	5.7 metres	4.5 metres
Minimum lot depth	25 metres	25 metres	25 metres
Minimum building setback			
i) side lot line	1.2 metres on one side, 0.6 metres on the opposite side	1.2 metres	1.2 metres
ii) rear lot line	6.0 metres	6.0 metres	6.0 metres
Maximum building coverage	65%	65%	65%
Maximum number of storeys	3	3	3
Minimum floor area per dwelling unit	56 square metres	56 square metres	56 square metres
Maximum coverage by open parking areas, driveways and vehicle movement areas	25%	25%	25%
Minimum building setback from the street line	i) 3.0 metres for a dwelling, excepting an attached garage or carport ii) 6.0 metres for an attached garage or carport iii) 1.5 metres for a verandah		

Recommended Provisions for Accessory Garage Structures Only (Changes in <i>Bold, Italics</i>)			
Minimum Distance to Rear of Dwelling (Detached Structure)	1.2 metres	1.2 metres	2.4 metres
Minimum Distance from Side Lot Line (Detached Structure)	0.3 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	0.3 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	
Minimum Distance to Rear of Dwelling (Attached Structure)	0 metres if attached to a portion of the dwelling which may be above or below grade, that has a maximum width of 3.5 metres as measured from the exterior side of the exterior walls or supporting structure and a maximum height of 1 storey	For lots with a minimum lot width of 6.0 metres per dwelling unit, 0 metres if attached to a portion of the dwelling which may be above or below grade, that has a maximum width of 2.85 metres (or 3.5 metres for lots with a minimum lot width of 7.6 metres per dwelling unit) as measured from the exterior side of the exterior walls or supporting structure and a maximum height of 1 storey	
Minimum Distance from Side Lot Line (Attached Structure)	1.2 metres on one side, 0.6 metres on the opposite side, or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	1.2 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	
Minimum Distance from Rear Lot Line (Laneway)	0.6 metres	0.6 metres	0.6 metres
Maximum Height	4.8m for a one parking space garage; 5.5m for a two parking space garage		
Maximum Coverage	No regulation for a lot with a lot area of less than 360 square metres provided the maximum building coverage for lot is maintained; 10% for all other lots		

EXHIBIT E
SHEET 7 OF 7

Recommended Provisions for all other Accessory Structures (Section 6.18)			
Minimum Distance to Rear of Dwelling	1.2 metres	1.2 metres	2.4 metres
Minimum Distance from Side Lot Line	0.3 metres	0.3 metres	2.4 metres
Minimum Distance from Rear Lot Line (Laneway)	0.6 metres	0.6 metres	2.4 metres
Maximum Height	4.3 metres	4.3 metres	4.3 metres
Maximum Coverage	10%	10%	10%

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 13-???

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR THE
PROPERTIES AT 0 AND 1310 CHEMONG ROAD AND LOTS 61-65, 88-
92 AND 102-144, PLAN 45M-238**

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

1. By-Law 1997-123 is amended by deleting Section 378 in its entirety and replacing it as follows:

“SECTION 378

SPECIAL DISTRICT 348 (SP.348)

378.1 For the purpose of this by-law, land use district “Special District 348” is hereby established and may be referred to as the symbol “SP.348”.

PERMITTED USE:

378.2 No person shall within an SP.348 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a one dwelling
- b) a two unit dwelling
- c) a row dwelling

REGULATIONS:

378.3 No person shall within an SP. 348 District, use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement		
	Single Unit Dwelling	Two unit Dwelling	Row Dwelling
a) maximum number of dwelling units per lot	1	2	8
b) minimum lot area per dwelling unit	190 square metres	142 square metres	112.5 square metres

EXHIBIT F

SHEET 2 OF 6

c) minimum lot width per dwelling unit	7.6 metres	5.7 metres	4.5 metres
d) minimum lot depth	25 metres	25 metres	25 metres
e) minimum building setback i) side lot line	1.2 metres on one side, 0.6 metres on the opposite side	1.2 metres	1.2 metres
ii) rear lot line	6.0 metres	6.0 metres	6.0 metres
f) maximum building coverage	65%	65%	65%
g) maximum number of storeys	3	3	3
h) minimum floor area per dwelling unit	56 square metres	56 square metres	56 square metres
i) maximum coverage by open parking areas, driveways and vehicle movement areas	25%	25%	25%
j) Notwithstanding the provisions of Section 6.11, the minimum building setback from the street line shall be: i) 3.0 metres for a dwelling, excepting an attached garage or carport ii) 6.0 metres for an attached garage or carport iii) 1.5 metres for a verandah			
k) Notwithstanding the provisions of Sections 6.18 and 378.3 j), the following regulations shall apply to an accessory building that is designed to be used as a garage to accommodate one or two parking spaces sized without obstructions in accordance with Section 4.3.1 b):			
i) Minimum Distance to Rear of Dwelling (Detached Structure)	1.2 metres	1.2 metres	2.4 metres

EXHIBIT F

SHEET 3 OF 6

ii) Minimum Distance from Side Lot Line (Detached Structure)	0.3; 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage		
iii) Minimum Distance to Rear of Dwelling (Attached Structure)	Notwithstanding the provisions of Section 1, 0 metres if attached to a portion of the dwelling which may be above or below grade, that has a maximum width of 3.5 metres as measured from the exterior side of the exterior walls or supporting structure and a maximum height of 1 storey	Notwithstanding the provisions of Section 1, for lots with a minimum lot width of 6.0 metres per dwelling unit, 0 metres if attached to a portion of a dwelling unit which may be above or below grade, that has a maximum width of 2.85 metres (or 3.5 metres for lots with a minimum lot width of 7.6 metres per dwelling unit) as measured from the exterior side of the exterior walls or supporting structure and a maximum height of 1 storey	
iv) Minimum Distance from Side Lot Line (Attached Structure)	1.2 metres on one side, 0.6 metres on the opposite side, or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	1.2 metres or 0 metres for a jointly-owned double garage which serves two dwellings whose common lot line is the dividing line of such double garage	
v) Minimum Distance from Rear Lot Line	0.6 metres	0.6 metres	0.6 metres

EXHIBIT F

SHEET 4 OF 6

vi) Maximum Height	4.8 metres for a one parking space garage; 5.5 metres for a two parking space garage
vii) Maximum Coverage	No regulation for a lot with a lot area of less than 360 square metres provided the maximum building coverage for the lot is maintained, 10% for all other lots
l) A lot line which abuts a public lane shall be deemed to be a rear lot line.	
m) Notwithstanding the provisions of Section 4.2 (a), a minimum of 2 parking spaces per dwelling unit shall be provided.	

378.4 SP.348 District is hereby designated as a residential district.”

5. Section 3.9 Exceptions of By-law 1997-123 is hereby amended by deleting Exception Numbers 260 and 261 and their provisions.
6. Section 3.9 Exceptions of By-law 1997-123 is hereby amended by adding the following:

“.260 Notwithstanding the provisions of Section 1, a side lot line shall be either:

 - i) A lot line which intersects a street line; or,
 - ii) A lot line which intersects a street line and a lane regardless of any breaks or change in the angle of such lot line; or,
 - iii) A lot line which intersects a street line and which may break or have a change in angle of not greater than 45 degrees.”
7. **Map 3** forming part of Schedule 'A' to By-law 1997-123 is amended by changing the area shown on the sketch attached hereto as Schedule 'A' from **SP.332-260-'H', SP.333-261-'H', SP.348,11j,13k-'H'** to **SP.348-260-'H' and from SP.332-260, SP.333-261, SP.348,11j,13k to SP.348-260.**
8. The 'H' – Holding Symbol will be removed from areas illustrated on the sketch attached hereto as Schedule 'A' upon registration of the Plan of Subdivision in the Land Registry Office or upon Site Plan Approval being granted for the respective parcels, if required in accordance with By-laws 1985-211 and 2011-081, or any successors thereof.

EXHIBIT F

SHEET 5 OF 6



By-law read a first, second and third time this 30th day of September, 2013.

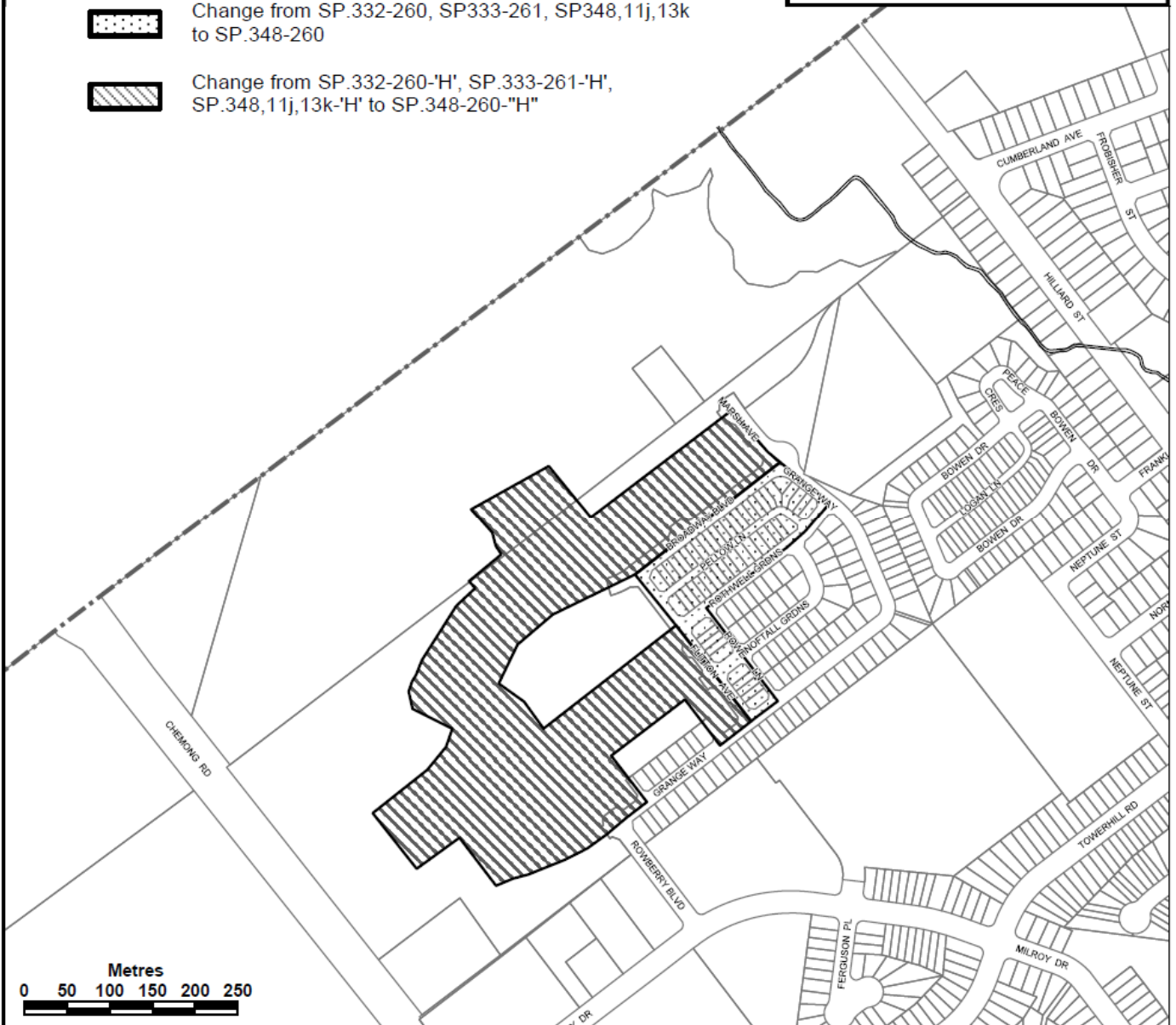
Daryl Bennett, Mayor

John Kennedy, Clerk

SCHEDULE 'A' TO
BYLAW 2013-
PASSED THE DAY
OF 2013
MAYOR
CLERK

Legend

-  Change from SP.332-260, SP333-261, SP348,11j,13k to SP.348-260
-  Change from SP.332-260-'H', SP.333-261-'H', SP.348,11j,13k-'H' to SP.348-260-'H'



City of
Peterborough



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File: Z1315sb