



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

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

**MEETING DATE:** October 7, 2013

**SUBJECT:** Report PLPD13-073  
Removal of 'H' – Holding Symbol from the Zoning of the  
Property at 844 Rye Street

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## **PURPOSE**

A report to recommend the removal of the 'H' – Holding Symbol from the zoning of the property at 844 Rye Street.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD13-073 dated October 7, 2013, of the Manager, Planning Division, as follows:

That the property at 844 Rye Street be rezoned from SP. 268-151-157(F)-'H'-Commercial District to SP. 268-151-157(F)-Commercial District in accordance with Exhibit 'C' attached to Report PLPD13-073.

## **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 September of 2012 from M3.4-151-157 to SP.268-151-157(F)-‘H’-Commercial District to permit uses consistent with the Service Commercial policies of the City’s Official Plan, with site specific regulations to reflect the existing form of the development (Zoning File: Z1210, Planning Report PLPD12-050).

The conditions imposed for the removal of the ‘H’ – Holding Symbol from the zoning of the property include Site Plan Approval and the conveyance of lands along Lansdowne Street West for the purposes of future road widening.

Site Plan Approval has been granted. Features of the approved Site Plan include:

- the provision of sufficient on-site parking to meet the requirements of the Zoning By-law,
- the closure of a driveway entrance on to Lansdowne Street, with the creation of a new driveway entrance further away from the intersection of The Parkway and Lansdowne Street West and,
- landscape improvements

## SUMMARY

The conditions associated with the removal of the ‘H’ – Holding Provision with respect to the zoning of the property at 844 Rye Street have been satisfied. The mechanism for the conveyance of the road widening is accomplished with execution of the Site Plan Agreement. The site plan is attached as Exhibit ‘B’ to this report.

Submitted by,

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Ken Hetherington  
Manager, Planning Division

Prepared by:

Concurred with:

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Brian Buchardt  
Planner, Urban Planner

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Malcolm Hunt, Director  
Planning and Development Services

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Attachments:

Exhibit A - Land Use Map

Exhibit B - Site Plan

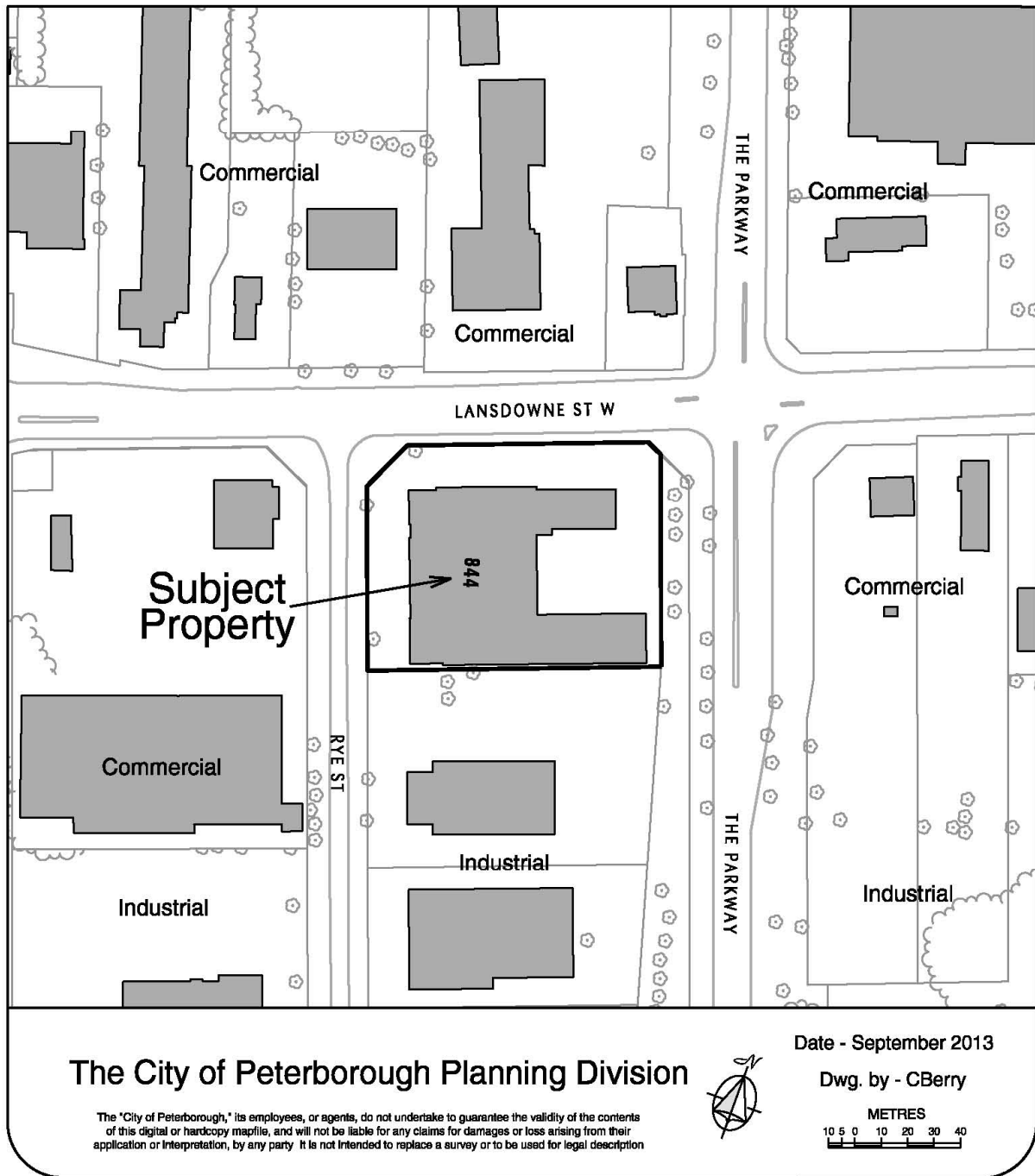
Exhibit C - Draft By-law – Removal of Holding Symbol from the zoning of the property -  
844 Rye Street

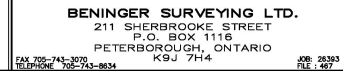
**EXHIBIT A**  
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# Land Use Map

File # z1210

Property Location: 844 Rye St





**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 844 RYE STREET**

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

1. Map 21 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.268-151-157(F)-'H'** to **SP.268-151-157(F)**.

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

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Daryl Bennett, Mayor

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John Kennedy, City Clerk

**EXHIBIT C**  
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