



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: October 7, 2013

SUBJECT: Report PLPD13-069
Removal of 'H' – Holding Symbol from the Zoning of the
property at 424 Sheridan Street

PURPOSE

A report to recommend the removal of the 'H' – Holding Symbol from the zoning of the property at 424 Sheridan Street.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD13-069 dated October 7, 2013, of the Manager, Planning Division, as follows:

That the property at 424 Sheridan Street be rezoned from C.6-'H'-Commercial District to C.6-Commercial District in accordance with Exhibit 'C' attached to Report PLPD13-069.

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 June of this year from R.6-Residential District to C.6-'H'-Commercial District, to permit the use of the property for a mix of commercial and residential uses, in accordance with the Central Area – Commercial Core policies of the Official Plan (Zoning File: Z1306, Planning Report PLPD13-041).

The granting of Site Plan Approval is the only condition for the removal of the 'H' – Holding Symbol from the zoning of the property.

Site Plan Approval has been granted for the development. The retaining walls and building access features were constructed before the property was re-zoned. As a result, the site plan review only had to address protection across the tops of retaining walls and the layout of parking on the property.

SUMMARY

The condition associated with the removal of the 'H' – Holding Provision with respect to the zoning of the property at 424 Sheridan Street 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

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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
424 Sheridan Street

EXHIBIT A
Page 1 of 1

Land Use Map

File # z1306

Property Location: 424 Sheridan St

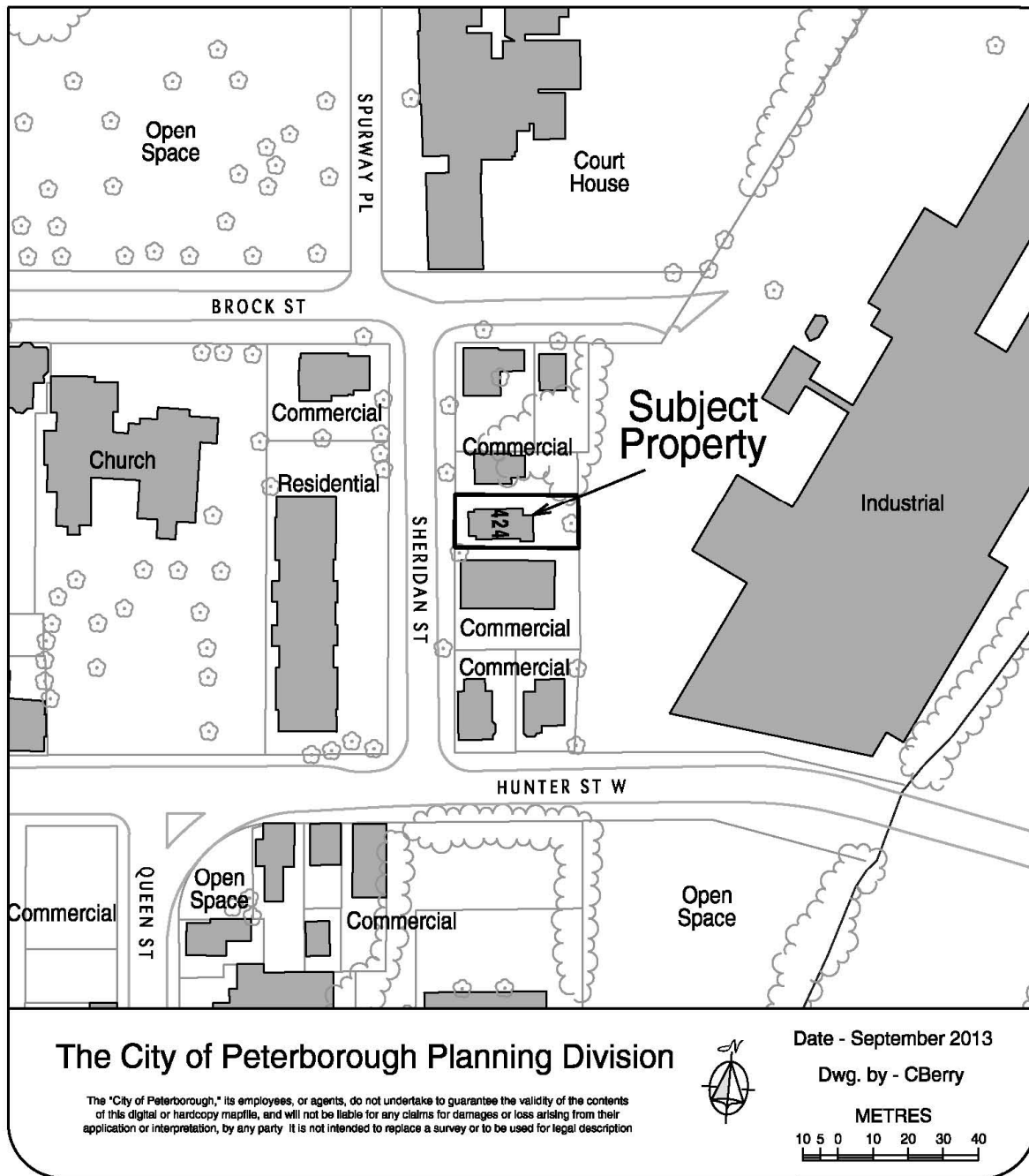


EXHIBIT B
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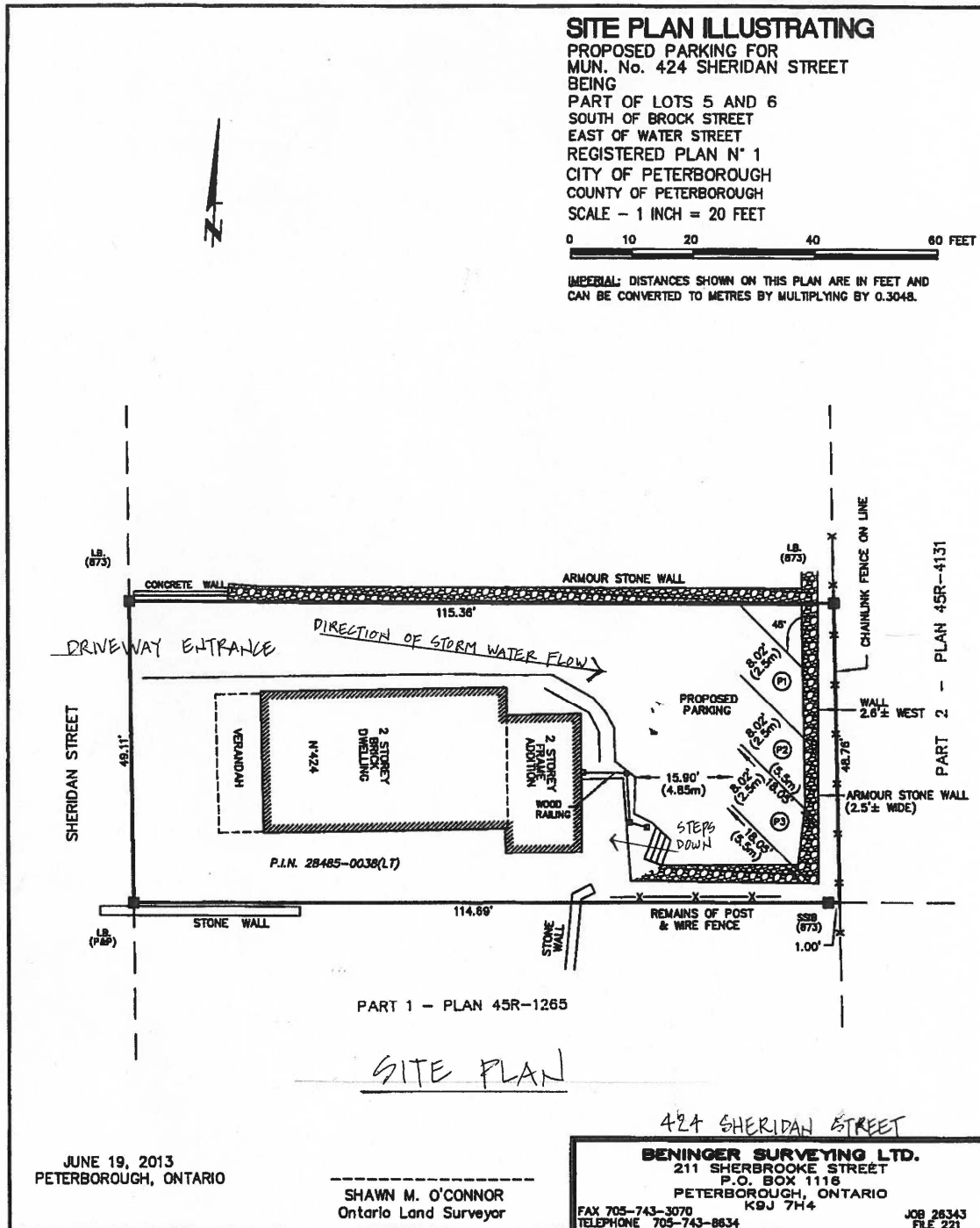


EXHIBIT C
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THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 13-____

**BEING A BY-LAW TO REMOVE THE 'H' – HOLDING SYMBOL FROM THE
ZONING OF THE PROPERTY AT 424 SHERIDAN STREET**

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

1. Map 12 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 **C.6-'H'** to **C.6.**

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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