



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

**FROM:** Malcolm Hunt, Director of Planning and Development Services

**MEETING DATE:** September 2, 2008

**SUBJECT:** Report PLPD08-068  
1850 and 1900 Technology Drive

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## **PURPOSE**

A report to evaluate the planning merits of amending the Zoning By-Law for the properties known as 1850 and 1900 Technology Drive, to include uses that are service related industrial uses, and to permit smaller lot sizes.

## **RECOMMENDATIONS**

That Council approve the recommendations outlined in Report PLPD08-068 dated September 2, 2008, of the Director of Planning and Development Services, as follows:

- a) That Zoning By-Law #1997-123 be amended by adding a M2.3 – Prestige and Service Industrial District to Section 19 in accordance with Exhibit ‘C’ to Report PLPD08-068.
- b) That the zoning of the subject properties, be amended from the M2.1 – Industrial District to the M2.3 – Prestige and Service Industrial District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD08-068.

## **BUDGET AND FINANCIAL IMPLICATIONS**

There are no direct budget or financial implications arising from the approval of this application.

## **RATIONALE**

Approval of this Zoning By-Law Amendment is based upon the following:

The subject properties are designated 'Industrial' on Schedule 'A' – Land Use, and 'Prestige Industrial' on Schedule 'O' – Industrial Land Use of the City of Peterborough Official Plan. The proposed amendment to the implementing Zoning By-Law for the subject property, complies with the Prestige Industrial policies to support industrial related service uses provided by smaller scale industrial uses. The range of uses contemplated by the Prestige Industrial designation includes contained assembly, manufacturing and processing uses, warehousing, research and development laboratories, engineering and technical services, communication and broadcasting facilities and industrial offices.

## **BACKGROUND**

In 2007 the Greater Peterborough Area Economic Development Corporation (GPAEDC), in cooperation with area municipalities, completed an Industrial Land Inventory. It was recognized that most of the available industrial parcels in the City are zoned for 'Prestige Industrial' uses. The GPAEDC has faced some challenges in marketing these lands to smaller industries, based on the standard Prestige Industrial zoning districts in the City's Zoning By-Law. The Prestige Industrial zoning districts permit a range of industrial activities that require significant sized parcels, reducing the ability to support smaller industries that have a reduced lot size requirement or are service based industries.

The subject lands are comprised of approximately 12.1 ha. (30 ac.) situated within the Peterborough Industrial Park East. It is comprised of two parcels with frontage on Technology Drive, situated between the former National Grocers facility and Siemens Milltronics with prime exposure to Highway 115.

## **ANALYSIS**

### **a) Official Plan**

The lands are designated 'Industrial' on Schedule 'A' – Land Use, and 'Prestige Industrial' on Schedule 'O' – Industrial Land Use of the City of Peterborough Official Plan.

The purpose of the 'Prestige Industrial' designation is to *“recognize a range of uses including contained assembly, manufacturing and processing uses, warehousing,*

*research and development laboratories, engineering and technical services, communication and broadcasting facilities and industrial offices. Zoning regulations applied to Prestige Industrial lands will reflect a high standard of site design and development.”*

Council has considered a Conceptual Plan (attached as Exhibit ‘B’ to Report PLPD08-068), illustrating the potential for the creation of eight lots, together with a new public street and retained lands for a municipally owned drainage channel and natural buffer adjacent to Highway 115. Site Plan Approval will continue to apply to the lands, together with standard regulations applicable to M2.1 – Prestige Industrial zoned lands, through the requirements for landscaping, buffering and screening of outdoor compounds, particularly in such a high profile location. This will ensure that the standard of development will be maintained in compliance with the intent of the ‘Prestige Industrial’ policies.

#### **b) Zoning By Law**

The current zoning of the property will not support the construction of new buildings with less than 1500m<sup>2</sup> (16,146 sq. ft.) of floor area; a lot area of less than 8000 m<sup>2</sup> (2 acres); and a minimum lot width of 60m. The proposed rezoning will introduce additional flexibility in the range of permitted uses and lot sizes, in accordance with the Official Plan policies for the Prestige Industrial designation. The proposed regulations will permit the creation of smaller parcels of land, justifying the construction of a new street and at the same time, addressing a market requirement for smaller industrial lots.

The following chart compares the existing and proposed regulations related to lot size, associated with the zoning of the property:

<b>Regulation</b>	<b>Existing Prestige Industrial</b>	<b>Proposed Modified Prestige Industrial</b>
Minimum Lot Width	60m	30m
Minimum Lot Area	8000 m <sup>2</sup>	2,000 m <sup>2</sup>
Minimum Building Area	1500 m <sup>2</sup>	400 m <sup>2</sup>

The standard of site design and development required for lands zoned M2.1 – Prestige Industrial, ensures that development of these lands within high profile areas of the City, contribute to the gateway image desired by the City of Peterborough. The proposed rezoning respects this image by adding a limited range of additional uses, subject to the same landscaping, setback and coverage requirements as other Prestige Industrial District lands. The proposed M2.3 – Prestige and Service Industrial District, also proposes to introduce additional industrial service type uses, intended to primarily serve the needs of the industrial community. Subject to compliance with the high design standards required for Prestige Industrial zoned lands, these service uses are in keeping with the intent of the Prestige Industrial policies of the Official Plan, applying to the properties.

A draft Zoning By-Law Amendment is attached as Exhibit 'C' to Report PLPD08-068, including the proposed new uses and the flexibility with regard to lot size and building area. Site Plan Approval will continue to apply to the subject lands.

## RESPONSE TO NOTICE

a) Significant Agency Responses:

Agency circulation was issued on August 1, 2008.

The Ministry of Transportation advises that the subject lands are located within the ministry's control area and is subject to ministry approval. The Ministry of Transportation further advises that prior to the commencement of any construction, and as part of site plan approvals, the ministry will require a site plan, a Traffic Impact Study, and a Stormwater Management report for review. Any required highway improvements will be the responsibility of the developer.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

b) Summary of Public Responses:

Notice of Complete Application and Public Meeting was issued on August 1, 2008. The notice was issued by direct mail and by newspaper advertisement (Peterborough Examiner). The notice complies with the requirements of the *Planning Act*, R.S.O. 1990, c.P.13.

Submitted by,

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Malcolm Hunt  
Director of Planning and Development Services

Prepared by,

Concurred with,

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Caroline Kimble,  
Land Use Planner

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Ken Hetherington,  
Manager of Planning

Contact Name:

Caroline Kimble, Planner, Land Use  
Planning & Development Services  
Phone – 742-7777 Ext. 1735; Fax – 742-5218  
E-Mail – [ckimble@peterborough.ca](mailto:ckimble@peterborough.ca)

Attachments:

EXHIBITS    a)    Land Use Map  
              b)    Conceptual Plan  
              c)    Draft By-law

# Land Use Map

Exhibit A  
Page 1 of 1

File # z0816

Property Location: 1900 Technology Dr.



The City of Peterborough Planning Division

Date - July 2008  
Dwg. by - NSchleifer  
Scale - 1:4000

The "City of Peterborough," its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for legal description.

**Exhibit B**  
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## Conceptual Plan - 1900 Technology Dr



**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 08-\_\_\_\_\_**

**BEING A BY-LAW TO AMEND 1850 and 1900 TECHNOLOGY DRIVE**

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

1. Section 19.1 of the By-Law is amended by adding the following:

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<b>M2.3 Prestige and Service Industrial</b>	All M2.1 uses plus business service establishment; heavy truck and equipment sales and service; rental establishment excluding automobile and video rental.
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2. Section 19.2 of the By-Law is amended by adding the following:

<b>Industrial Zoning Regulations</b>	
	<b>M2.3 Prestige and Service Industrial</b>
<b>Minimum Lot Width:</b>	30m
<b>Minimum Lot Area:</b>	2000 sq.m
<b>Minimum Lot Depth:</b>	30m
<b>Maximum Building Coverage:</b>	60%
<b>Minimum Building Area:</b>	400 sq m
<b><u>Minimum Building Setback, Side Lot line or Rear Lot line</u></b>	
<ul style="list-style-type: none"> <li><b>Abutting a residential district:</b></li> </ul>	the greater of 15m or 4.3m/storey
<ul style="list-style-type: none"> <li><b>Abutting a non-residential district:</b></li> </ul>	the greater of 15m (rear lot line), 6 m (side lot line), or 4.3m/storey



		<b>Exhibit C</b> <b>Page 2 of 3</b>
<b><u>Minimum Landscaped Open Space Width Requirements</u> *</b> <b>Abutting a Residential District:</b>	10m	
<b>Abutting any other District:</b> <b>(non industrial)</b>	3m	
<b>Adjacent Arterial Streets:</b>	6m	
<b>Adjacent Other Streets:</b>	3m	
<b>Along a side or rear lot line:</b>	1.5m	
<b>Outside storage:</b>	Permitted in accordance with an approved Site Plan	
<b>Other:</b>	- see ** - no building shall be erected within 40m of CPR line	
<b>Land Use:</b>	Industrial District	

\* Such Open Space may be interrupted by driveways.

\*\* Any industrial building situated within 100 metres of the CP Rail right-of-way in Major Bennett Industrial Park shall require the approval of an industrial impact assessment satisfactory to the Director of Planning and Development, addressing the impact of the proposed industrial operation on adjacent residential properties including, but not limited to, noise, odour and emissions, before Site Plan Approval is granted."

3. **Map 24** 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 M2.1 to M2.3 and OS.1.**

By-law read a first, second and third time this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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D. Paul Ayotte, Mayor

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Nancy Wright-Laking, City Clerk

