



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **June 16, 2014**

Subject: **Report PLPD14-035
Removal of “H” – Holding Symbol from the Zoning of the
Property at 828 Cameron Street**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 828 Cameron Street.

Recommendation

That Council approve the recommendation outlined in Report PLPD14-035 dated June 16, 2014, of the Manager, Planning Division, as follows:

That the property at 828 Cameron Street be rezoned from R.2,3u,16f - “H”-Residential District to R.2,3u,16f - Residential District in accordance with Exhibit “C” attached to Report PLPD14-035.

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 February of 2011 from R.1 to R.2,3u,16f - “H”- Residential District to recognize the existing use of the property as a duplex (Zoning File: Z1018, Planning Report PLPD11-005).

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 the Fire Services and 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 second unit; and
- iv. Payment of all applicable development charges for the second unit

The property has been granted Site Plan Approval. The plan illustrates that three on-site parking spaces can be accommodated achieving the parking requirement of 1.5 spaces per dwelling unit (Exhibit “B”). As well, 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.

A development charge is not applicable because the additional dwelling unit did not exceed the gross floor area of the existing dwelling when it was constructed (Development Charge By-law, Section 19, (a), (iv)). The payment of the parkland levy has been deposited.

Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 828 Cameron Street have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the R.2,3u,16f zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Concurred with,

Brian Buchardt
Planner, Urban Design

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
828 Cameron Street

Exhibit A, Page 1 of 1

Land Use Map

File # z1018

Property Location: 828 Cameron St

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date - July 2010
Dwg. by - CBerry
Scale - 1:1500

Exhibit B, Page 1 of 1

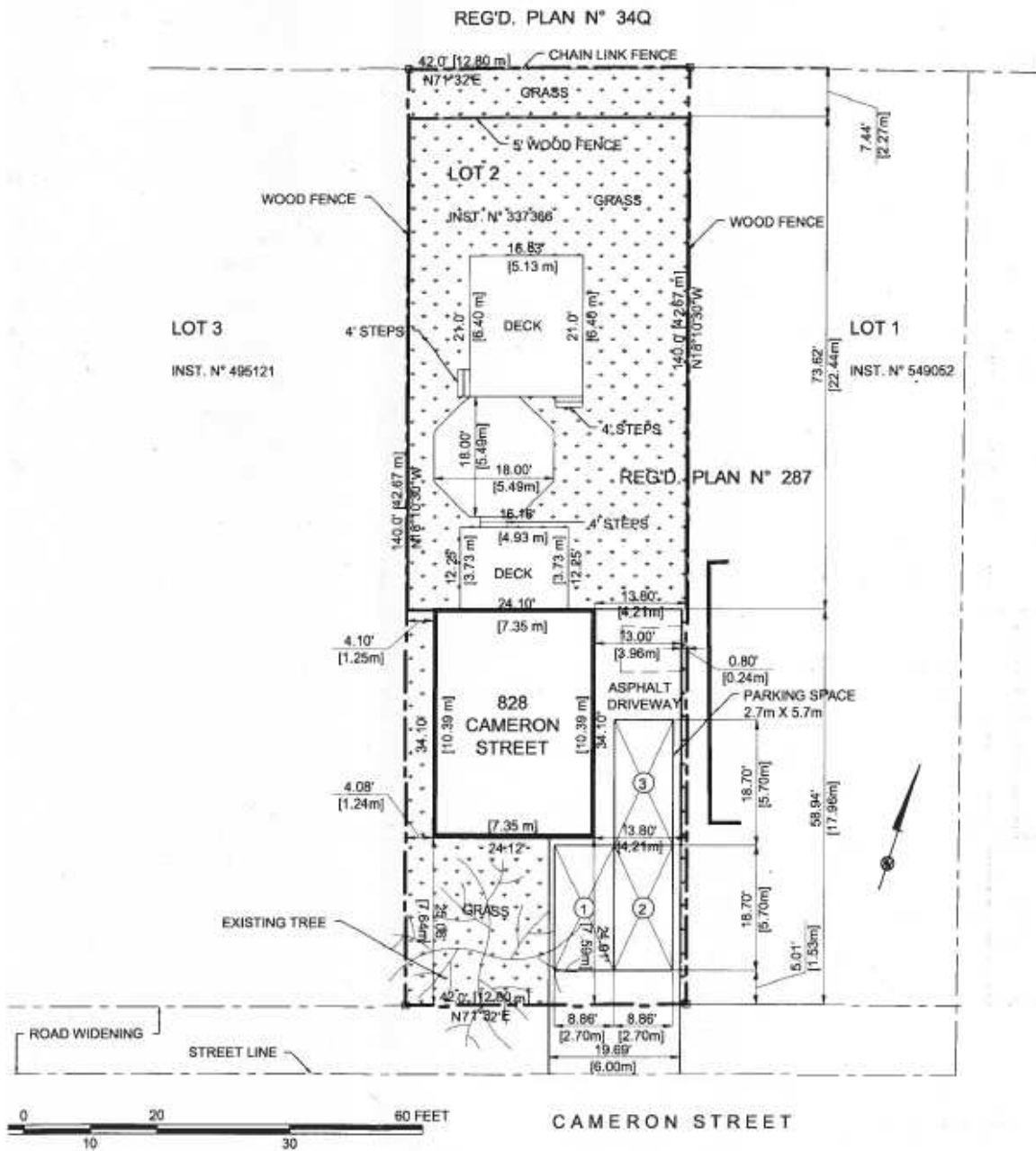


Exhibit C, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 14-_____

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at
828 Cameron Street

The Corporation of the City of Peterborough by the Council thereof hereby enacts as
follows:

1. Map 20 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 **R.2,3u,16f - "H"**-
Residential District to **R.2,3u,16f** - Residential District.

By-law read a first, second and third time this day of, 2014.

Daryl Bennett, Mayor

John Kennedy, City Clerk

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