



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **June 16, 2014**

Subject: **Report PLPD14-036
Removal of “H” – Holding Symbol from the Zoning of the
Property at 756 Stocker Road**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 756 Stocker Road.

Recommendation

That Council approve the recommendation outlined in Report PLPD14-036 dated June 16, 2014, of the Manager, Planning Division, as follows:

That the property at 756 Stocker Road be rezoned from SP.295-284,3p,19f,20a(F) - “H”- Residential District to SP.295-284,3p,19f,20a(F) - Residential District in accordance with Exhibit “C” attached to Report PLPD14-036.

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 December of 2013 from R.1,4h,R.2,4h to SP.295-284,3p,19f,20a(F) - “H”-Residential District to permit the use of the property for up to three dwelling units with site specific regulations including a minimum lot area of 139 square metres per dwelling unit, a minimum of 1.5 parking spaces per dwelling unit and a minimum ceiling height of 0.9 metres above grade (Zoning File: Z1319, Planning Report PLPD13-084).

The “F” suffix on the zoning of the property pertains to the new Byersville Creek Flood Plain Study where it appears a small portion of the property may be subject to flooding.

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 Fire Services and from the Building Division of the City of Peterborough, 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 third unit; and
- iv. Payment of all applicable development charges for the third unit.

The property has been granted Site Plan Approval. The plan illustrates that five on-site parking spaces can be accommodated achieving the parking requirement of 1.5 spaces per dwelling unit (Exhibit “B”). The site plan demonstrates the ability of the site to maintain the character of the area and provide five parking spaces with a modification to the driveway entrance from Stocker Road to narrow and define the driveway.

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 756 Stocker Road have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the SP.295-284,3p,19f,20a(F) zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Brian Buchardt
Planner, Urban Design

Concurred with,

Malcolm Hunt, Director
Planning and Development Services

Contact Name:

Brian Buchardt
Planner, Urban Design
Phone: 705-742-7777, Ext. 1735
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: bbuchardt@peterborough.ca

Attachments:

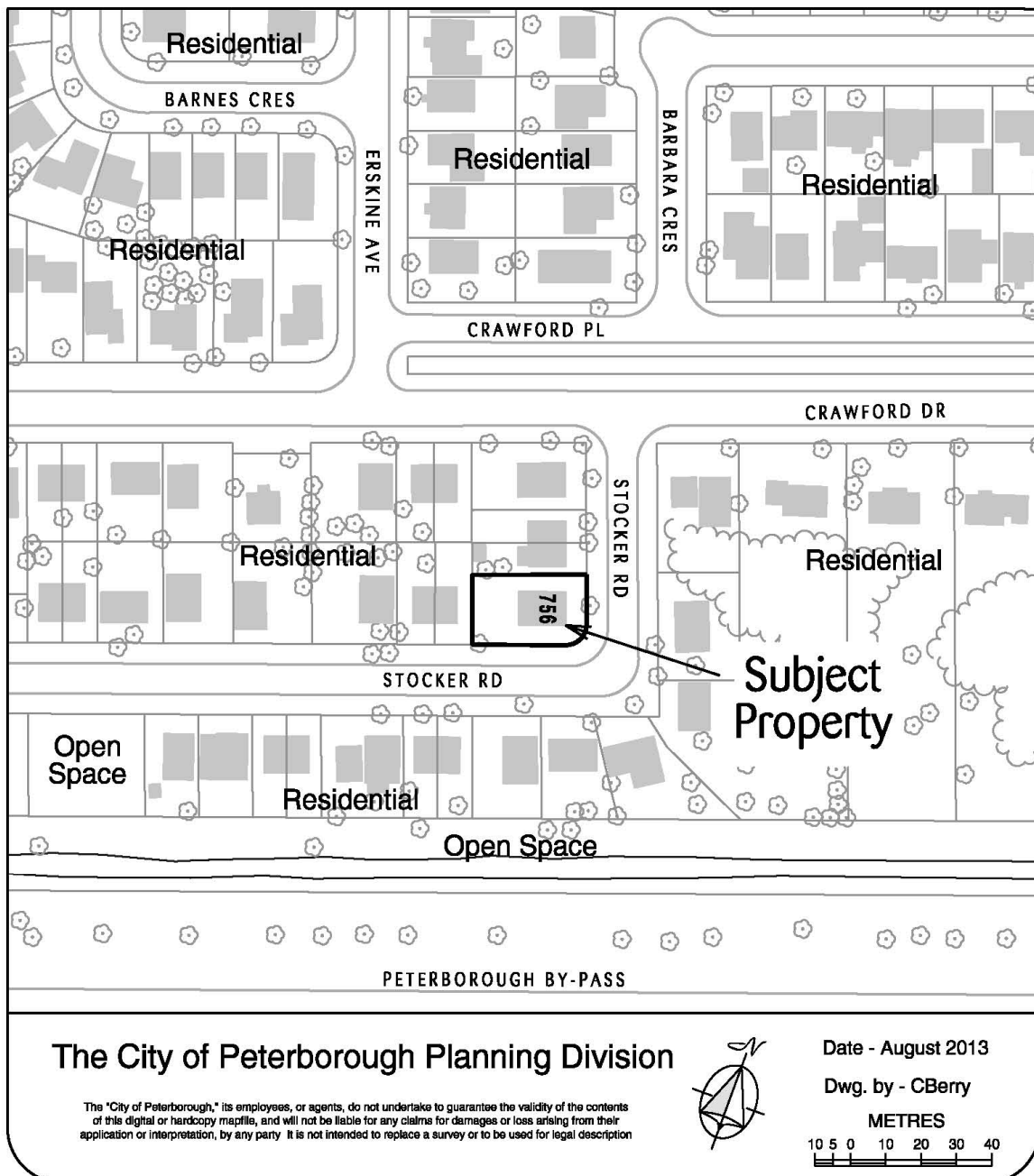
Exhibit A – Land Use Map
Exhibit B – Site Plan
Exhibit C – Draft By-law – Removal of Holding Symbol from the zoning of the property
756 Stocker Road

Exhibit A, Page 1 of 1

Land Use Map

File # z1319

Property Location: 756 Stocker Rd



[illegible]

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
756 Stocker Road

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

1. Map 22 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.295,
3p,19f,20a(F) – 'H' to SP.295, 3p,19f,20a(F).**

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

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C, Page 2 of 2

