



City of
Peterborough

To: **Members of the Planning Committee**

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

Meeting Date: **March 23, 2015**

Subject: **Report PLPD15-018
Removal of “H” – Holding Symbol from the Zoning of the
property at 529 Reid Street**

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 529 Reid Street.

Recommendation

That Council approve the recommendation outlined in Report PLPD15-018 dated March 23, 2015, of the Manager, Planning Division, as follows:

That the property at 529 Reid Street be rezoned from SP. 241-241 – “H” Special District Commercial to SP. 241-241 Special District Commercial in accordance with Exhibit “C” attached to Report PLPD15-018.

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 October, 2008 from R.1, R.2 - Residential District to SP. 241-241 – “H” Special District Commercial to permit the use of the property for office, clinic and/or a dwelling unit, with exception number “241” permitting a minimum driveway width of 2.7 metres (Zoning File: Z0805, Planning Report PLPD08-056).

The condition imposed for the removal of the “H” – Holding Symbol from the zoning of the property included a requirement for Site Plan Approval and a Site Plan Agreement incorporating an additional paragraph to the standard clauses to recognize the encroachment of the existing driveway on the adjacent City-owned property to the south.

The Site Plan Application

The approved Site Plan, attached as Exhibit “B” to this report shows the construction of a rear yard parking area accommodating five vehicles. The entrance driveway from Reid Street varies in width, but on the subject property, is 2.85 metres wide at its narrowest point. The driveway encroaches 0.88 metres on to the small City Park abutting the property to the south. As a result, the driveway’s overall width at its narrowest point is 3.73 metres. An existing 1.4 metre high board fence also partially encroaches on to the parkland. Permission for the encroachment was granted through the Zoning By-law Amendment process, with the condition that the encroachment is included in the Site Plan Agreement.

Most of the significant existing trees are to remain on the property with one additional installation in lieu of the removal of one tree to make way for the parking area. The parking area is constructed of recycled asphalt with gravel helping to keep it neat in appearance and to encourage the percolation of storm water into the ground. A storm water infiltration trench has been added to the Site Plan, intended to intercept water during significant rain events and encourage absorption into the ground. The construction of the rear yard parking area has not altered the existing drainage pattern.

Summary

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 529 Reid Street have been satisfied. Accordingly, it has been recommended to approve the By-law amendment to implement the SP. 241-241 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
529 Reid Street

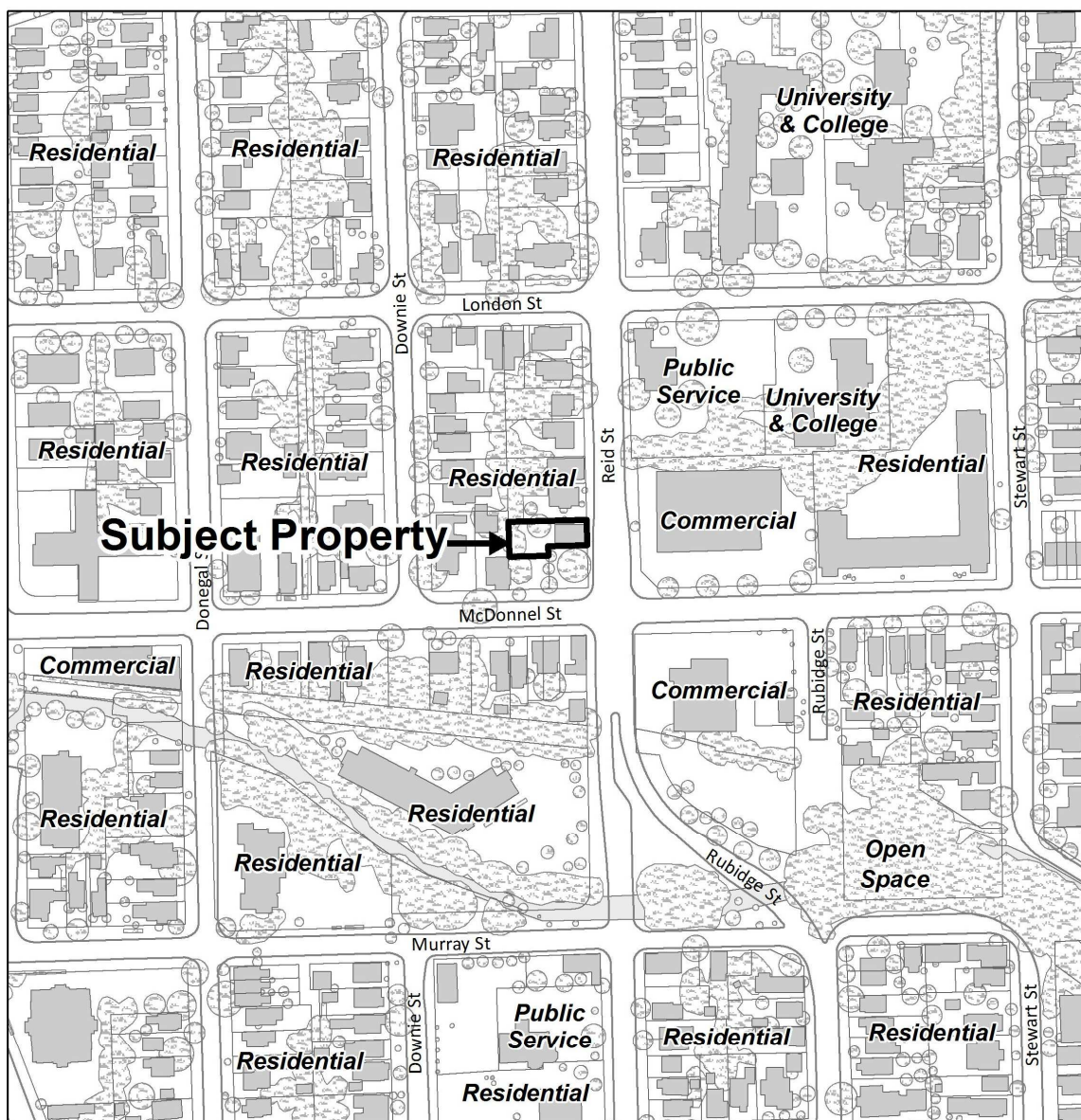
Exhibit A
Land Use Map

Land Use Map

File: Z0805

Property Location: 529 Reid St

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date: March 4, 2015
Map by: CSandanayake
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Exhibit C, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 15-

Being a By-law to remove the “H” – Holding Symbol from the zoning of the property at 529 Reid Street

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

Map 12a 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.241-241 - “H** to **SP.241-241**.

By-law read a first, second and third time this day of , 2015.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C, Page 2 of 2

