



City of
Peterborough

To: **Members of the General Committee**

From: **Cynthia Fletcher**
Commissioner of Infrastructure and Planning Services

Meeting Date: **January 21, 2019**

Subject: **Report IPSPD19-001**
Removal of “H” - Holding Symbol from the Zoning By-law for
Part of Plans 45M-254 and 45M-247, Mason Homes Limited
Phase 3 (Final Phase) of Draft Plan of Subdivision 15T-10507
0 & 1224 Chemong Road and 1345 Hilliard Street

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the Zoning By-law for Plan of Subdivision 45M-254 and a portion of Plan of Subdivision 45M-247.

Recommendation

That Council approve the recommendation outlined in Report IPSPD19-001 dated January 21, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

That Lots 1 to 233 and Blocks 235, 239 and 240 inclusive, Plan of Subdivision 45M-254 (Billington Close, Bitten Lane, Cullen Trail, Fee Lane, Haylock Gardens, MacIntosh Grove, Mallory Terrace, Melling Avenue, Noftall Gardens, Rippingale Trail, Rush Lane and Whetstone Lane) and Block 64 (Halpin Lane and Rippingale Trail), Plan of Subdivision 45M-247 be rezoned in accordance with Exhibit A of Report IPSPD19-001 as follows:

From SP.328,13a-‘H’, SP.329,11j,13k-‘H’, SP.330,11j,13k-‘H’, SP.331,3q,11j,13k,16c-‘H’, and SP.348-‘H’ to SP.328,13a, SP.329,11j,13k, SP.330,11j,13k, SP.331,3q,11j,13k,16c, and SP.348 respectively.

Budget and Financial Implications

There are no budget or financial implications arising out of the approval of this recommendation.

Background

Draft Plan Approval for Subdivision 15T-10507 came into effect on April 12, 2011 and was subsequently extended in 2014 and 2017. Final Approval for the third and final phase of this Draft Plan was granted by the Director of Planning and Development Services on behalf of the Commissioner of Infrastructure and Planning Services under the Authority of By-law 11-082 on October 19, 2018. On October 22, 2018, Stage 3 of Draft Plan 15T-10507 was registered as Plan 45M-254.

Additionally, in 2016, Final Approval was granted to Stage 2 of this development, Plan of Subdivision 45M-247, which created, among other things, a Block 64 which was being used at the time for a model home court but was intended to be subdivided in accordance with the Draft Plan of Subdivision to create 8 single detached residential lots in the long term.

Zoning By-law 11-046 (as amended by By-laws 11-143, 12-137 and 13-136), applies to Plans of Subdivision 45M-254 and 45M-247. These By-laws included an “H” – Holding Symbol on all lots and blocks that are to be developed for residential (see Exhibit B) and commercial purposes with the intent that the provision would be removed once:

- the plan is registered for sites that are being developed with single detached and semi-detached dwellings;
- site plan approval has been granted for sites being developed for commercial purposes, multi-unit residential purposes, and street-fronting and/or laneway-based townhomes.

Registration of Plan of Subdivision 45M-254 has now been fulfilled. The plan has created 233 lots for single detached residential purposes, 3 blocks for residential servicing purposes, a number of park and open space blocks, and a block for future commercial and high density residential purposes. At this time it is appropriate to remove the Holding Symbol from all residential lots (Lots 1 to 233) in the plan as well from the three servicing blocks (Blocks 235, 239 and 240) as illustrated in Exhibit B. In accordance with the provisions of Zoning By-law 11-046, the Holding Symbol will remain in effect on Block 242 which is a combined commercial and high density residential block.

Additionally, in 2016 and 2018, By-laws 16-161 and 18-015 were passed to remove the Holding Symbol from the majority of Plan of Subdivision 45M-247 save and except for a commercial block (Block 61) with frontage along Chemong Road and Block 64 – the

model home court. As part of the registration of Plan 45M-254, the developer, Mason Homes, entered into a subdivision agreement with the City to decommission the model home court use and to subdivide Block 64 in accordance with the Draft Approved subdivision. Accordingly, now that Block 64 is no longer required for model home purposes, it is appropriate to remove the Holding Symbol from that block.

Summary

It is recommended that the “H” – Holding Symbol be removed from the lots and blocks as generally illustrated in Exhibit B attached hereto and in accordance with the draft By-law attached as Exhibit A. The Holding Symbol will remain in place for Block 242, Plan 45M-254 and Block 61, Plan 45M-247 until such time as site plan approval is granted for those blocks.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

Contact Names:

Ken Hetherington
Manager, Planning Division
Phone: 705-742-7777, Ext. 1781
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: khetherington@peterborough.ca

Brad Appleby
Planner, Subdivision Control and Special Projects
Phone: 705-742-7777, Extension 1886
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: bappleby@peterborough.ca

Attachments:

Exhibit A – Draft By-law to remove Holding Symbol from Plans 45M-254 and 45M-247
Exhibit B – Key Map

Exhibit A, Page 1 of 1



The Corporation of the City of Peterborough

By-Law Number 19-

Being a By-law to the Zoning By-law to remove a holding symbol from Lots 1 to 233 and Blocks 235, 239 and 240 inclusive, Registered Plan 45M-254 and from Block 64, Registered Plan 45M-247

Whereas pursuant to Section 36 of the *Planning Act*, R.S.O., 1990, c.P.13, a Holding Symbol was applied to the above lands by By-law;

And Whereas, in the opinion of Council, the condition for the removal of the Holding Symbol has been satisfied.

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

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

Map 3 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.328,13a-'H', SP.329,11j,13k-'H', SP.330,11j,13k-'H', SP.331,3q,11j,13k,16c-'H', and SP.348-'H' to SP.328,13a, SP.329,11j,13k, SP.330,11j,13k, SP.331,3q,11j,13k,16c, and SP.348.

By-law read a first, second and third time this 28th day of January, 2019.

Diane Therrien, Mayor

John Kennedy, City Clerk

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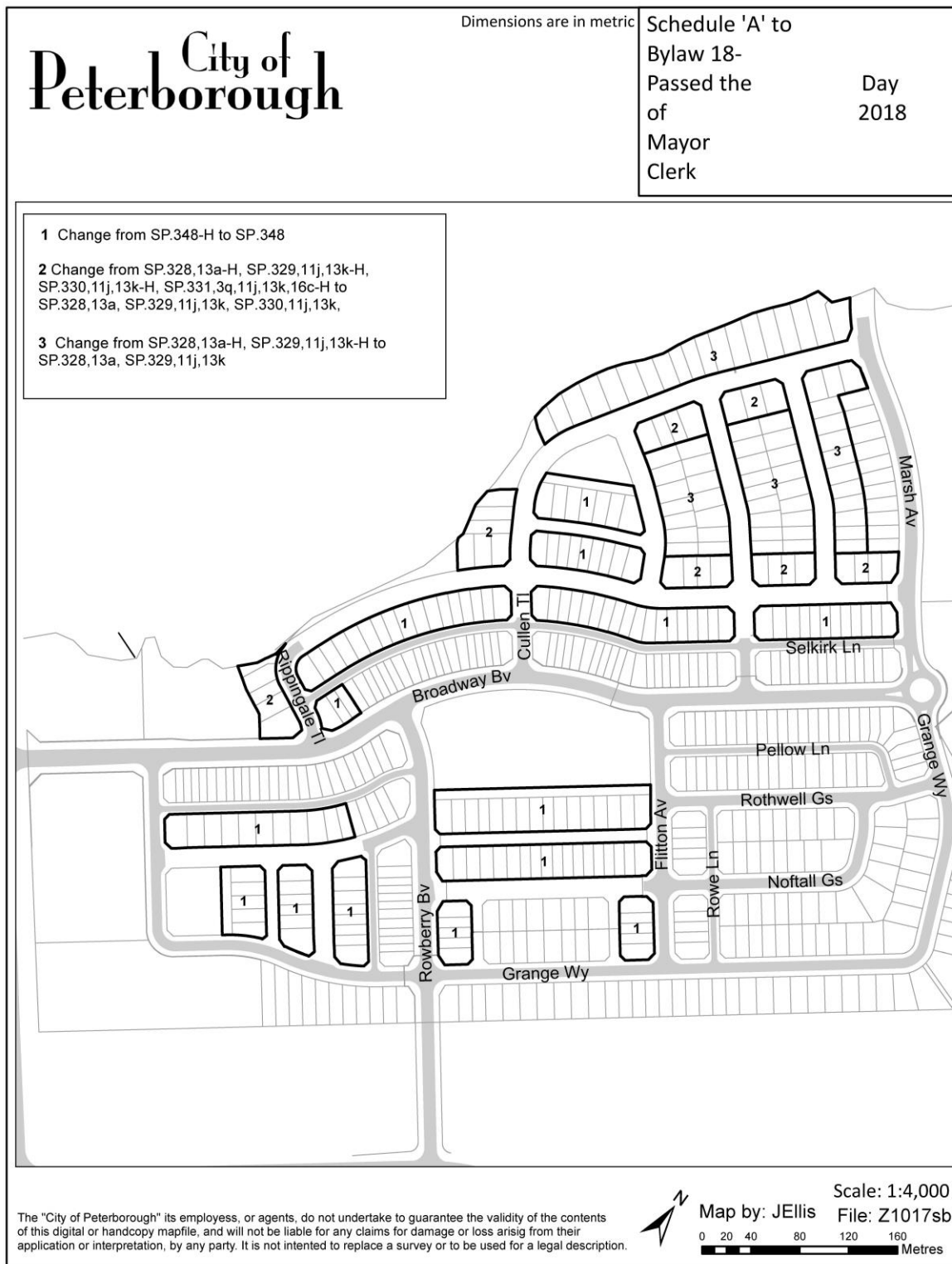


Exhibit B, Page 1 of 1

