



City of
Peterborough

To: **Members of the General Committee**

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

Meeting Date: **December 2, 2019**

Subject: **Report IPSPL19-030**
Removal of “H” – Holding Symbol from the zoning of
569 Armour Road

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 569 Armour Road.

Recommendation

That Council approve the recommendation outlined in Report IPSPL19-030 dated December 2, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

That the property at 569 Armour Road be rezoned from SP.323 F – “H”- Residential District to SP.323 F – Residential District in accordance with Exhibit “C” attached to Report IPSPL19-030.

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 once used as a contractor's establishment, permitted as a temporary use ancillary to a dwelling, subject to specific standards relating to parking. The contractor's establishment was located in the building at the rear of the property and the dwelling was located in the building near the property's road frontage. Upon the termination of the temporary use, the subject property was re-zoned in October of 2008 to permit a dwelling and a place of assembly. At the time of the Zoning By-law Amendment, the rear building was occupied by a martial arts studio and the building at the front of the property contained two dwelling units. Zoning permission for the place of assembly use related to the establishment of a martial arts studio in the rear building.

At the time of the Zoning By-law Amendment, an "H" – Holding Symbol was imposed on the zoning of the property, which may only be removed at such time as Site Plan Approval is granted for the subject property, including an acknowledgement of the existing private service connections to the westerly (rear) building, over adjacent lands known as 174 Clifton Avenue.

The Site Plan Application

The Site Plan Application does not propose any significant changes to the property. The site can accommodate the required number of parking spaces as prescribed in the Special District SP. 323 F zoning of the property. Ten parking spaces are provided in support of the martial arts studio and 4 are provided in support of the existing two-unit dwelling. The parking spaces will be defined by painting on the existing asphalt and the installation of one commercial grade pre-cast concrete curb stop at each perpendicular parking space.

The applicant has complied with the recommendations of the Accessibility Committee for Disabled Persons by providing barrier free access into the martial arts studio building in compliance with the **Ontario Building Code**.

The rear of the property touches the floodplain of the Curtis Creek and the building at the rear of the lot is partially within the floodplain. As there are no proposed significant changes to the site, the Conservation Authority does not require the issuance of a permit as part of the Site Plan Approval process.

The Site Plan also shows the location of the existing private service connections to the westerly (rear) building, over adjacent lands known as 174 Clifton Avenue. The Site Plan and the Site Plan Agreement formally acknowledges the existence and location of the private services, which will be registered on the Title of the subject property.

Summary

The conditions associated with the removal of the "H" – Holding provision with respect to the zoning of the property at 569 Armour Road have been satisfied. Accordingly, it is recommended that a By-law be passed to remove the "H" Holding Provision from the zoning of the property.

Submitted by,

Cynthia Fletcher
Commissioner, Infrastructure and Planning 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 at 569 Armour Road

Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

File # z0815

Property Location: 569 Armour Rd

EXHIBIT
SHEET OF**The City of Peterborough Planning Division**

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.

Date - July 2008
Dwg. by - NSchleifer
Scale - 1:2000

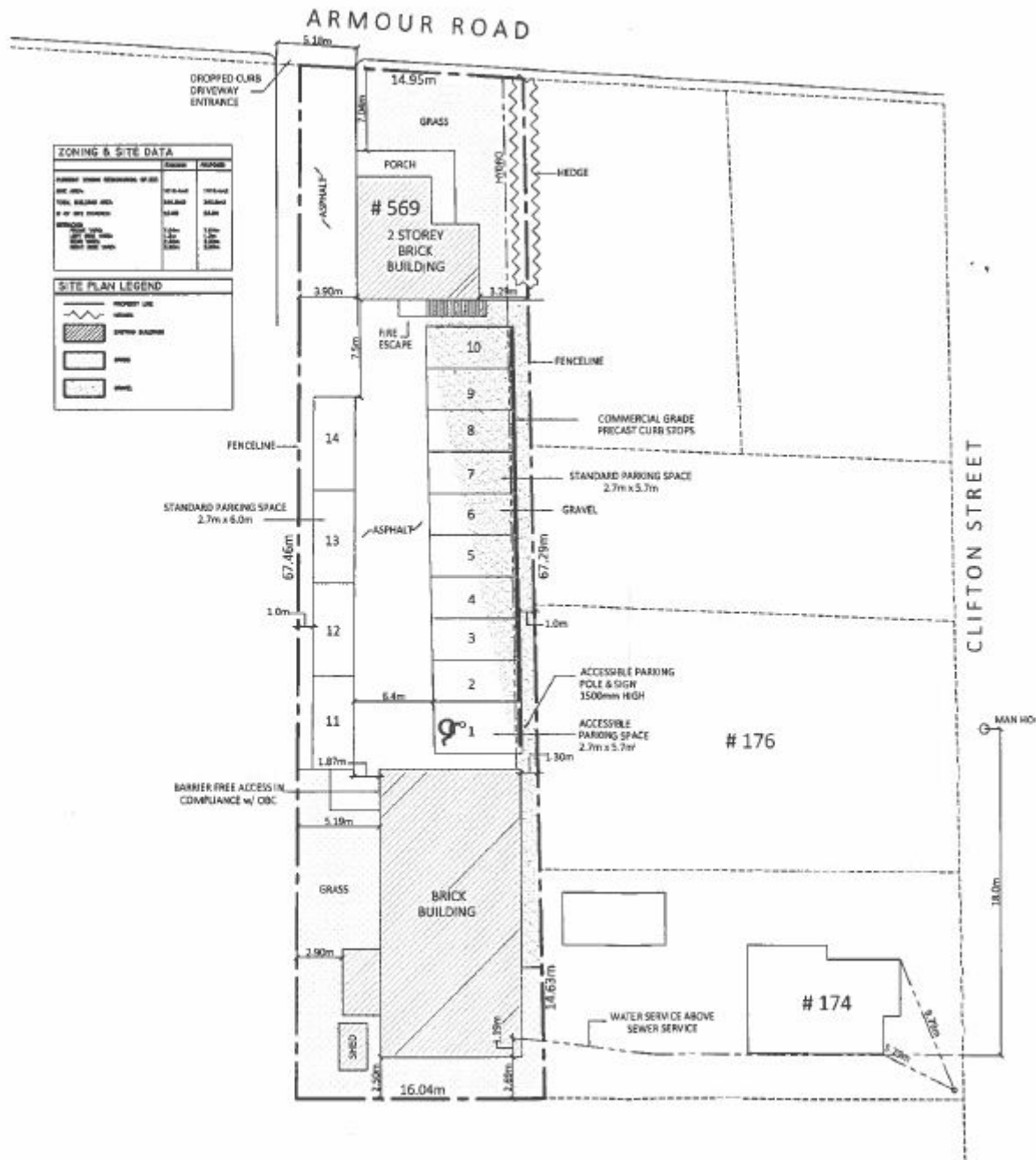


Exhibit C – Draft By-law, Page 1 of 2



The Corporation of the City of Peterborough

By-Law Number 19-_____

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 569 Armour Road

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

Map 13 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.323 F -"H"** to **SP.323 F**.

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

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2