



City of
Peterborough

To: Members of the General Committee

From: Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

Meeting Date: September 8, 2020

Subject: Report IPSPL20-015
Removal of “H” – Holding Symbol from the zoning of the
property at 482 Mark Street

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 482 Mark Street.

Recommendation

That Council approve the recommendation outlined in Report IPSPL20-015, dated September 8, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

That the property at 482 Mark Street be re-zoned from **R.3, 7c, 10l, 14h, 16b, 20a – 292 – H** to **R.3, 7c, 10l, 14h, 16b, 20a – 292** in accordance with Exhibit “C” attached to Report IPSPD20-015.

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 September, 2014, from R.1, R.2 - Residential District to the R.3,7c, 10l,14h,16b,20a – 292 – H-Residential District, to permit the conversion of the upper 1 ½ storeys of a former industrial building at the rear of the property to a single dwelling unit. The owners are continuing to use the first floor of the former industrial building as a home-based business (carpentry shop).

The conditions for the removal of the "H" – Holding Symbol were as follows:

- i) Site Plan Approval is granted for the subject property;
- ii) Payment of cash-in-lieu of parkland for the third unit; and
- iii) Payment of all applicable development charges for the third unit.

Summary

All of the conditions associated with the removal of the "H" – Holding Symbol from the zoning of the property at 482 Mark Street 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

Contact Names:

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Manager, Planning Division

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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 482 Mark Street

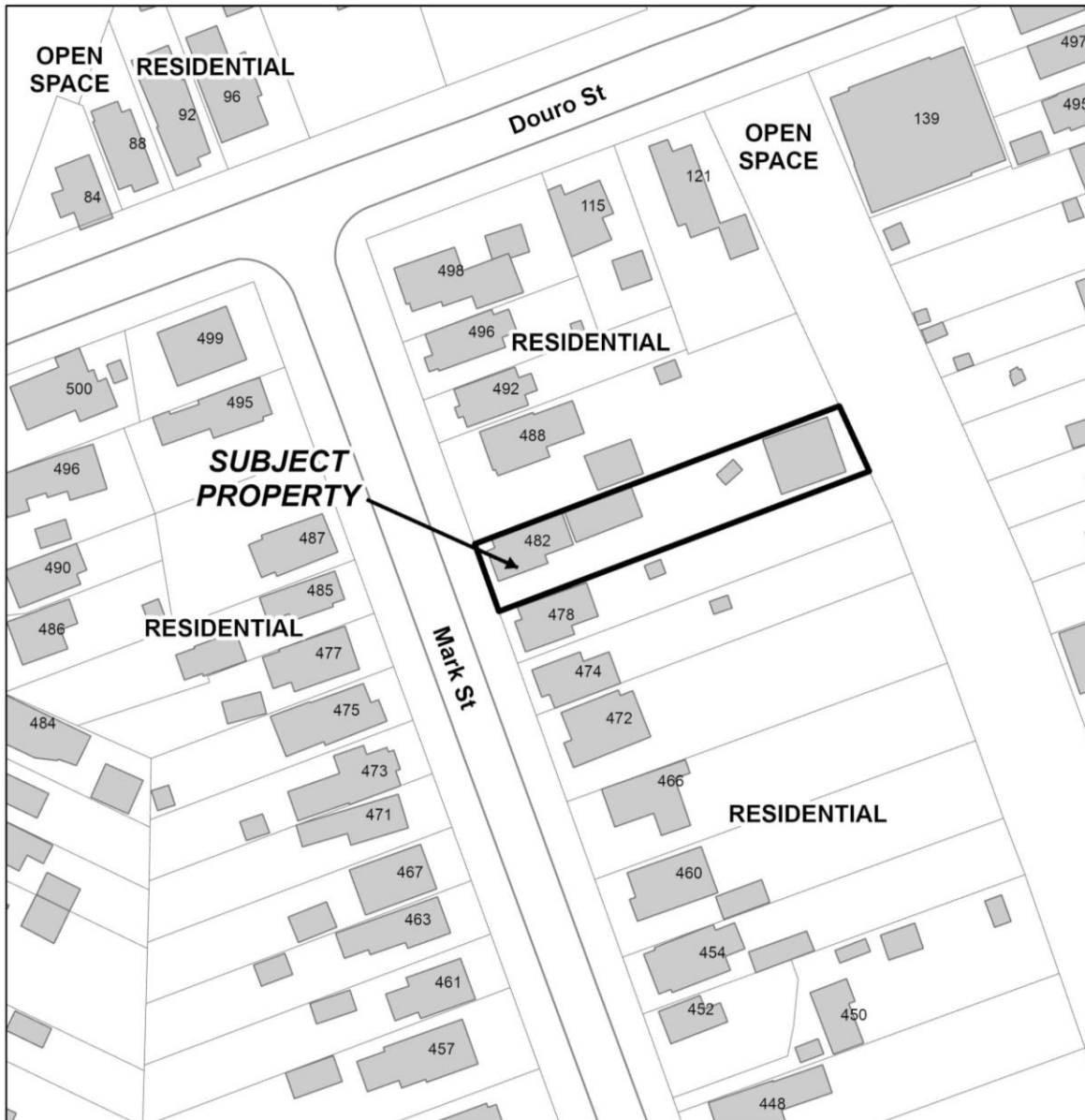
Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

File: Z1414

Property Location: 482 Mark Street

EXHIBIT	
SHEET	OF



The City of Peterborough Planning Division

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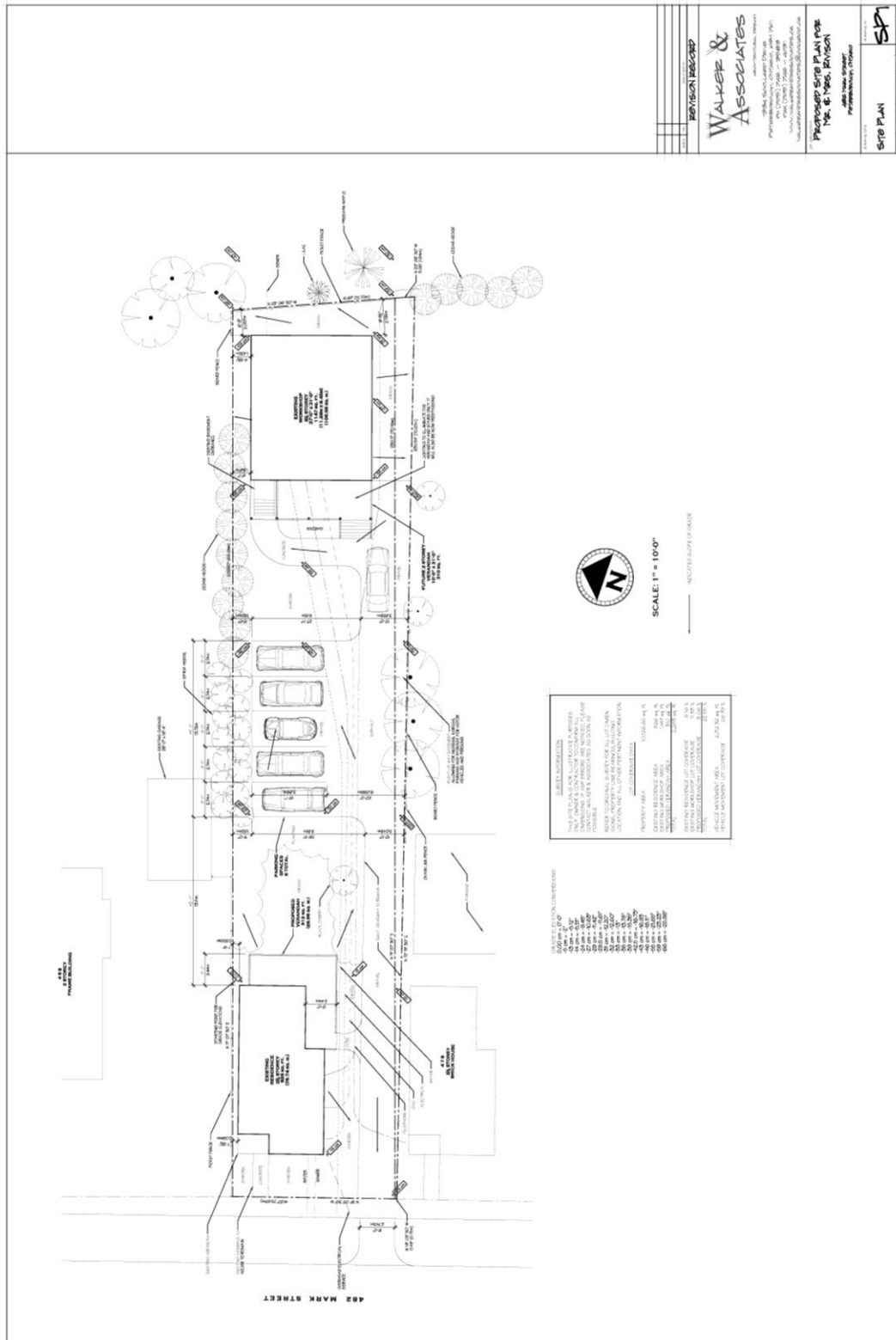


Date: June 30, 2020

Map by: PZhao

0 3.757.5 15 22.5 30 37.5 Metres

Exhibit B – Site Plan, Page 1 of 1



SUMMARY INFORMATION	
PROJECT NAME	482 MARK STREET
OWNER	482 MARK STREET
DESIGNER	WALKER & ASSOCIATES
DATE	10/15/2015
SCALE	1" = 10'0"
PROJECT NO.	15-001
DATE OF PREPARATION	10/15/2015
DATE OF REVISION	
DATE OF APPROVAL	
DATE OF EXPIRATION	
DATE OF CANCELLATION	
DATE OF DELETION	
DATE OF ARCHIVE	

SCHEDULE OF CONTENTS	
NO.	DESCRIPTION
1	GENERAL NOTES
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	LANDSCAPING PLAN
5	PAVING PLAN
6	UTILITY PLAN
7	TRAILER PAD PLAN
8	TRAILER PAD ELEVATION
9	TRAILER PAD SECTION
10	TRAILER PAD DETAIL
11	TRAILER PAD FINISH
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REVISION RECORD

WALKER & ASSOCIATES

PROPOSED SITE PLAN PAGE 1 OF 1

NO. 482 MARK STREET

DATE: 10/15/2015

SCALE: 1" = 10'0"

PROJECT NO. 15-001

DATE OF PREPARATION 10/15/2015

DATE OF REVISION

DATE OF APPROVAL

DATE OF EXPIRATION

DATE OF CANCELLATION

DATE OF DELETION

DATE OF ARCHIVE

Exhibit C – Draft By-law, Page 1 of 2



City of
Peterborough

The Corporation of the City of Peterborough

By-Law Number 20-

Being a By-law to remove the "H" – Holding Symbol from the zoning of the property at 482 Mark Street

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 **R.3,7c, 10I,14h,16b,20a – 292 – H** to **R.3,7c, 10I,14h,16b,20a – 292**.

By-law read a first, second and third time this day of, 2020.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2

