



City of
Peterborough

To: **Members of the General Committee**

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

Meeting Date: **October 19, 2020**

Subject: **Report IPSPL20-021**
Removal of “H” – Holding Symbol at 391 Parkhill Road West
and Delegated Authority to Approve Future Applications to
Remove Holding Symbols

Purpose

A report to recommend the removal of the “H” – Holding Symbol from the zoning of the property at 391 Parkhill Road West and to seek delegated authority to approve future applications to remove Holding Symbols, once conditions have been met.

Recommendations

That Council approve the recommendations outlined in Report IPSPL20-021, dated October 19, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the zoning of the property known as 391 Parkhill Road west be amended from R.2 – H-Residential District to R.2-Residential District in accordance with Exhibit “C” attached to Report IPSPL20-021; and
- b) That the Commissioner of Infrastructure and Planning Services be granted the authority to approve an application to remove future Holding Symbols, upon satisfactory compliance with the related conditions, pursuant to Section 36 of the Planning Act.

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. The City can collect a park levy and any applicable development charges for the additional proposed unit at Building Permit Stage.

Background

The property is a vacant lot located on the south side of Parkhill Road West, between Park Street North and Donegal Street. It was rezoned in February of 2013 from R.1 – Residential District to R.2 – H-Residential District to permit the use of lands for 2 dwelling units on full municipal servicing, subject to the conveyance of land for future road widening along Parkhill Road West.

The owner has recently conveyed a 3.0m strip of land along the Parkhill Road West frontage, free of encumbrances, and has complied with the condition of removal of the “H” Holding Symbol.

The owner has satisfied the City’s Legal Services Division with regard to the removal of any encumbrances and has finalized the transfer of the road widening to the City (Parts 4 & 5 of the Reference Plan attached as Exhibit B to Report IPSPL20-021).

Delegated Authority

The **Municipal Act, 2001** (Act) provides municipal Councils with broad authority to delegate (give to other individuals or bodies) powers and duties subject to certain restrictions. Delegation of authority enables municipal Councils to streamline their decision-making by focusing more on their role for the more significant duties of Council under the **Act**, developing policies and programs of the municipality and ensuring the adequacy of systems in place for effective operations and less on transactional matters.

Holding symbols are attached to planning approvals to ensure certain conditions are met as per Council’s direction. Council has approved the original application and the sign off on whether the applicant has satisfied the conditions of the holding symbols is an administrative matter, which Council can delegate to the Commissioner. Where the Commissioner approves an application, the By-law to remove the holding symbol will be placed on the agenda for the Council meeting following the approval.

Summary

The condition associated with the removal of the "H" – Holding Symbol from the zoning of the property at 391 Parkhill Road has been satisfied. Accordingly, it is recommended that a By-law be passed to remove the "H" Holding Provision from the zoning of the property.

As the removal of holding symbols, once imposed conditions have been satisfied, is an administrative matter, staff is recommending delegating the authority to the Commissioner of Infrastructure and Planning Services to streamline the planning approval process

Submitted by,

Cynthia Fletcher
Commissioner, Infrastructure and Planning Services

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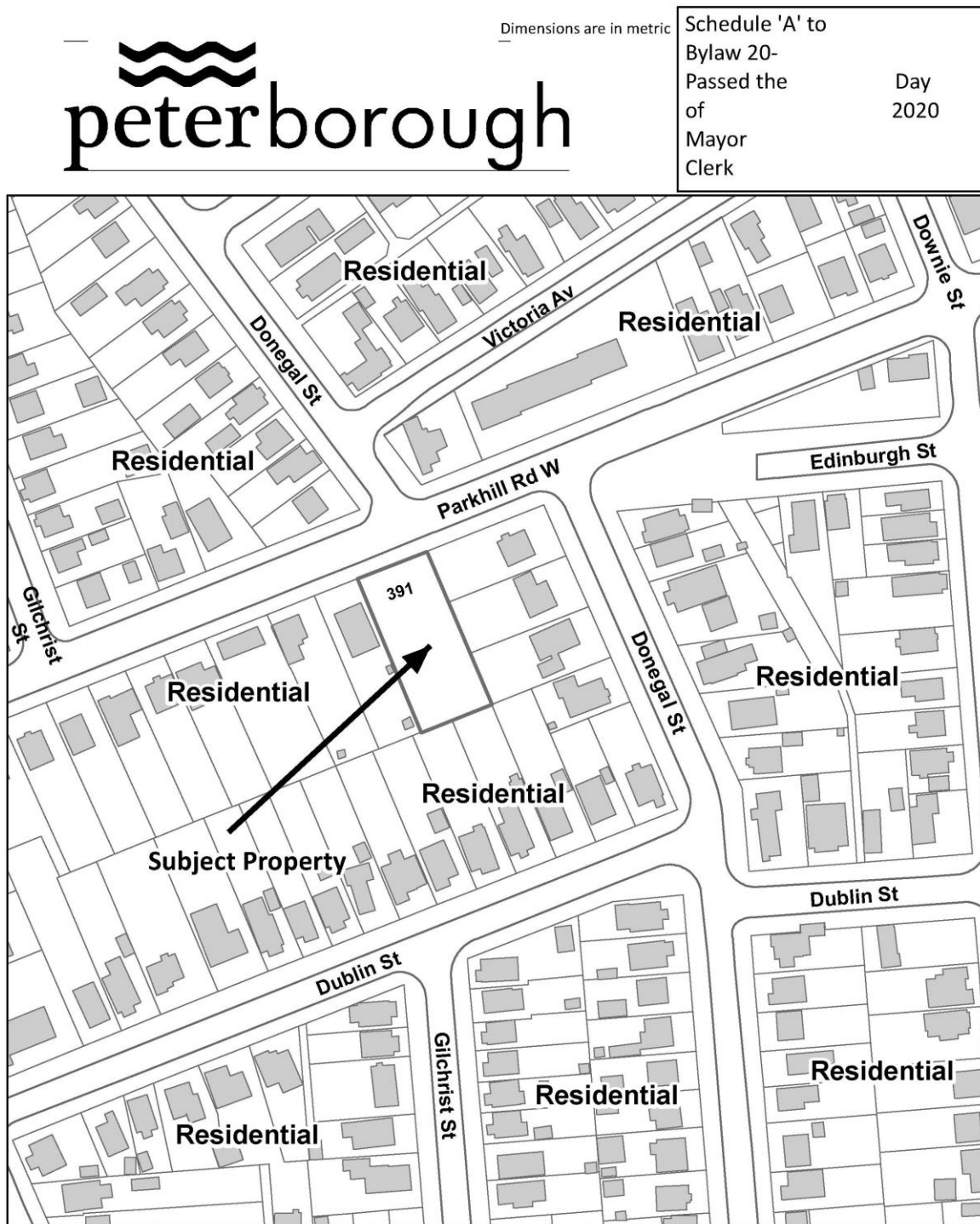
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Attachments:

Exhibit A – Land Use Map
Exhibit B – Reference Plan
Exhibit C – Draft By-law – Removal of Holding Symbol from the zoning of the property at 391 Parkhill Road

Exhibit A – Land Use Map, Page 1 of 1



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Map by: ANichols

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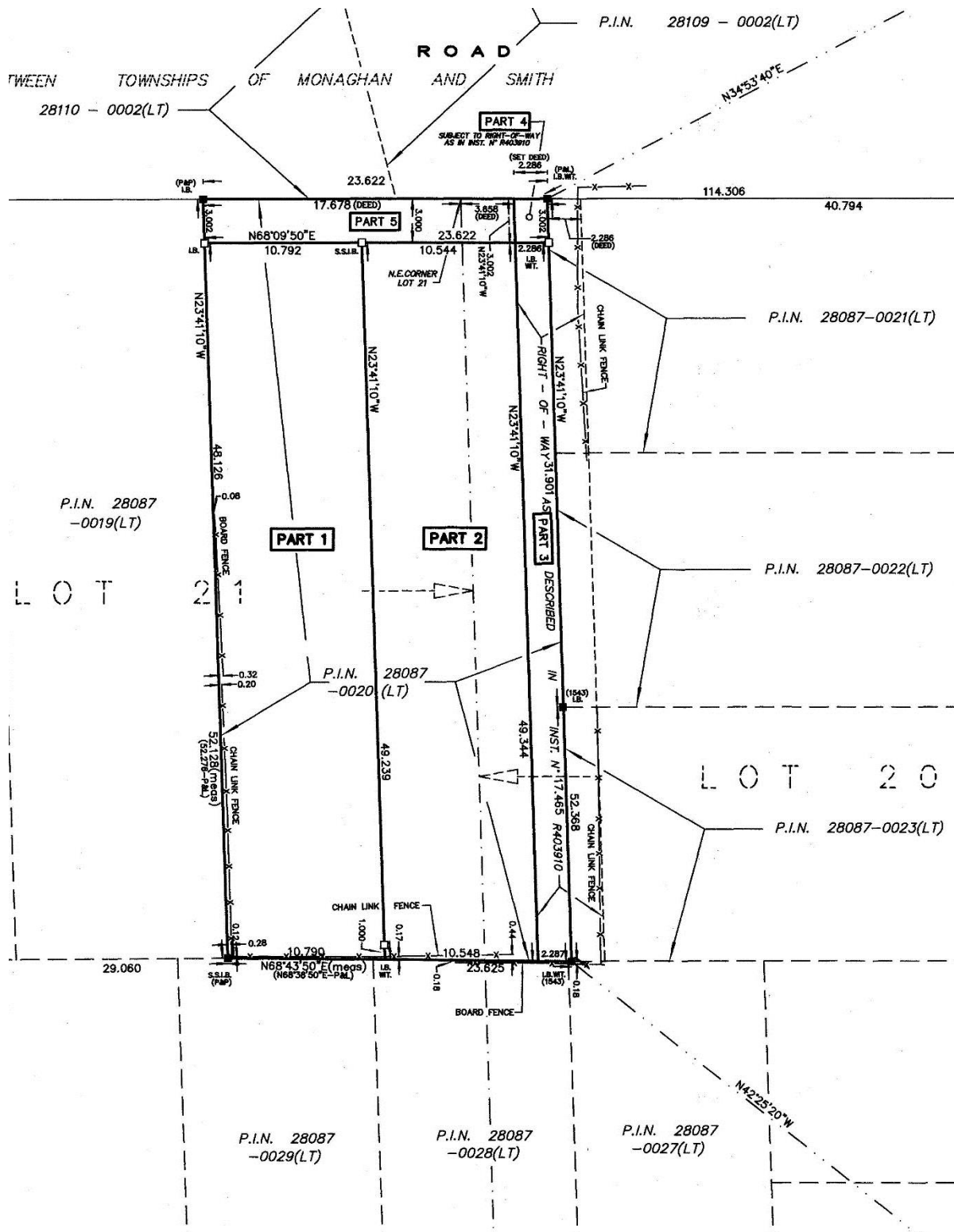


Exhibit C – Draft By-law, Page 1 of 2



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 391 Parkhill Road

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 **R.2 – H** to **R.2**.

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

Diane Therrien, Mayor

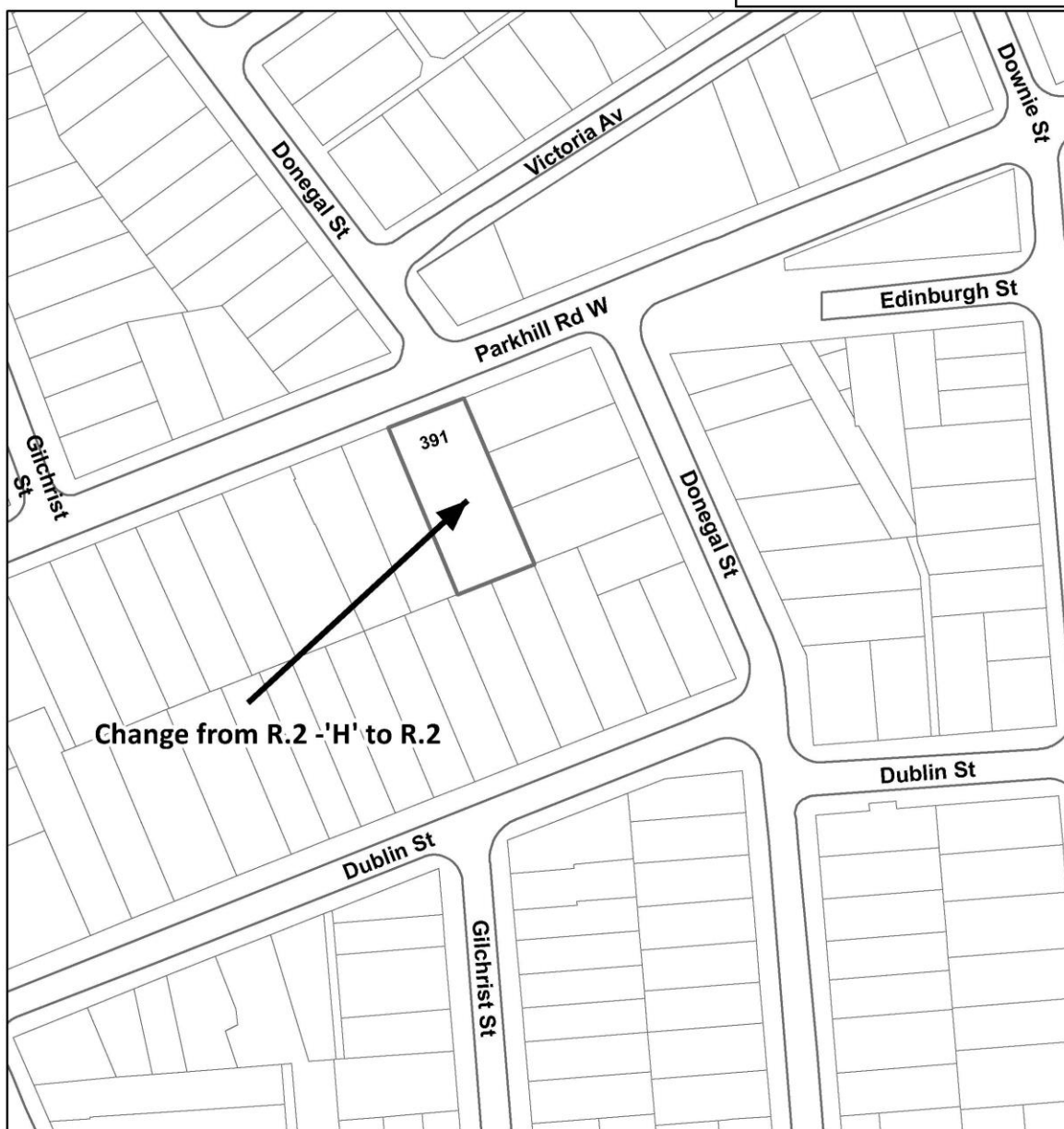
John Kennedy, City Clerk

Exhibit C – Draft By-law, Page 2 of 2



Dimensions are in metric

Schedule 'A' to	
Bylaw 20-	
Passed the	Day
of	2020
Mayor	
Clerk	



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