

City of  
Peterborough

# Agency Circulation Zoning By-Law Amendment

<b>Response Deadline:</b>	<b>May 7, 2021</b>
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**To:****CITY HALL**

- ☐ City Administrator
- ☐ City Clerk
- ☐ City Solicitor
- ☐ Mayor
- ☐ Councillors (10)
- ☐ Commissioner, Infrastructure & Planning
- ☐ Manager, Infrastructure Planning
- ☐ Water Resource & Dev. Engineer
- ☐ Senior Watershed Proj. Manager
- ☐ Manager, Environmental Serv.
- ☐ Manager, Transportation
- ☐ Sr. Trans. Project Manager
- ☐ Trans. Demand Mgmt. Planner
- ☐ Chief Engineer
- ☐ Urban Forest Manager
- ☐ Urban Forest Technologist
- ☐ Finance - Tax
- ☐ Public Works
- ☐ Police
- ☐ Fire Services
- ☐ Project Manager Facilities and Planning Initiatives
- ☐ Accessibility Comp. Coordinator
- ☐ Communication Coordinator
- ☐ Facility Manager, PSWC
- ☐ Heritage Resources Coordinator
- ☐ Social Services
- ☐ Real Estate & Development
- ☐ Housing
- ☐ Building Staff (7)
- ☐ Planning Staff (9)

**UTILITIES**

- ☐ PUSI, Engineering Admin Asst.
- ☐ PUC, Water Quality Assurance Mgr.
- ☐ MMM Group Limited (Bell Canada)
- ☐ Hydro One - Peterborough
- ☐ Hydro One - Markham
- ☐ Enbridge Gas Inc.
- ☐ Cogeco Cable
- ☐ Ontario Power Generation Inc.
- ☐ Nexicom Inc.

**SCHOOL BOARDS**

- ☐ Kawartha Pineridge District School Board - Director
- ☐ PVNC Catholic District School Board - Director
- ☐ Conseil scolaire catholique MonAvenir

**TRANSPORTATION**

- ☐ Bicycle Transportation Advisory Committee

**OTHER**

- ☐ County of Peterborough
- ☐ Peterborough Public Health
- ☐ Trent Severn Waterway

- ☐ Ptbo Association of Realtors
- ☐ Ptbo & Kawarthas Home Builders Assoc.
- ☐ Peterborough & the Kawarthas Economic Development
- ☐ Canada Post
- ☐ O.R.C.A
- ☐ D.B.I. A.
- ☐ Ministry of Municipal Affairs and Housing
- ☐ Rogers Communications
- ☐ Hiawatha First Nation
- ☐ Curve Lake First Nation
- ☐ Alderville First Nation
- ☐ Mississaugas of Scugog Island First Nation
- ☐ Williams Treaty First Nation

**APPLICANT/OWNER**

- ☐ Mr. Trevor Digby

**AGENT**

- ☐ Mr. Kevin Duguay, KMD Community Planning and Consulting Inc.

**FILE NUMBER: Z2003****DATE SENT: March 30, 2021****PROPERTY: 670 Hastings Avenue****COMMENTS:**

Notice of Application is sent to civic departments and agencies. Please return this form **with or without** comments to: Brad Appleby, Supervisor, Development Planning, Planning Division, City Hall, 500 George Street North, Peterborough, ON K9H 3R9; Telephone 705-742-7777 ext. 1886, Toll Free 855-738-3755 ext. 1886, Fax 705-742-5218, E-mail bappleby@peterborough.ca



City of  
Peterborough

**File No. Z2003**  
**Deadline for Response:**  
**May 7, 2021**

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## **Notice of Complete Application for Zoning By-law Amendment**

**Take Notice** that the Planning Division of the Corporation of the City of Peterborough has received an amending application for the properties municipally known as **670 Hastings Avenue**.

The Planning Division is circulating this "Notice of Application" to all standard commenting agencies. You will find enclosed a description of the proposed amendments, land use map, and a concept site plan.

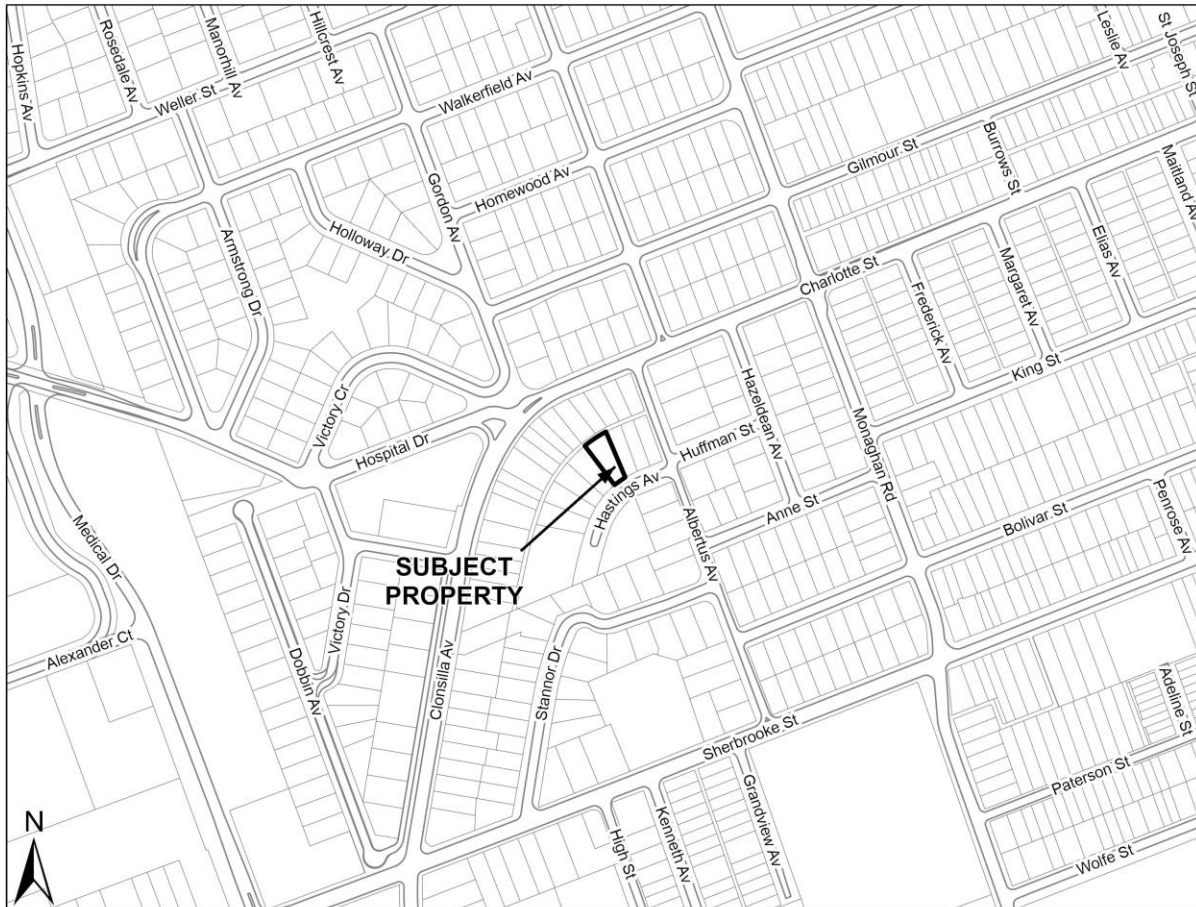
**Be Advised** that this is your formal opportunity to comment on the subject application and it is necessary that we have a response either with or without comments. Your response is required no later than **May 7, 2021** unless you have made suitable arrangements with Planning Staff to extend the review time. Once the agency response deadline has expired, the Planning Division will advise of any relevant comments or issues, and if appropriate, establish a public meeting date, pertaining to the subject application in accordance with Section 34 of the **Planning Act**.

**Be Advised** if a person or a public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its Planning Committee before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Peterborough to the Local Planning Appeal Tribunal (LPAT) and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information** relating to this application can be obtained by contacting **Brad Appleby, Supervisor, Development Planning**, Planning Division at 705-742-7777 Extension 1886, or by email at [bappleby@peterborough.ca](mailto:bappleby@peterborough.ca).

Dated at the City of Peterborough this 30<sup>th</sup> day of March 2021.

## Key Map



Ken Hetherington, Chief Planner  
Planning Division,  
Infrastructure and Planning Services Department  
500 George Street North  
Peterborough, Ontario  
K9J 3R9

Telephone No: 705-742-7777, ext. 1781  
email: [khetherington@peterborough.ca](mailto:khetherington@peterborough.ca)

## **File No: Z2003**

### **Proposed Zoning By-law Amendment**

**Property Owner:** Trevor Digby

**Applicant/Agent:** Kevin Duguay, MCIP RPP, KMD Community Planning

**Property Location:** 670 Hastings Avenue

**Existing Official Plan Designation:**  
**Schedule A – Land Use:** Residential

**Existing Zoning:** R.1,1m,2m - Residential District

**Existing Use:** Single Detached Dwelling with detached Secondary Suite

**Existing Site Description:**

	<b>Metric</b>	<b>Imperial</b>
Lot Area:	801.35 m <sup>2</sup>	8,625 ft <sup>2</sup>
Lot Frontage:	13.5 m	44.3 ft
Lot Coverage:		
All Buildings:	22.15%	
Accessory Buildings:	11.4%	
Driveway/Parking Area:	18.98%	

**Proposed Site Description:** Please refer to the attached site plan for specific details.

**Proposed Amendment - Development Description:**

The subject property is zoned R.1,1m,2m which permits a single detached dwelling. The property is currently developed with a single detached dwelling, a detached garage, and a recently constructed one-storey detached accessory building at the north limit of the property containing a one-bedroom secondary suite and additional space for a second one-bedroom suite. The Owner is seeking to re-zone the property to permit up to three dwelling units on the property comprised of the main dwelling and two one-bedroom units in the detached accessory building.

The subject property is designated residential in the Official Plan and is situated in a low-density residential neighbourhood. The property is bound by Hastings Avenue to the south, a 3.66m wide rear laneway to the north, and existing single detached dwellings to the east and west. Based on the attached site plan, the Owner intends to provide one parking space for each dwelling unit in the detached accessory building to be accessed from the rear laneway. Parking for the main dwelling is located in the existing driveway off Hastings Avenue.

To achieve the desired land use, the Owner is proposing re-zone the property from R.1,1m,2m to Special District 295 (SP.295) with site specific by-law exceptions to:

- Increase the minimum lot area per dwelling unit from 185 m<sup>2</sup> to 250 m<sup>2</sup>;
- Reduce the minimum building setback from the rear lot line from 7.5 m to 1.2 m;
- Reduce the minimum parking requirement for dwelling units in the northerly building from 2 spaces per unit to 1 space per unit; and,
- Reduce the minimum floor area for the dwelling units within the northerly building from 56 m<sup>2</sup> to 45m<sup>2</sup>.

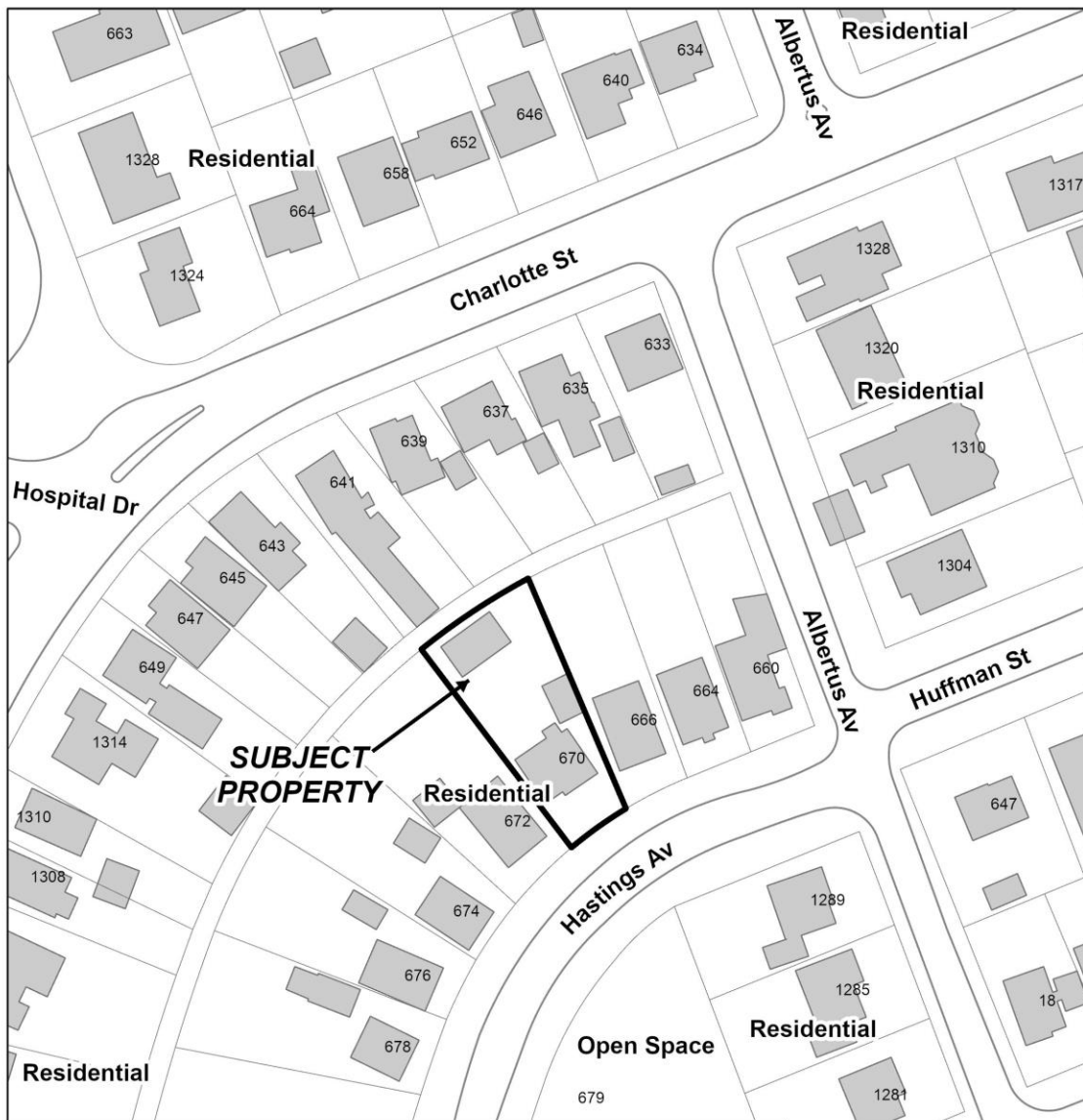
# Land Use Map

File: Z2003

Property Location: 670 Hastings Ave

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 damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.

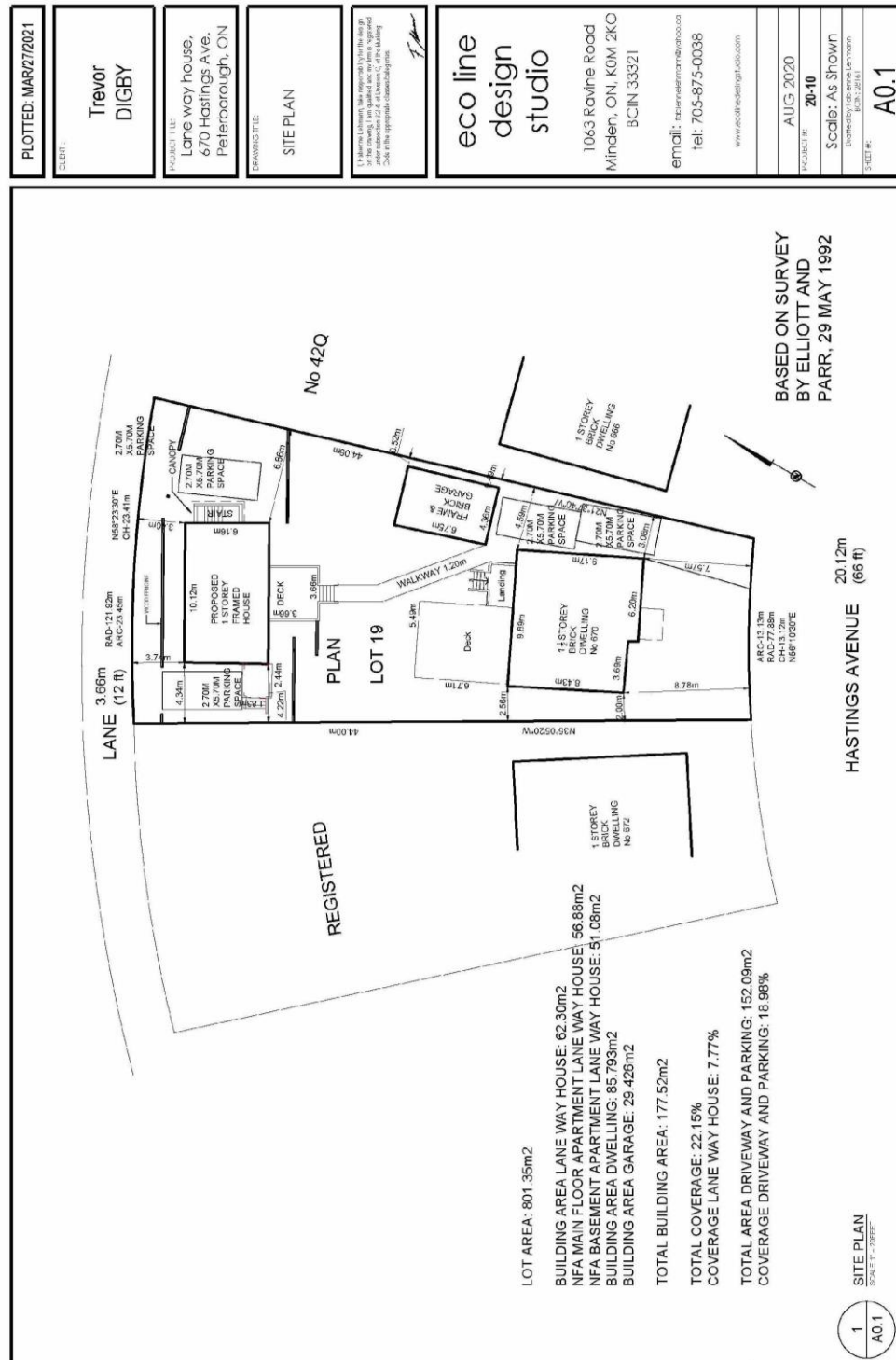


Date: April 24, 2020

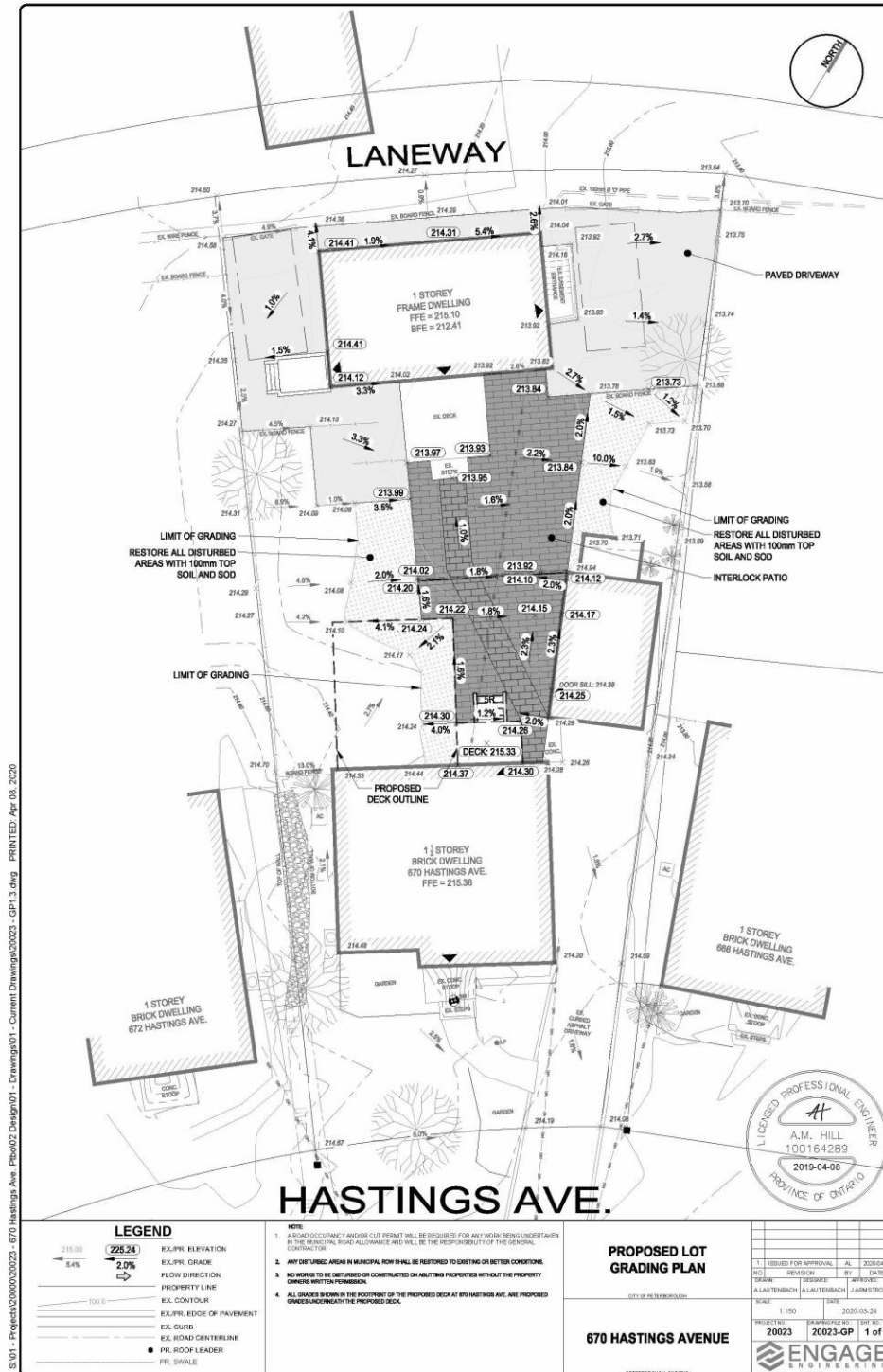
Map by: PZhao

0 3.757.5 15 22.5 30 37.5 Metres

## Site Plan



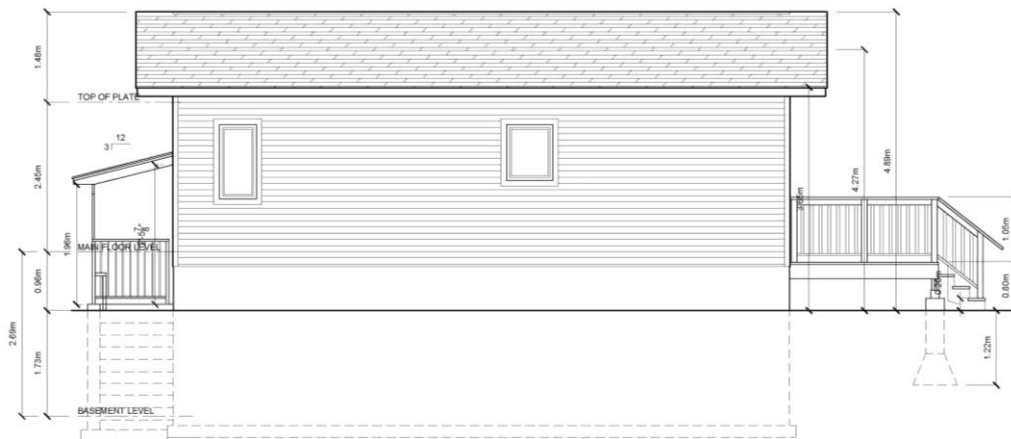
## Grading Plan



## Building Elevations – Rear Yard Dwelling



1  
A2.0  
PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1  
A2.2  
PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"