



Notice of Application for Site Plan Approval

Take Notice that the Planning Division of the Corporation of the City of Peterborough has received an application for Site Plan Approval.

File Number: SPC 995

Owner(s) / Applicant: Scott Hamilton Medicine Professional Corporation

Agent: Kevin M. Duguay

Property Location: 159 Aylmer Street North

Description of Proposed Development:

The applicant is proposing site improvements to facilitate the reuse of the existing two-storey building for the purpose of a clinic and a residential dwelling unit. There are no proposed changes to the building footprint. Modifications to the existing parking area and on-site walkways will be incorporated to enhance accessibility and provide barrier free access.

The property is zoned for the proposed use.

As an adjacent property owner, public agency, or utility, you may wish to review and provide comment on the site plans for the above property. The reductions are provided to generally communicate the nature of the proposed development. Full scale detailed plans are available in the Planning Division between 8:30 a.m. and 4:30 p.m. weekdays.

Details for the approval of site plan applications include landscaping of the site, parking, driveway and walkway locations, lighting, storage and collection areas, utility servicing, grading, storm-water drainage, building plans and elevations (on larger projects).

Be Advised that under the **Planning Act**, all information and material submitted regarding planning applications constitutes public information and, as such, will become part of the public record.

Only the applicant can appeal details of the decision made by the approval authority.

Your comments must be received by **April 22, 2021**, in order that these plans may be processed for approval. Comments and inquiries can be sent to the Planning Division, City Hall, 500 George Street North, Peterborough, ON K9H 3R9 or by contacting **Nicole Huculiak, Urban Design Planner**, Planning Division at 705-742-7777 ext. 1654 or by email at nhuculiak@peterborough.ca.

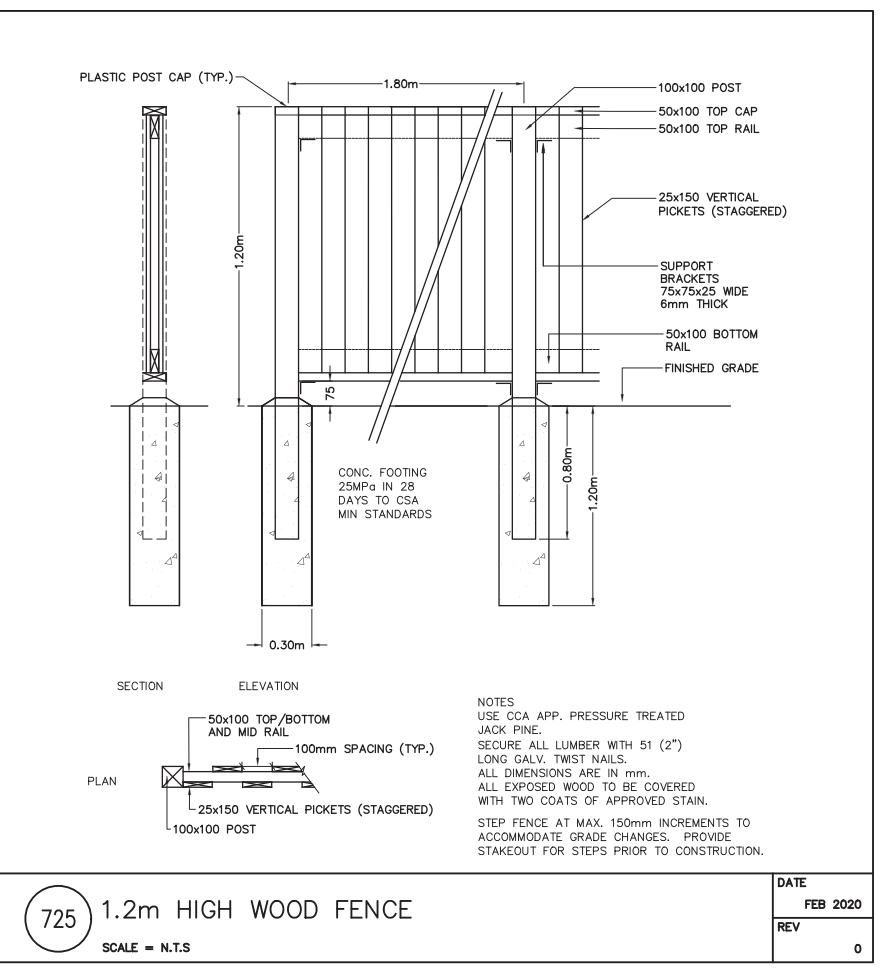
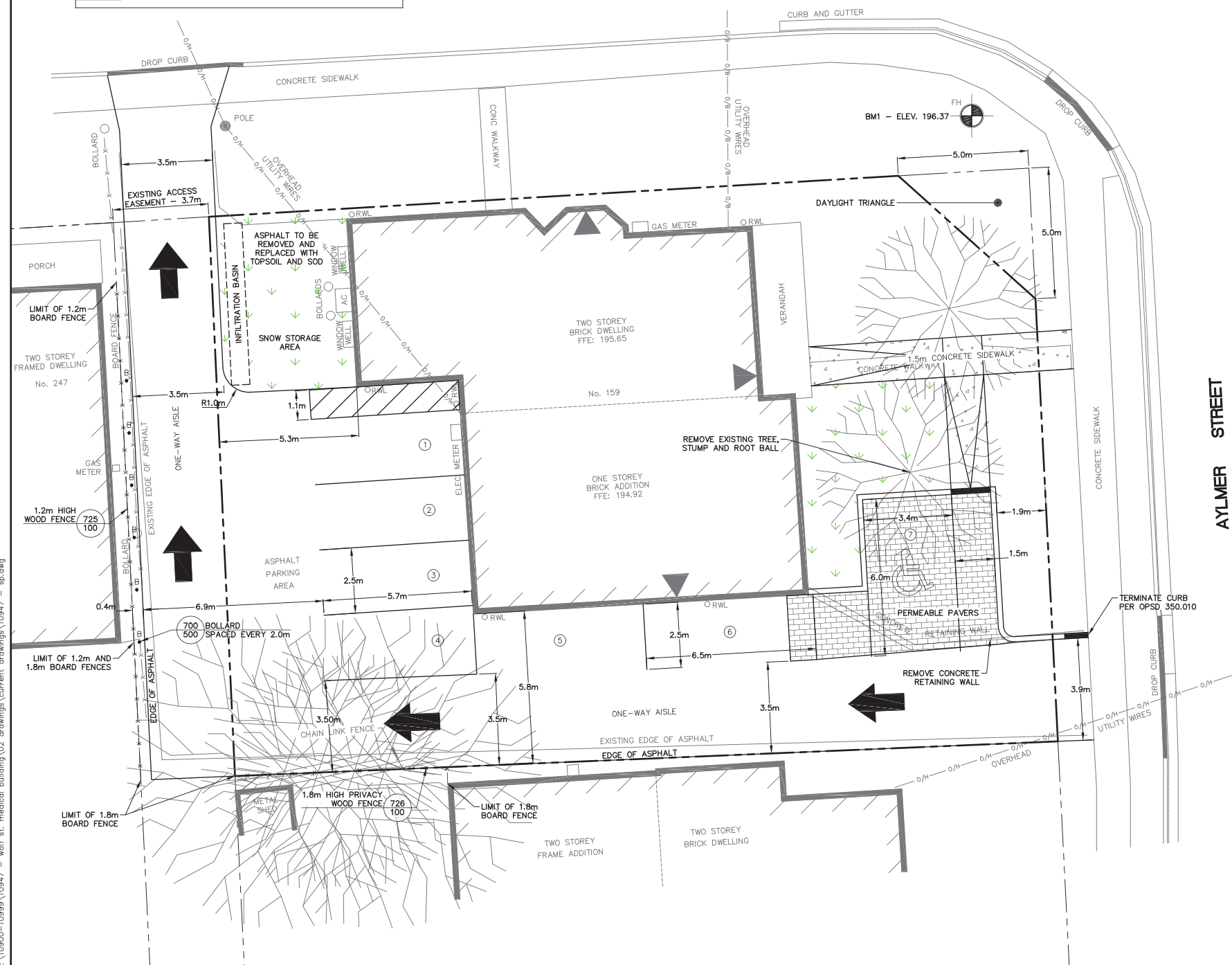
Dated at the City of Peterborough March 31, 2021.

SITE STATISTICS : 159 AYLMER STREET

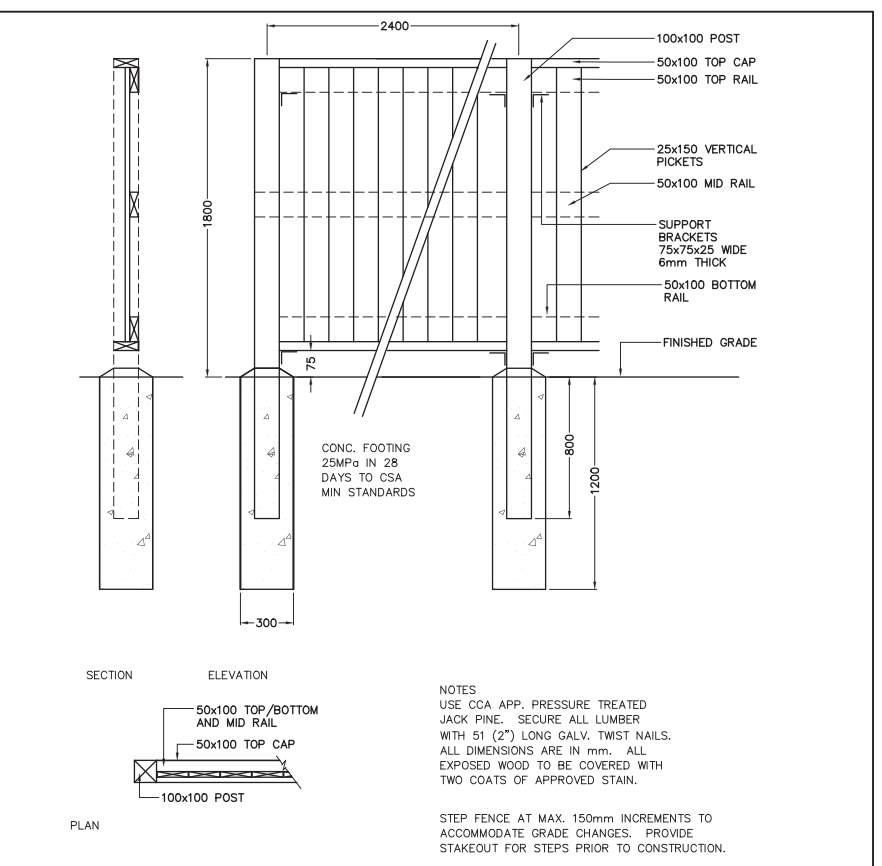
ZONING			
CURRENT - SP.85			
COVERAGE			
MAXIMUM BUILDING COVERAGE	REQUIRED 35.0%	EXISTING 30.2%	PROPOSED 30.2%
MINIMUM LANDSCAPED AREA	REQUIRED -	EXISTING 29.0%	PROPOSED 29.4%
LOT AREA			
	EXISTING METRIC	EXISTING IMPERIAL	PROPOSED IMPERIAL
LOT AREA	681.3 m ²	7333.5 ft ²	681.3 m ²
BUILDING AREA	206.0 m ²	2217.4 ft ²	2217.4 ft ²
PARKING AREA	355.2 m ²	3823.3 ft ²	352.5 m ²
WEST DRIVEWAY EASEMENT	116.3 m ²	1251.8 ft ²	1251.8 ft ²
LANDSCAPE AREA	197.7 m ²	2128.0 ft ²	200.4 m ²
SETBACKS			
	REQUIRED	EXISTING	PROPOSED
BUILDING FRONT	- m	- m	- m
BUILDING SIDE	6.0 m	5.3 m	5.3 m
BUILDING REAR	9.0 m	5.8 m	5.8 m
LANDSCAPE NORTH	1.5 m	0.4 m	0.4 m
LANDSCAPE EAST	1.5 m	0.0 m	0.0 m
LANDSCAPE SOUTH	1.5 m	0.2 m	0.0 m
LANDSCAPE WEST	1.5 m	9.2 m	9.2 m
PARKING			
	REQUIRED	EXISTING	PROPOSED
TYPICAL	MIN. 2.5 x 5.5m	4	6
ACCESSIBLE	3.4 x 6.0m - TYPE 'A'	1	1
TOTAL		5	7

ROAD CL

WOLFE STREET



725 1.2m HIGH WOOD FENCE
SCALE = N.T.S.
DATE FEB 2020
REV 0



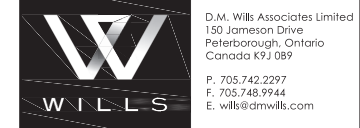
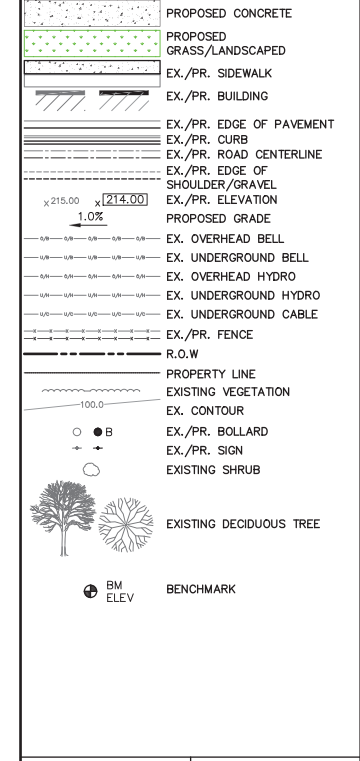
726 1.8m HIGH PRIVACY WOOD FENCE
SCALE = N.T.S.
DATE FEB 2020
REV 0

BM1 - ELEV. 196.37
TOP NUT ON FIRE HYDRANT AT SOUTH WEST CORNER OF AYLMER STREET NORTH AND WOLFE STREET INTERSECTION



No.	Description	Date
1	ISSUED FOR SPA - 1st SUBMISSION	05/03/21

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown
LEGEND TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES



Project Name/Location
WOLF STREET MEDICAL BUILDING
159 AYLMER STREET, PETERBOROUGH

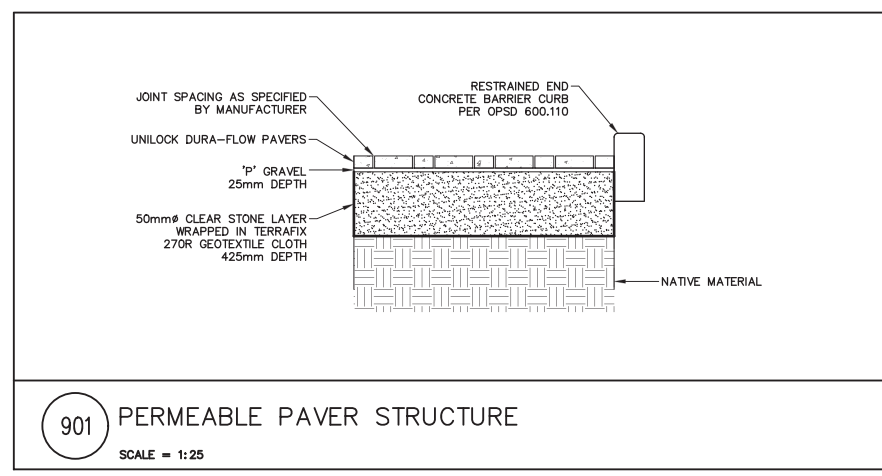
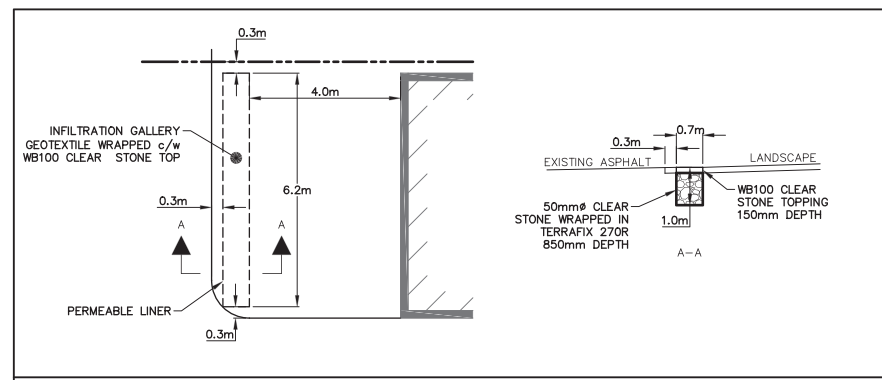
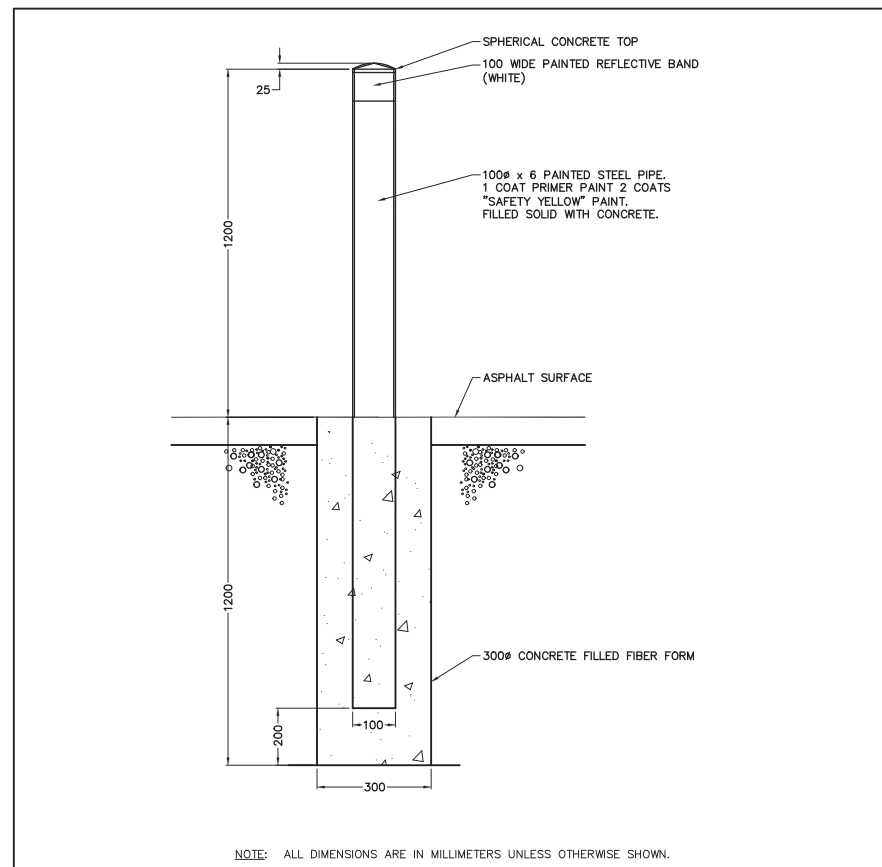
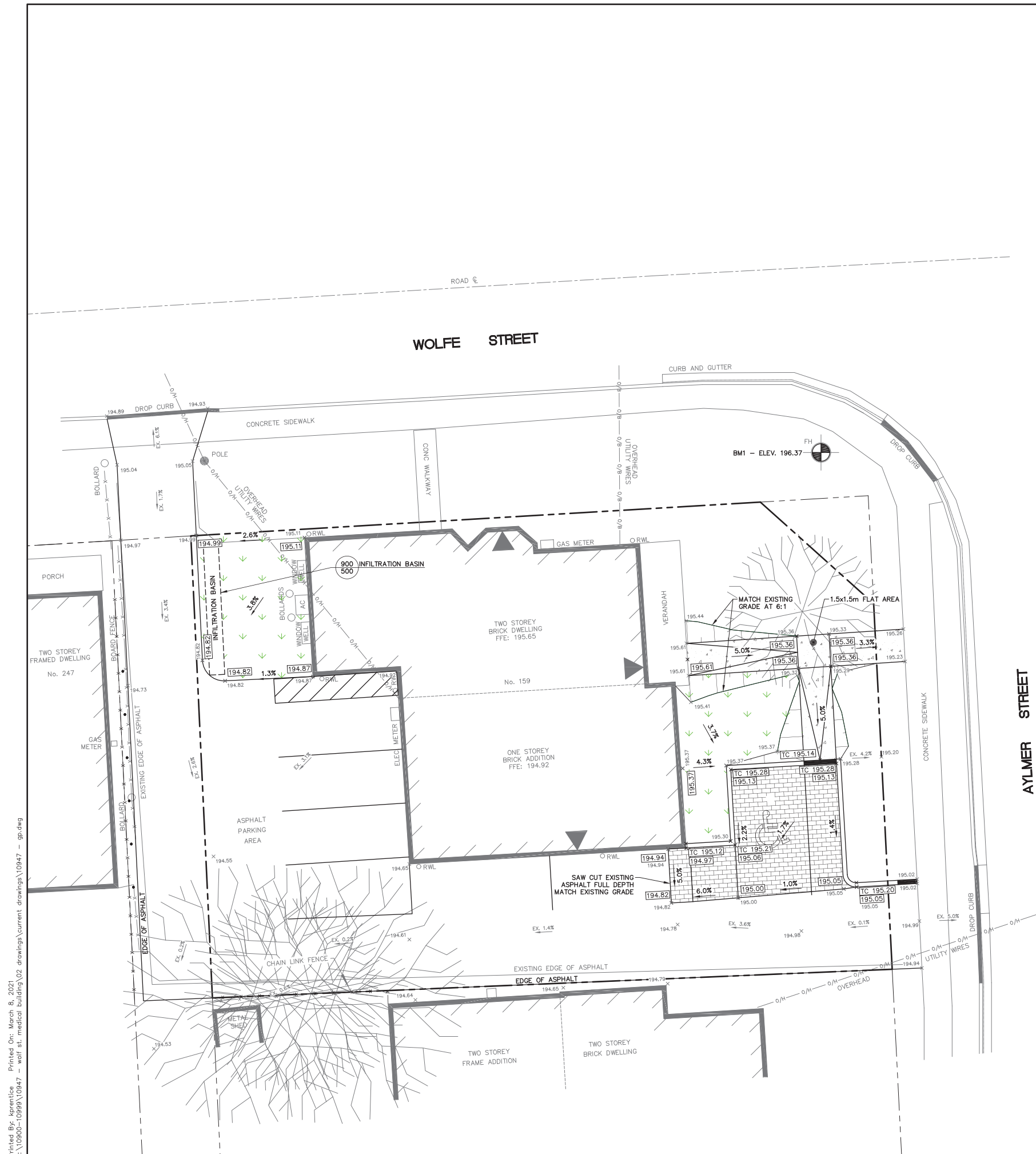
Drawing Title
CONCEPT SITE PLAN

Drawn By: KP
Designed By: KP
Checked By: JF
Engineer: ---

SCALE: Horz. 1:100 Vert. ---
Plot Date: March 5, 2021
Project No.: 20-10947
Dwg File No.: 10947 - SP

Sht. No.: 100

Plotted: C:\Users\jforbes\Documents\10947 - Wolf St. Medical Building\02 Drawings\Current Drawings\10947 - sp.dwg
 Date: 2021-03-05 10:00:00
 User: jforbes



BM1 - ELEV. 196.37
TOP NUT ON FIRE HYDRANT AT SOUTH WEST CORNER OF AYLMER STREET NORTH AND WOLFE STREET INTERSECTION

KEY PLAN

REVISIONS

No.	Description	Date
1	ISSUED FOR SPA - 1st SUBMISSION	05/03/21

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND

- PROPOSED CONCRETE
- PROPOSED GRASS/LANDSCAPED
- EX./PR. SIDEWALK
- EX./PR. BUILDING
- EX./PR. EDGE OF PAVEMENT
- EX./PR. CURB
- EX./PR. ROAD CENTERLINE
- EX./PR. EDGE OF SHOULDER/GRAVEL
- EX./PR. ELEVATION
- PROPOSED GRADE
- EX. OVERHEAD BELL
- EX. UNDERGROUND BELL
- EX. OVERHEAD HYDRO
- EX. UNDERGROUND HYDRO
- EX. UNDERGROUND CABLE
- EX./PR. FENCE
- R.O.W
- PROPERTY LINE
- EXISTING VEGETATION
- EX. CONTOUR
- EX./PR. BOLLARD
- EX./PR. SIGN
- EXISTING SHRUB
- EXISTING DECIDUOUS TREE
- BM ELEV BENCHMARK

WILLS
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F. 705.748.9944
E. wills@dmwills.com

Project Name/Location
WOLF STREET MEDICAL BUILDING
159 AYLMER STREET, PETERBOROUGH

Drawing Title
CONCEPT GRADING PLAN

Drawn By: KP SCALE: Horz. 1:100 Vert. -
Designed By: KP Plot Date: March 5, 2021
Checked By: JF Project No.: 20-10947 Sht. No.:
Engineer: --- Dwg File No.: 10947 - GP 500

Printed By: Jerecette Printed On: March 8, 2021
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