



City of
Peterborough

To: **Members of the General Committee**

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

Meeting Date: **July 5, 2021**

Subject: **Report IPSPL21-027**
Official Plan Amendment O2101 and Zoning By-law
Amendment No. Z2102
670 Harper Road

Purpose

A report to evaluate the planning merits of an Official Plan Amendment and Zoning By-law Amendment for the property at 670 Harper Road to facilitate the construction of a second industrial building on the property.

Recommendations

That Council approve the recommendations outlined in Report IPSPL21-027 dated July 5, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That Schedule 'M' – Lansdowne West Secondary Plan Harper Park/Peterborough Business Park of the Official Plan, as it relates to the property known as 670 Harper Road, be amended from Industrial – G.I. (General) to Industrial – S.I. (Service) in accordance with the draft amendment, attached as Exhibit D to Report IPSPL21-027;
- b) That Schedule 'O' – Industrial Land Use of the Official Plan, as it relates to the property known as 670 Harper Road, be amended from General Industrial to Service Industrial in accordance with the draft amendment, attached as Exhibit D to Report IPSPL21-027;
- c) That Section 3.9 Exceptions of Zoning By-law 97-123 be amended by adding Exception No. 345 in accordance with Exhibit E of Report IPSPL21-027;

- d) That the subject property be rezoned from M1.2 – General Industrial District to M2.1-345-H – Prestige Industrial District in accordance with Exhibit E of Report IPSPL21-027.

Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of these applications.

Background

Health Care Relocations (the Applicant) provides relocation services for hospitals and other health care facilities including the planning, coordinating and physical relocation of patients and equipment. Presently, the Applicant's central Canada operations are based at 670 Harper Road which is a 0.63 ha property that is currently developed with a two-storey building consisting of 375 square metres of floor area for warehousing and the repair, recalibration and maintenance of equipment, and 390 square metres of floor area for office use. The property is relatively flat and is fully cleared with only limited vegetation around its perimeter. The existing building is located parallel to north boundary of the site and is surrounded by an asphalt and gravel parking lot. The property is bound by rural residential uses and Harper Park to the west, industrial uses to the north, and City-owned open space, Harper Creek and the Canadian Pacific (CP) Railway to the east and south.

The Applicant is proposing to construct a second building on the site to expand both the warehouse and office components of their operation. The second building is proposed to be in the southern portion of the site and will provide an additional 500 square metres of floor area for warehouse uses and an additional 574 square metres of floor area for office uses (see Exhibit B). If built, the expanded operation would consist of 875 square metres of warehouse floor area and 964 square metres of office floor area in total.

Currently, the site is designated Industrial on Schedule A – Land Use and General Industrial on Schedules M – Lansdowne West Secondary Plan and O – Industrial Land Use of the Official Plan. The property is zoned M1.2 – General Industrial in the Zoning By-law. The property is located at the southwest limit of a broader General Industrial-designated area focused on Webber Street, Rye Street, and Harper Road, south of Lansdowne Street. Approximately 60 m to the south, immediately south of the CP railway, is a larger area designated for Service Industrial use in the Official Plan.

To facilitate their proposed expansion, the Applicant is proposing to re-designate the property from General Industrial to Service Industrial on both Schedules M and O of the Official Plan and to re-zone the property from M1.2 – General Industrial to M2.1 – Prestige Industrial. The requested designation and zoning district is intended to recognize an increased proportion of industrial-related office floor space on the property relative to warehouse floor space.

Additionally, the Applicant is requesting that a site-specific zoning by-law exception be granted to reflect provisions of minor variances previously granted in 2001 and 2019 relating to building setbacks from the north and south lot lines, to reduce the minimum building setback from the rear lot line for the proposed building, and to reduce the minimum lot area to reflect the existing property size.

The property is subject to an approved site plan, File No. SPC-585. Should the requested amendments be approved, Site Plan Approval will be required prior to construction. As part of that process, the Applicant would be required to formalize the driveway, parking, loading and vehicle movement areas on site as well as implement stormwater management and landscaping.

Analysis

Provincial Policy Statement, 2020

Any decision on the proposed Official Plan and Zoning By-law amendment must be consistent with the Provincial Policy Statement, 2020 (PPS) which came into effect on May 1, 2020. The PPS provides general direction to municipalities with respect to addressing matters of provincial interest in land use planning.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by (among other things):

- “a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of ... employment (including industrial and commercial)...and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;...”.

The subject lands are located within the existing built-up portion of the city, in an area of existing employment uses. The proposed expansion of the Applicant's operations will take advantage of the existing municipal water and wastewater service to the site, make more efficient use of the site, allow for business growth in the face of limited employment land supply, and will provide an opportunity to improve the site's relationship with its surroundings through implementation of stormwater management controls and landscaping.

Section 1.1.3.4 of the PPS directs municipalities to promote appropriate development standards that facilitate intensification, redevelopment and compact form while mitigating risks to public health and safety. In staff's opinion, the proposed development, subject to

implementation of site-specific zoning by-law regulations and site plan control, will achieve intensification that is appropriate for the location and achieves the intent of the PPS.

Section 1.2.6 of the PPS requires planning for industrial uses to be done in a way that avoids or minimizes adverse effects on sensitive land uses such as residences, schools, daycares and health facilities etc. while also protecting the long-term viability of existing or planned industrial uses. The subject property is in an area of existing and planned employment. Some rural residential uses exist along the west side of Harper Road, just north of the subject lands, however these residences are located in areas designated for open space or industrial use and are therefore not intended to remain in perpetuity.

In 1995 the Ontario Ministry of the Environment (MOE) issued the D Series guidelines which are intended to inform decision making with respect to land use compatibility. According to Guideline D-1, the D Series guidelines do not normally affect a change in land use or an expansion that complies with existing zoning and the Official Plan. In the present case, the subject lands are zoned and designated for industrial use which would allow the Applicant to expand their existing operation. The reason that an Official Plan and Zoning By-law amendment is being sought, however, is to permit a greater proportion of office use on the property than the existing zoning and Official Plan designation would otherwise permit. Given the proposed expansion is not changing the nature of the existing industrial use on the property, staff is satisfied that the proposed expansion remains compatible with adjacent land uses.

Section 1.3.1 of the PPS requires municipalities to promote economic development and competitiveness by providing for an appropriate mix and range of employment to meet long-term needs. Supporting the Applicant's proposed expansion will help achieve this objective.

Section 2.2.1 of the PPS requires municipalities to protect, improve or restore the quality and quantity of water by, among other things:

- using the watershed for integrated and long-term planning;
- identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features which are necessary for the ecological and hydrological integrity of the watershed;
- maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features; and,
- ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

The subject property is located within the watershed of Harper Creek which is a subwatershed of the Otonabee River. Harper Creek is located approximately 25 to 30 metres south of the property, along the north side of the CP rail line. The creek is a cold watercourse that supports Brook Trout and is fed water from Harper Park and the Harper Creek provincially significant wetland (PSW), located approximately 250 metres to the west.

Presently, the City is undertaking an update of the 1997 Harper Creek Subwatershed Study (SWS). The purpose of the SWS update is to create a detailed inventory of the water resource system, including the natural heritage features, functions, and cultural values of the Harper Creek subwatershed, and to recommend a land use plan, detailed management strategy, and stormwater management strategy for the subwatershed. The SWS update commenced in October 2020. Otonabee Region Conservation Authority (ORCA), Curve Lake First Nation, Peterborough Field Naturalists, Ministry of Natural Resources and Forestry and the Department of Fisheries and Oceans Canada are among the members of the study's working group.

Notwithstanding that the SWS update is ongoing, staff is satisfied that the proposed development is consistent with Section 2.2.1 of the PPS. Presently, stormwater runoff from the subject property flows uncontrolled into Harper Creek. The property is almost completely unvegetated except along its edges and it lacks any form of stormwater management. To improve the quality and quantity of water flowing from this site, the Applicant prepared a preliminary stormwater management plan that proposes to implement stormwater management controls including an oil-grit separator for the removal of suspended solids and contaminants, underground storage to limit post-development flows from the site to existing levels, and water infiltration technology to help maintain the natural hydrology. Additionally, the Applicant prepared an Environmental Impact Study (EIS) which recommends the introduction of naturalized planting and landscaping to the site to buffer the creek from noise, lighting, and dust that may be generated from the property.

Although the final details for stormwater management and landscaping will be determined at the site plan stage, staff is satisfied that implementation of the preliminary stormwater management plan and EIS recommendations will improve the quality and quantity of water flowing to Harper Creek. Generally, ORCA and Curve Lake First Nation concur with this position.

Section 2.1 of the PPS generally prohibits development and site alteration within or adjacent to significant wetlands, significant woodlands, significant wildlife habitat, fish habitat, or habitat of endangered and threatened species. To support the proposed development, the Applicant submitted an EIS prepared by Cambium Inc. that confirmed that there are no natural heritage features on site of provincial interest.

The study did note, however, some features that would be considered adjacent to the site:

- Harper Creek, a cold-water fish habitat that supports Brook Trout, located approximately 25 to 30 metres south of the site.
- An unevaluated wetland located approximately 115 metres to the west (west of Harper Road) that appears to be connected to the Harper Creek PSW located further west;
- An unevaluated wetland located approximately 75 metres to the south, beyond the CP Railway; and,
- An unevaluated wetland located approximately 7 to 30 metres away on the adjacent lands along Harper Creek.

With respect to the fish habitat in Harper Creek, the study noted that because the proposed development will not encroach onto adjacent lands, and no in-water works are proposed, no direct impact to the creek is anticipated. However, to protect against indirect impacts to the creek, erosion and sediment controls and stormwater management (including best management practices for cooling water runoff and improving water quality) will be required at the site plan stage.

With respect to the unevaluated wetlands located west of Harper Road and south of the CP Railway, the study notes that neither feature is hydrologically connected to the site and therefore are not expected to be impacted by the development. For the wetland located on the adjacent property along Harper Creek, the study notes that since the subject property is currently developed without stormwater management controls and lacks vegetative cover or infiltration opportunities, the protective function of the existing buffer between the site and the wetland is limited. Accordingly, the proposed development can offer enhanced protection and buffering to the wetland through implementation of stormwater management controls and natural landscaping. These measures will be addressed at the site plan stage.

ORCA has reviewed the EIS and preliminary stormwater management report prepared for the site and has advised that provided the engineered solutions and EIS recommendations are implemented, the applications are consistent with the natural heritage policies of the PPS.

In staff's opinion, the proposed Official Plan and Zoning By-law amendment is consistent with the policies of the PPS.

A Place to Grow, Office Consolidation 2020

Similar to the PPS, any decision on the proposed Official Plan and Zoning By-law amendment must conform with the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan). The Growth Plan builds upon the policy foundation of the PPS by providing land use planning policies to address specific issues in the Greater Golden Horseshoe (GGH). The subject property is located within the Delineated Built-up Area as defined in the Growth Plan. Accordingly, the property is subject to both general policies in the plan and to policies that are specific to the Delineated Built-up Area.

Generally, the Growth Plan requires municipalities to focus growth within Delineated Built-up Areas and to support the achievement of complete communities that meet people's needs for daily living throughout their lifetime. Complete communities offer an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Furthermore, the Growth Plan prioritizes intensification of existing built-up areas to facilitate efficient land and infrastructure use, accessibility, and protection of natural and agricultural resources. The proposed development supports these objectives by intensifying an existing employment use to take advantage of available infrastructure and support job growth in the Delineated Built-up Area.

Section 2.2.5 of the Growth Plan seeks to promote economic development and competitiveness by making more efficient use of existing employment areas and increasing employment densities. Additionally, the Growth Plan seeks to integrate and align land use planning and economic development goals and strategies to retain and attract investment and employment. The proposed development supports these objectives by enabling an existing business to grow in place.

The Growth Plan also seeks to ensure protection of water resource systems and natural heritage features and systems. Through careful implementation of the EIS recommendations, stormwater management, and post-construction plantings and landscaping, staff is satisfied that added protection will be provided to Harper Creek and its adjacent wetland area.

In staff's opinion, the proposed development is in conformity with the Growth Plan.

Official Plan

The subject property is designated Industrial on Schedule A – Land Use and General Industrial on Schedules M – Lansdowne West Secondary Plan and O – Industrial Land Use of the Official Plan. The property is located at the south limit of an area of General Industrial uses along Harper Road and Rye Street. Nearby properties along the west side of Harper Road and south of the CP Railway (approximately 35 metres northwest and 45 metres south of the site respectively) are designated for Service Industrial use.

The General Industrial designation recognizes a range of light industrial, assembly manufacturing and processing activities, including but not limited to, processing and assembly establishments, warehousing, wholesale establishments, transportation terminals, rental and repair establishments, research and development laboratories, studios, printing and publishing establishments, communication and broadcasting facilities, building products establishments and contractors establishments.

Presently, the Applicant's operation on the site consists of a mix of warehousing and office use. The business, which serves the health care industry by providing specialized relocation services, uses warehouse space to store, sterilize, repair, recalibrate and maintain equipment when it is not in use. Due to the specialized and complex nature of their service, a significant component of their business involves planning and coordination. Because of this, the Applicant requires a higher proportion of office space on site than what might otherwise be expected as part of a typical warehouse facility.

To support their proposed expansion, the Applicant has requested that the property be redesignated for Service Industrial Use on Schedules M and O. The Service Industrial designation permits a range of light and general industrial uses (such as warehousing) as well as a broad range of business service uses which primarily support industrial activity. In staff's opinion, the Service Industrial designation more accurately reflects the nature of the Applicant's business which is a business service use that serves the health care industry.

Section 4.4.2 of the Official Plan notes that it is the plan's objective to strengthen the city's existing industrial base and increase the community's ability to accommodate and foster industrial uses by:

- "a) responding to the changing nature of modern industry by permitting components of traditional industrial operations to become established independently to serve the industrial community and clients beyond;
- b) allowing flexibility in the mix of permitted activities on industrial properties in response to market and economic changes;
- c) providing more flexibility in the range of acceptable industrial uses within older industrial areas in transition, particularly with the introduction of Service Industrial uses;.

Furthermore, Section 4.4.7 of the Official Plan notes that the City will work with industries in existing industrial areas to reduce physical and operational restrictions, and to create a stable environment to sustain and encourage investment in the area. Measures to achieve this could include establishing site specific zoning regulations to recognize specific circumstances and/or modification or variances to by-law regulations. In staff's opinion, the proposed Official Plan and Zoning By-law amendment achieves these objectives.

Section 4.4.6 of the Official Plan outlines several site design criteria that must be considered when evaluating proposals for industrial development or redevelopment including the appearance of frontages in terms of building design and materials, landscaping, signs, access, parking etc. These matters will be addressed in detail at the site plan stage.

In accordance with Section 6.5.2 and 6.5.4 of the Official Plan, Section 42 of the Planning Act, and By-law 90-331, being the City's parkland and cash-in-lieu of parkland dedication by-law, cash-in-lieu of parkland dedication is required as part of the proposed development. A cash payment of 2% of the property's estimated value as determined in accordance with Section 42 (6.4) of the Act will be required before issuance of a building permit and will be secured by the inclusion of a Holding Symbol in the proposed Zoning By-law.

Section 10.2.3.9 of the Official Plan requires development in the Lansdowne West Secondary Plan Area to comply with provincial guidelines with respect to noise and to consider land use compatibility between sensitive land uses and abutting industrial uses. MOE Publication NPC-300 – Environmental Noise Guideline – and the D Series guidelines provide advice for noise and land use compatibility related decision making under the Planning Act. As noted previously, it is staff's opinion that the proposed development is compatible with surrounding land uses upon review of the D Series guidelines. Under the NPC-300 guideline, however, warehousing and truck loading/unloading are considered stationary noise sources and therefore the proposed business expansion should be assessed for noise impacts on any adjacent sensitive land uses.

Presently, a residential dwelling exists on the west side of Harper Road, almost directly opposite the subject property. The dwelling is located approximately 50 metres from the front of the Applicant's existing building and approximately 95 metres from the truck loading zone at the rear of the building. Given that the proposed new building is to be located further away from the dwelling in question and its truck loading/unloading area is to be shielded from the dwelling by the existing building on site (see Exhibit B), staff does not anticipate an increase in perceptible stationary noise at the nearby dwelling. Notwithstanding this, the Applicant will be required to complete a detailed noise assessment at the site plan stage to determine whether any noise mitigation measures are required on site to support the proposed new building. In staff's opinion, the proposed development will conform with the requirements of Section 10.2.3.9 of the Official Plan.

The subject property is located approximately 425 metres from a former landfill facility in the vicinity of Harper Road, the CP rail line and Sir Sandford Fleming Drive. Section 10.2.3.10 of the Official Plan requires studies to be conducted to demonstrate that potential methane gas generated by the former landfill can be appropriately mitigated prior to the approval of development within 500 metres of the facility. At the site plan stage, the Applicant will be required to complete a study to assess and, if necessary, mitigate the impacts of methane from the former landfill on the subject property.

Overall, staff is satisfied that the proposed development conforms to the Official Plan and helps to achieve the goals and objectives of the plan.

Zoning By-law

The subject property is currently zoned M1.2 – General Industrial which permits a variety of light industrial and general industrial uses such as warehousing and a transportation terminal. The property has also previously received two minor variances to:

- reduce the minimum building setback from the north side lot line to 7.62 m to accommodate a building addition not to exceed two storeys; and,
- reduce the minimum building setback from the south side lot line to 4.3 m to permit a two-storey building.

To implement the proposed Service Industrial Official Plan designation and permit the growth of the office and warehouse uses on the property, the Applicant has requested that the property be re-zoned to M2.1 – Prestige Industrial. The M2.1 district allows many uses already permitted on the property including warehousing and a transportation terminal plus additional service industrial uses that better reflect the nature of the Applicant's business such as an industrial office. In the immediate area, the M2.1 zone is currently used on lands in a Service Industrial designation just south and west of the site, along the CP rail line. In staff's opinion, the M2.1 district is appropriate for the Applicant's proposed use.

To reflect the subject property's existing size and building setback relief as established through previous minor variance decisions, the Applicant has requested that a site-specific zoning by-law exception be implemented as Exception No. 345. Additionally, as part of that exception the Applicant has requested a reduction in the minimum rear lot line building setback for the proposed new building from 15 metres or 4.3 metres/storey (whichever is greater) to 7.3 metres. Generally, all buildings on site (existing and proposed) will meet the rear lot line setback requirements of the M2.1 zone save and except for the southeast corner of the proposed new building which, because of the angled alignment of the rear lot line, may come within 15 metres of the rear lot line. Staff supports the Applicant's request for a reduced rear lot line building setback because the reduction is confined to a limited area of the property, it maintains the site's ability to implement minimum landscaped open space as required by the M2.1 zoning district, and because it does not create incompatibilities with adjacent land uses.

The M2.1 district contains regulations pertaining to minimum landscaped open space requirements, outside storage, and separation from the CP rail line. Additionally, Section 4 of the Zoning By-law contains regulations related to the provision of parking, accessible parking, and loading spaces. The preliminary site plan concept attached in Exhibit B complies with these regulations. A detailed review of Zoning By-law compliance will occur at the site plan stage.

Responses to Notice

Summary of Agency Responses

Agency circulation was issued on March 15, 2021.

ORCA has provided engineering design and ecological comments that have been shared with the Applicant to be addressed at the site plan stage. ORCA has advised that the proposed development is consistent with Sections 3.1 (Natural Hazards) and 2.1 and 2.2 (Natural Heritage) provided the site is developed in accordance with the EIS and preliminary stormwater management report prepared for the site as well as ORCA's engineering and ecological comments. Implementation of these reports and comments will be secured at the site plan stage. ORCA also advised that a permit will be required pursuant to Ontario Regulation 167/06.

In verbal communication dated April 30, 2021, Curve Lake First Nation advised that it supports the proposed development. Similarly, in an email dated May 7, 2021, Hiawatha First Nation advised that they are satisfied with the proposed development.

Peterborough Utilities Group advised that water development charges will apply and suitability of water service size is the responsibility of the Applicant. Should a larger water service be required, installation will be at the cost of the Applicant. These details will be finalized at the site plan stage.

Development Engineering advised that a road widening may be required from the subject property to bring Harper Road to a 23-metre-wide road allowance. The need for a road widening will be further reviewed at the site plan stage.

The Infrastructure Management Division advised that a final detailed stormwater management report will be required at the site plan approval stage.

Summary of Public Responses

In accordance with Planning Act requirements, a Notice of Complete Application and Public Meeting for the proposed Zoning By-law Amendment was published in the Peterborough Examiner and mailed to property owners within 120m of the site on June 7, 2021.

As of the writing of this report, no written public comments have been received.

Summary

Staff recommend approval of the proposed Official Plan and Zoning By-Law amendments. Staff also recommend the use of a Holding Symbol 'H' to ensure that collection of parks levy is addressed prior to the amended Zoning coming into effect.

The proposed expansion of the existing industrial use on the property is in keeping with Provincial and Official Plan policy, will offer enhanced protection for Harper Creek, and allows for economic growth in an intensified form that is compatible with its surroundings.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

Contact Names

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Attachments

Exhibit A – Land Use Map
Exhibit B – Concept Site Plan
Exhibit C – Concept Building Elevations
Exhibit D – Draft Official Plan Amendment
Exhibit E – Draft Zoning By-law
Exhibit F – Notice of Application and Public Meeting

Exhibit A, Page 1 of 1 – Land Use Map

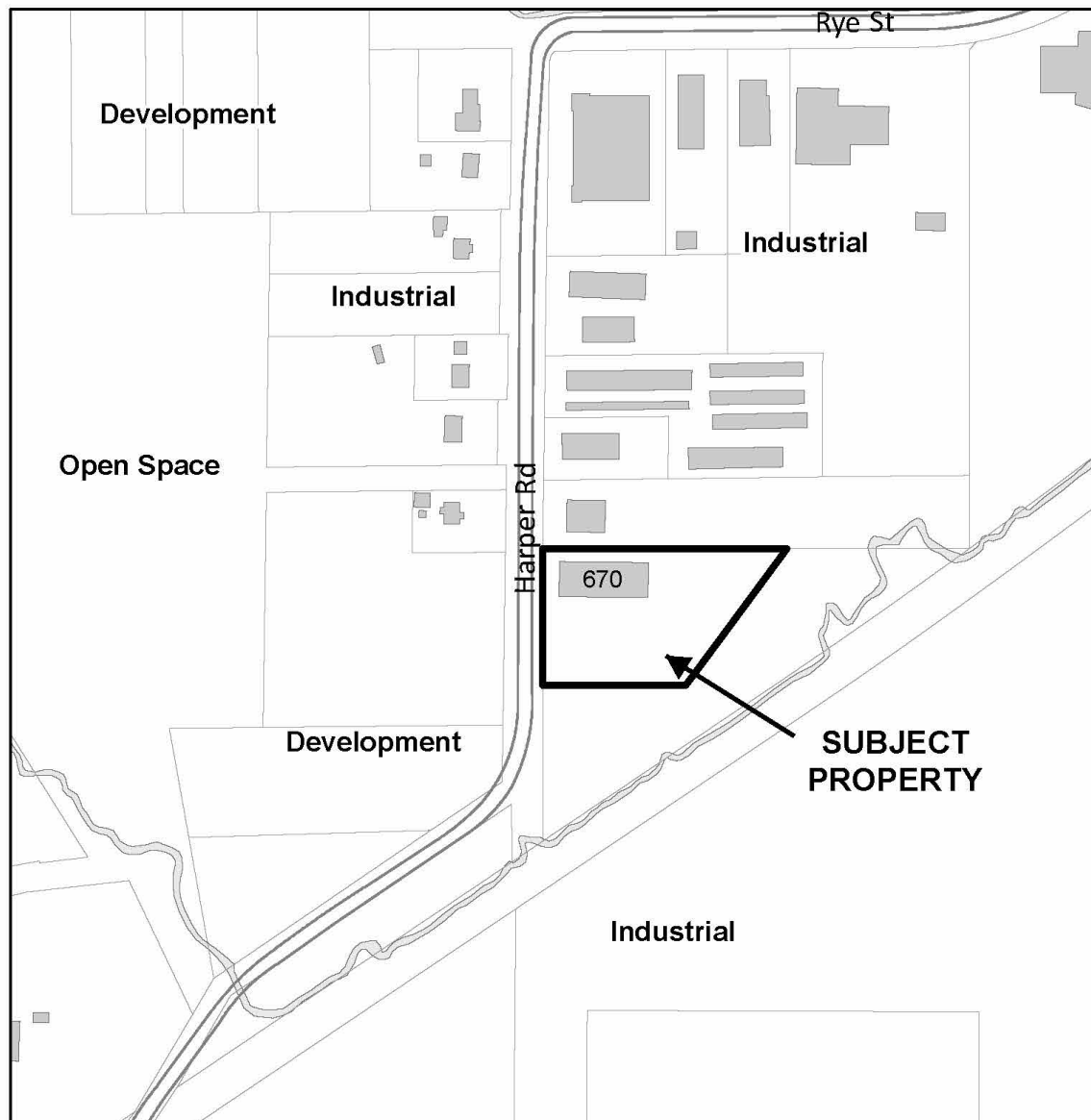
Land Use Map

File: Z2102 & O2101

Property Location: 670 Harper 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 handcopy 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.

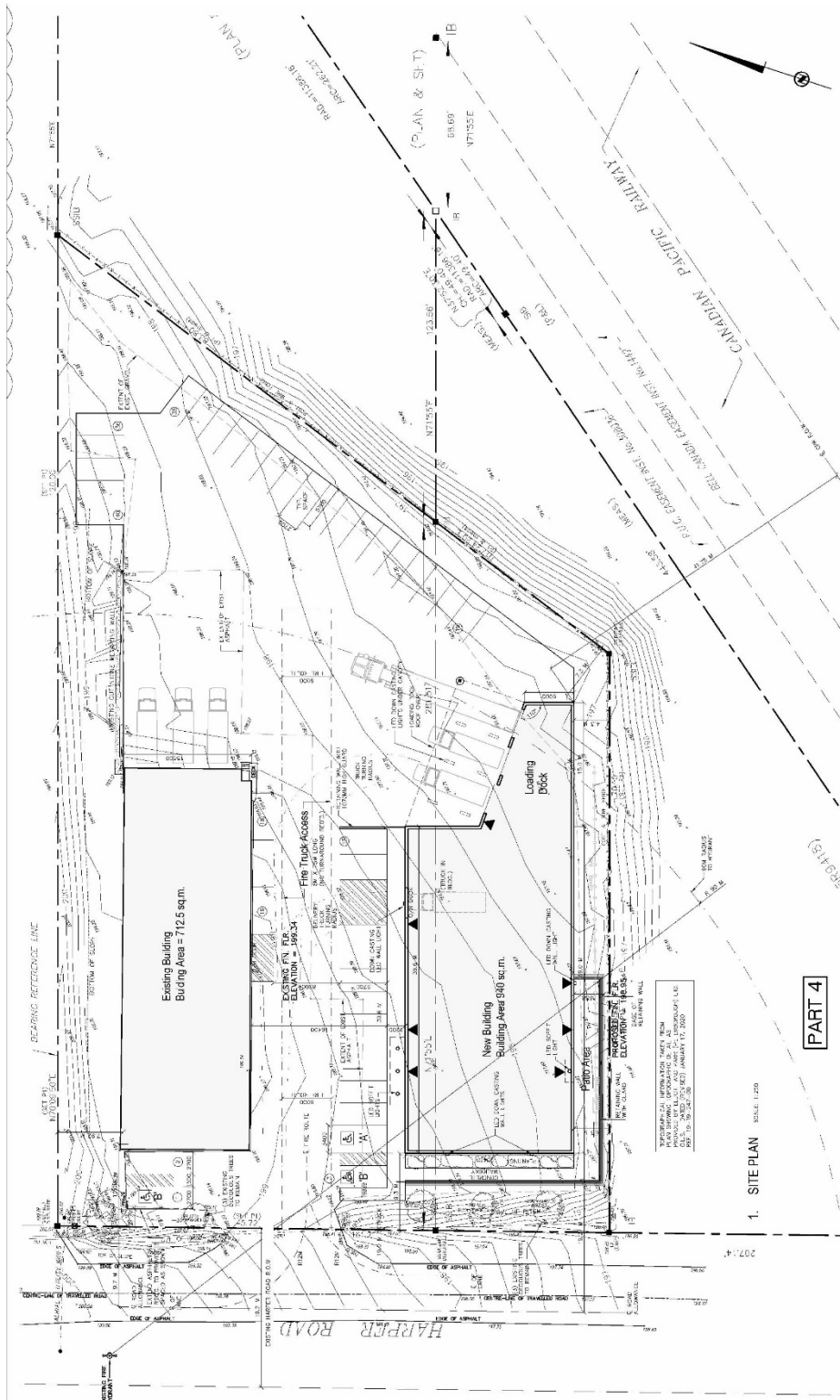


Date: February 23, 2021

Map by: KMuma

0 10 20 40 60 80 100 Metres

Exhibit B, Page 1 of 1 – Concept Site Plan



[illegible]

1. SOUTH ELEVATION

Exhibit D, Page 1 of 3 – Draft Official Plan Amendment



The Corporation of the City of Peterborough

By-Law Number 21-

Being a By-law to adopt Amendment No. 188 to the Official Plan of the City of Peterborough for 670 Harper Road

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

1. Schedule 'M' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'A' attached hereto.
2. Schedule 'O' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'B' attached hereto.

By-law read a first, second and third time this 26th day of July, 2021.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit D, Page 2 of 3 – Draft Official Plan Amendment

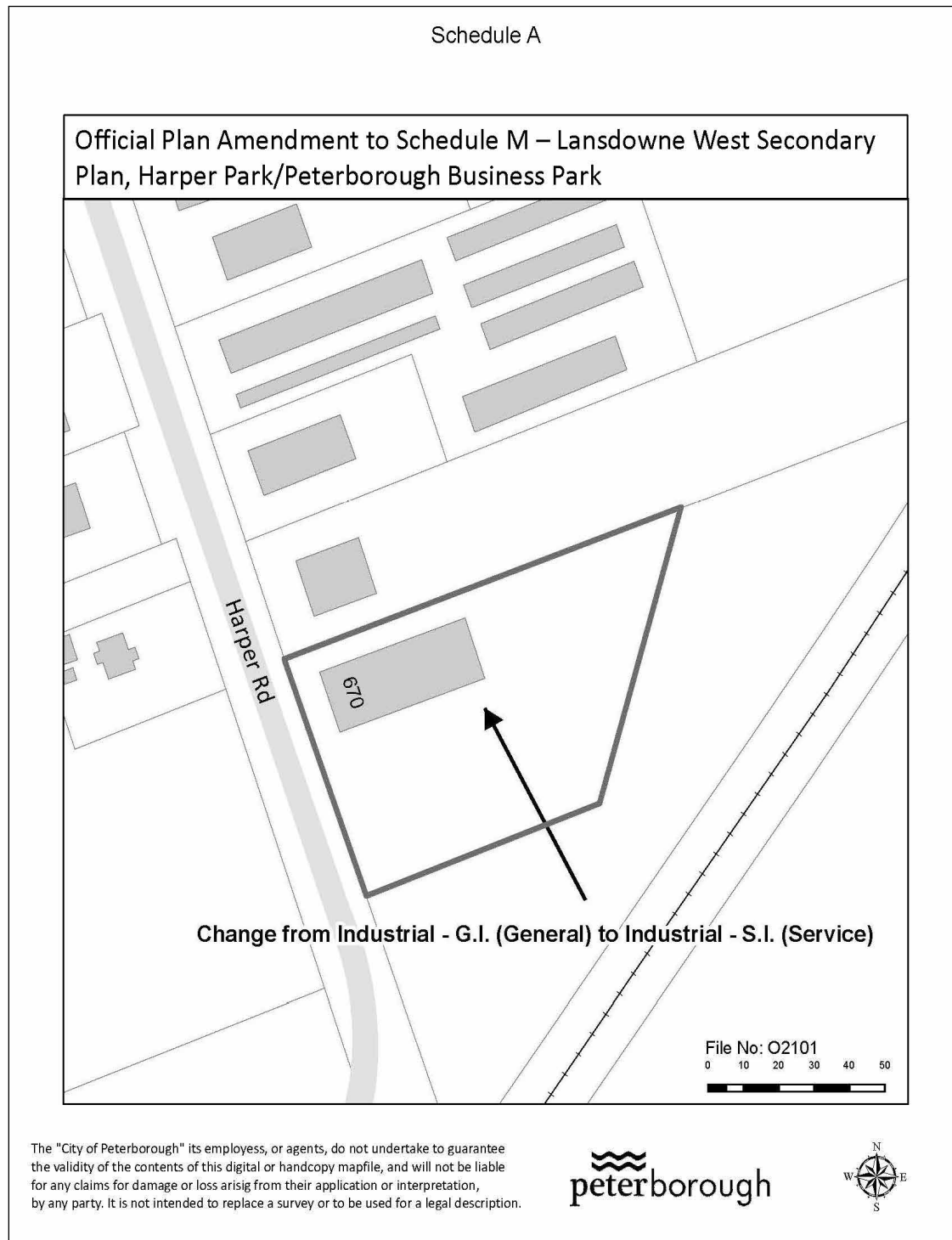


Exhibit D, Page 3 of 3 – Draft Official Plan Amendment

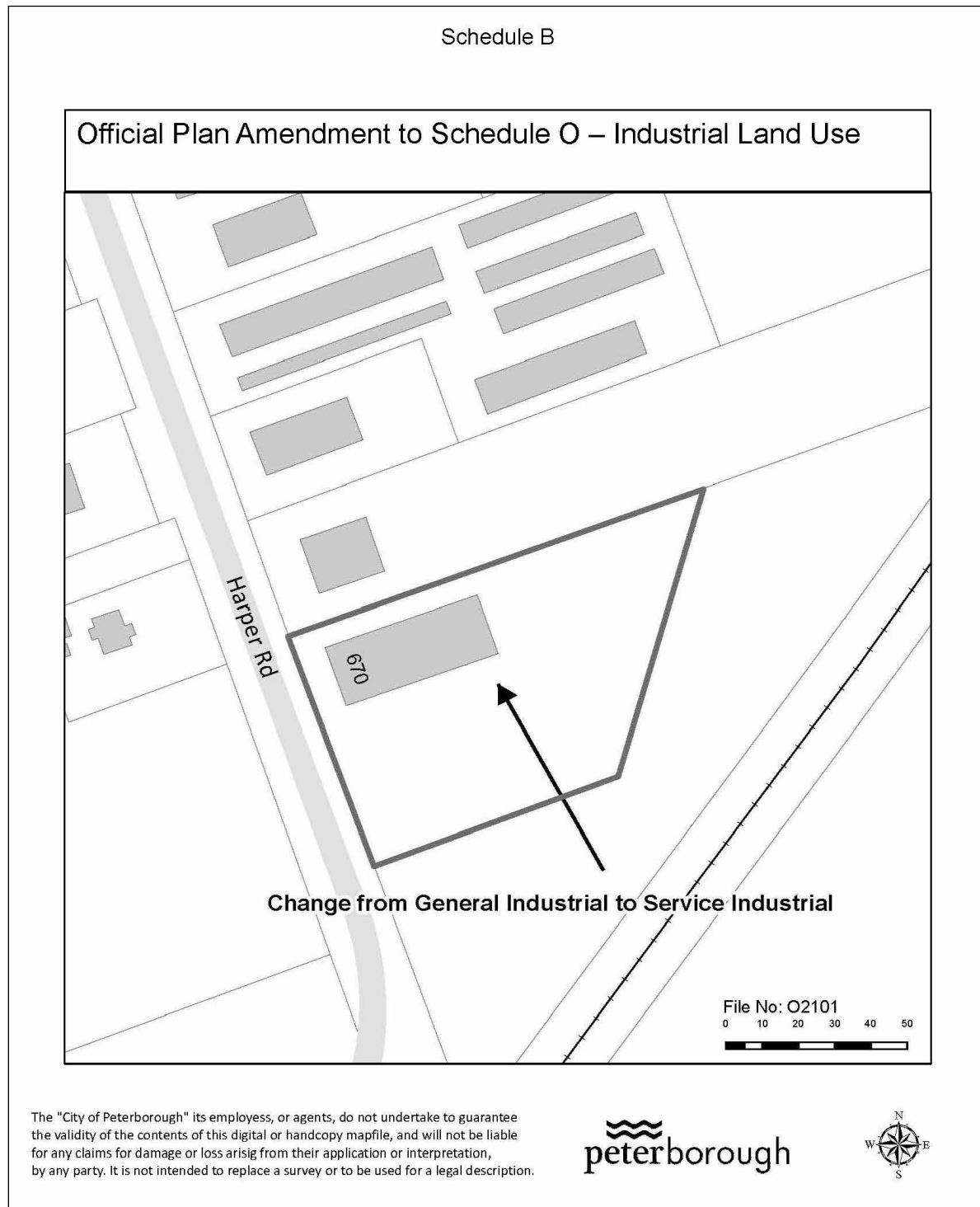


Exhibit E, Page 1 of 2 – Draft Zoning By-law



The Corporation of the City of Peterborough

By-Law Number 21-

Being a By-law to Amend the Zoning By-law for the lands known as 670 Harper Road

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

1. That Section 3.9 – Exceptions, be amended to add the following:

“.345 Minimum building setback from the northerly side lot line: 7.62 metres

Minimum building setback from the southerly side lot line: 4.3 metres

Minimum building setback from the rear lot line for buildings constructed on or after July 26, 2021: 7.3 metres

Minimum lot area: 6341 square metres”
2. That Map 21 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 M1.2 – General Industrial District to M2.1-345-H Prestige Industrial District.
3. That the ‘H’ Holding Symbol be removed from the lands at such time as the Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City’s Parkland Dedication By-law for an expansion of industrial use on the property.

By-law read a first, second and third time this 26th day of July, 2021.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit F, Page 1 of 1 – Notice of Application and Public Meeting

Notice of Complete Application and Public Meeting

Take Notice that the City of Peterborough has received the following applications, and pursuant to Sections 17 and 34 of the **Planning Act**, R.S.O., 1990, c.P.13, the City of Peterborough General Committee will hold a Public Meeting electronically, through the City's website (www.peterborough.ca), at 6:00 p.m., Monday, July 5, 2021.

1. **Files:** O2102 and Z2103
Affected Lands: 821 Rye Street
Applicant: SBLP Peterborough Shopping Centre Inc.
Agent: Kevin M. Duguay, MCIP, RPP

The applicant is seeking an amendment to the Service Commercial policies of the Official Plan to create a site-specific policy exception; together with an amendment of the existing SP.268-5f-222 Zoning Bylaw district. The intent of the amendments is to expand the list of permitted uses to permit retail establishments with a minimum floor area of 500 square metres to occupy up to a maximum of 2000 square metres of the total building floor area. The applicant proposes to repurpose the vacant space within the existing main commercial building, with no changes proposed to the parking and/or driveway configuration.

2. **Files:** O2101 and Z2102
Affected Lands: 670 Harper Road
Applicant: Health Care Relocations
Agent: EcoVue Consulting Services Inc., c/o Kent Randall

The applicant is proposing to amend the Official Plan to re-designate the property from General Industrial to Service Industrial and to amend the Zoning By-law to re-zone the property from M1.2 – General Industrial to M2.1 – Prestige Industrial. The applicant is also requesting site-specific Zoning By-law exceptions related to building setbacks and minimum lot area. The applicant is proposing to expand their existing business by constructing a second building on the property consisting of office and warehouse uses.

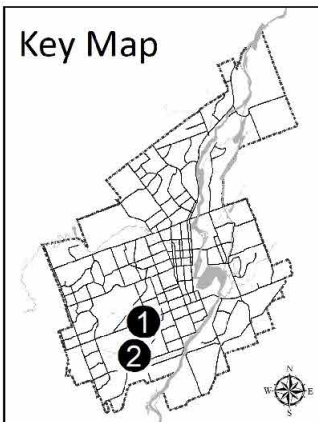
Additional information and materials relating to the proposed Official Plan and Zoning By-law Amendments, including information about preserving your appeal rights may be obtained from the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m., Monday to Friday) at 705-742-7777, Caroline Kimble at ext. 1735 (email: ckimble@peterborough.ca) (Files O2102, Z2103), or Brad Appleby at ext. 1886 (email: bappleby@peterborough.ca) (Files O2101, Z2102).

For more information about how to watch or participate in the public meeting, please contact the City Clerk's Department at 705-742-7777 ext. 1820 or register on the City website by 11:00 a.m. the day of the meeting. Due to the nature of the meeting, unregistered delegations are not permitted.

A staff report will be available by 12:00 p.m. on the City's website on Thursday, the 1st day of July, 2021.

Dated at the City of Peterborough this 7th day of June, 2021.

Key Map



John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9
jkennedy@peterborough.ca