



**Planning Committee Minutes
City of Peterborough
October 5, 2015**

**Minutes of a Meeting of Planning Committee held on October 5, 2015
in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:30 p.m. in the Council Chambers.

Roll Call:

Councillor Baldwin
Councillor Beamer
Councillor Clarke
Councillor Haacke
Councillor Pappas
Councillor Parnell, Chair
Councillor Riel
Councillor Therrien
Councillor Vassiliadis
Councillor McWilliams
Mayor Bennett

Confirmation of Minutes – September 14, 2015

Moved by Councillor Beamer

That the minutes of the meeting of Planning Committee held on September 14, 2015 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

Councillor Haacke, declared a conflict with Report PLPD15-052, as the company in question is a client of his.

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Consent Agenda

Moved by Mayor Bennett

That item 6 be approved as part of the Consent Agenda.

“CARRIED”

Manager, Planning Division

Report PLPD15-052

**By-law to remove an ‘H’ – Holding Symbol from the Zoning By-law for
Plan of Subdivision 45M-243**

Cahill Drive Extension

149282 Ontario Inc.

City of Peterborough

1597, 1607, 1619 & 1633 Lansdowne Street West

Due his previously declared interest, Councillor Haacke did not vote on this item.

Moved by Mayor Bennett

- a) **That Council approve the recommendation outlined in Report PLPD15-052 dated October 5, 2015, of the Manager, Planning Division, as follows:**
- b) **That Lots 1 to 28, inclusive on Plan of Subdivision 45M-243 (Cahill Drive) be rezoned from R.1,1m,2m-278-‘H’; R.1-278-‘H’; and R.1,8z-278-‘H’ to R.1,1m,2m-278; R.1-278; and R.1,8z-278 in accordance with Exhibit A attached to Report PLPD15-052.**

“CARRIED”

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**Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD15-049
1180 High Street**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD15-049.

The following spoke in opposition to the application:

Harold Doran, 1197 Grandview Avenue.

Barry Monaghan, 1201 Grandview Avenue.

Doug Grady, 713 Maryland Avenue.

Mary Dixon, 708 Third Avenue.

Dave Gooley, 79 Maple Street.

Noella Koshul, 705 Maryland Avenue.

Ms. Daly, 204-1212 Goodfellow Road.

Kevin Duguay, 560 Romaine Street, agent for the applicant, spoke to the application.

Ken Smith, DM Wills, engineer for the applicant, spoke to the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD15-049 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) That the subject property be rezoned from R.1 – Residential District to SP.362-‘H’ - Special Residential District in accordance with Exhibit ‘D’ attached to Report PLPD15-049.**
- b) That the ‘H’ Holding Symbol be removed at such time as the following have been addressed:**
 - i) Any necessary off site easements;**
 - ii) Submission of a Stage 1-2 archaeological assessment;**

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- iii) **Downstream sewer capacity is confirmed and a storm sewer/drainage solution is approved by the City as part of the Site Plan Approval;**
- iv) **Site Plan Approval which will include a grading plan that will respect the future urbanization of High Street and either construction of a sidewalk along the High Street frontage or a financial contribution toward a future sidewalk.**

At the meeting of October 5, 2015 items c) and d) were added:

- c) **That the City of Peterborough as part of the Traffic Operations Study undertake a traffic study for the High Street area.**
- d) **That the site plan be circulated to all property owners within a 120 m radius of the development.**

Items a), b), c) and d) were separated for vote, and upon each item the motion carried.

**Public Meeting under The Planning Act
Manager, Planning Division
Report PLPD15-050
75 Alexander Avenue**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD15-050.

No one spoke in support of, or in opposition to the application.

Mary Jane Ferrill, 17 McNab Avenue, the applicant, spoke to the application.

Moved by Councillor Clarke

That Council approve the recommendations outlined in Report PLPD15-050 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) **That Section 3.9 – Exceptions, of the Comprehensive Zoning By-law #1997-123 be amended to add Exception 300 to permit a driveway with a maximum width of 8.1m at the street line; and a minimum ceiling height of 0.8m above grade for a dwelling unit in the basement, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD15-050.**

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- b) That the zoning of the subject property be amended from the R.1,1m,2m - Residential District to the R.2-300-'H' – Residential District, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD15-050.
- c) That the 'H' Holding Symbol be removed subject to Site Plan Approval for the necessary changes to the driveway/parking area.

"CARRIED"

Councillor Haacke left the meeting at 8:40 p.m. and returned at 8:43 p.m.

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD15-051
Part of 1875 Lansdowne Street West

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD15-051.

The following spoke in opposition to the application:

Ted Clydsdale, 855 Dobbin Road.

Brad Smith, AON.

Oz Kemal, MHBC Planning, agent for the applicant, spoke to the application. Jamie Tate, Tate Economic Research, agent for the applicant spoke to the application.

Moved by Councillor Beamer

That Council approve the recommendations outlined in Report PLPD15-051 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) That Section 4.3.5 of the Official Plan be amended to add provisions to Section 4.3.5.8 Special Provisions for the Lansdowne Street West Neighbourhood Centre, to permit up to one general merchandise retail store with a maximum floor area of 2350m² in accordance with the draft amendment attached as Exhibit "C" to Report PLPD15-051;

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- b) That Section 384 Special District 354 of Zoning By-law 1997-123 be amended by adding a “general merchandise” use to Section 384.2(x); increase the maximum size of the uses in 384.2(x) to 2314m² in Regulation 384.3c)iv); reduce the building setback from Dobbin Road to 14m; and reduce the total number of required loading spaces from 2 to 1 in accordance with Exhibit ‘D’ attached to Report PLPD15-051.

“CARRIED”

Other Business

There were no items of Other Business.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 9:40 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Parnell
Chair