



Planning Committee Minutes City of Peterborough March 20, 2017

Minutes of a special meeting of Planning Committee held on March 20, 2017 in the Council Chambers, City Hall.

Planning Committee was called to order at 7:00 p.m. in the Council Chambers by Councillor Parnell, Chair.

Roll Call:

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

Confirmation of Minutes – February 27, 2017

Moved by Councillor Pappas

That the minutes of the meeting of Planning Committee held on February 27, 2017 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

Councillor Haacke declared an interest in Report PLPD17-013, Application for Site Plan Approval, 145 Langton Street, 92 Unit Single Storey Duplex and Rowhouse Development, as the applicant is a client.

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Consent Agenda

Moved by Councillor McWilliams

That items 3, 4, 5, and 7 be approved as part of the Consent Agenda.

“CARRIED”

Director, Planning and Development Services

Report PLPD17-014

Removal of “H” – Holding Symbol from the Zoning of the property at 191 Bethune Street

Moved by Councillor McWilliams

That Council approve the recommendation outlined in Report PLPD17-014 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the property at 191 Bethune Street be rezoned from the R.3, 3p, 4k, 19d – ‘H’ – Residential District to R.3, 3p, 4k, 19d – Residential District in accordance with Exhibit ‘C’ attached to Report PLPD17-014.

“CARRIED”

Director, Planning and Development Services

Report PLPD17-011

**Establishment of a Special Area Charge for Rear Laneways
Registered Plan of Subdivision 45M-247
Mason Homes Limited**

Moved by Councillor McWilliams

That Council approve the recommendation outlined in Report PLPD17-011 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the By-law attached to Report PLPD17-011 as Exhibit A be approved to establish a Special Area Charge pursuant to Section 326 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, applicable to certain lots and blocks within Plan 45M-247 that abut and rely upon a rear laneway for vehicular access.

“CARRIED”

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Director, Planning and Development Services
Report PLPD17-003B
53 Leahy's Lane

Moved by Councillor McWilliams

That Council approve the recommendations outlined in Report PLPD17-003B dated March 20, 2017, of the Director, Planning and Development Services, as follows:

- a) **That the draft By-law attached to Report PLPD17-003 be amended to eliminate the exception for Maximum Parking Lot Coverage, and Section 3.9 - Exceptions adding Exception .311 in accordance with Exhibit 'C' attached to Report PLPD17-003B; and**
- b) **That the zoning of 53 Leahy's Lane be amended from R.1 – Residential District to R.3-311 – Residential District in accordance with Exhibit 'C' attached to Report PLPD17-003B.**

“CARRIED”

Director, Planning and Development Services
Report PLPD17-010
Delegated Subdivision Approval Activity for 2016

Moved by Councillor McWilliams

That Council approve the recommendation outlined in Report PLPD17-010 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That Report PLPD17-010 be received for information.

“CARRIED”

The meeting recessed at 7:05 p.m. and reconvened at 8:03 p.m.

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Director, Planning and Development Services

Report PLPD17-013

Application for Site Plan Approval, 145 Langton Street, 92 Unit Single Storey Duplex and Rowhouse Development

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

Moved by Councillor Riel

That Council approve the recommendations outlined in Report PLPD17-013 dated March 20, 2017, of the Director, Planning and Development Services, as follows:

That the Site Plan Application submitted by Parkview Homes for the construction of a 92 unit single storey duplex and rowhouse development at 145 Langton Street be approved, subject to the following conditions:

- a) **The submission of an acoustical study to determine the specifications required to abate noise for the rear yards of dwelling units adjacent to Langton Street;**
- b) **The submission of revised drawings and additional technical information to the satisfaction of the Director of the City's Utility Services Department;**
- c) **The construction of a driveway connection to the existing driveway on the Fairhaven property to be used for emergency access only;**
- d) **The approval by the Fairhaven Board of Directors for a storm sewer outlet on to the Fairhaven property for phase two of the subject property's development;**
- e) **The deposit of a parkland levy in accordance with the Planning Act, as amended and**
- f) **The deposit of site work performance security in the amount of \$100,000.00.**

"CARRIED"

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New Business

Moved by Councillor Riel

That staff provide a report within two Council cycles on the Property Standards By-law with regard to addressing the drainage of water onto neighbouring properties.

"CARRIED"

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 8:15 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Parnell
Chair