



**Planning Committee Minutes
City of Peterborough
November 20, 2017**

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

Planning Committee was called to order at 6:30 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 – October 30, 2017

Moved by Councillor Clarke

That the minutes of the meeting of Planning Committee held on October 30, 2017 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

Planning Committee Minutes
November 20, 2017
Page 2

Consent Agenda

Moved by Councillor Pappas

That item 7 be passed as part of the Consent Agenda.

“CARRIED”

Director, Planning and Development Services
Report PLPD17-057
Removal of "H" - Holding Symbol from the Zoning of the property at
75 Alexander Avenue

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report PLPD17-057 dated
November 20, 2017, of the Director, Planning and Development Services, as
follows:

That the property at 75 Alexander Avenue be rezoned from R.2-300 -“H” –
Residential District, to R.2-300 - Residential District, in accordance with Exhibit
‘C’ attached to Report PLPD17-057.

“CARRIED”

Public Meeting Under the Planning Act
Director, Planning and Development Services
Report PLPD17-053
Official Plan and Zoning By-law Amendment
461 Paterson Street

Caroline Kimble, Planner, Land Use, provided a presentation on the application for 461 Paterson Street.

Brian Morris, 643 Stormont Street, spoke in opposition to the application.

Keith Payne, 1997 McFarlane Street, the applicant, spoke to the application.

Planning Committee Minutes
November 20, 2017
Page 3

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD17-053 dated November 20, 2017, of the Director, Planning and Development Services, as follows:

- a) **That Schedule 'E' – Residential Density, of the Official Plan be amended to include the lands known as 461 Paterson Street in the 'High Density Residential' designation in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD17-053;**
- b) **Amend Section 3.9, Exceptions, of Zoning By-law 1997-123, to add Exception .319 to provide site specific regulations, including lot width per unit, setbacks, lot area per dwelling unit, lot coverage, dwelling unit size and parking standards, in accordance with Exhibit 'E' attached to Report PLPD17-053; and**
- c) **That the zoning of the lands known as 461 Paterson Street be amended from the R.1,R.2 – Residential District to the R.1,R.2,R.3-319 – Residential District in accordance with Exhibit 'E' attached to Report PLPD17-053.**

"CARRIED"

Public Meeting Under the Planning Act
[Director, Planning and Development Services](#)
Report PLPD17-054
Zoning By-law Amendment for 76 Auburn Street

Caroline Kimble, Planner, Land Use, provided a presentation on Report PLPD17-054.

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

Michael Scorer, 51 Sophia Street, agent for the applicant, spoke to the application.

Moved by Councillor Riel

That Council approve the recommendations outlined in Report PLPD17-054 dated November 20, 2017, of the Director, Planning and Development Services, as follows:

Planning Committee Minutes
November 20, 2017
Page 4

- a) **Amend Section 3.9, Exceptions, of Zoning By-law 1997-123, to add Exception .320 to provide site specific regulations including a reduction in the minimum distance between the garage and dwelling from 1.2m to 0.0m and including a reduction in the minimum sideyard setback for the existing garage from 1.2m to 0.7m; and**
- b) **That the subject property be rezoned from the D.1 – Development District to R.1-320 – Residential District in accordance with Exhibit ‘D’ attached to Report PLPD17-054.**

“CARRIED”

Public Meeting Under the Planning Act
Director, Planning and Development Services
Report PLPD17-055
Zoning By-law Amendment – 661 Park Street North

Caroline Kimble, Planner, Land Use, provided a presentation on the application for the property at 661 Park Street North.

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

Jeff Ayotte, agent for the applicant, spoke to the application.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD17-055 dated November 20, 2017, of the Director, Planning and Development Services, as follows:

- a) **That Exception 321 of Section 3.9 of the Comprehensive Zoning By-law be added to permit ‘a small scale office (up to 300m²)’ and ‘a personal service establishment’ to be contained within the existing building, and added to the list of permitted uses, in accordance with the draft amendment, attached as Exhibit ‘C’ to Report PLPD17-055; and**
- b) **That the subject property be rezoned from the PS.2, R.1-175 – Residential District to the PS.2, R.1-175-321 – Residential District in accordance with Exhibit ‘C’ attached to Report PLPD17-055.**

“CARRIED”

Planning Committee Minutes
November 20, 2017
Page 5

Director, Planning and Development Services
Deputy Fire Chief, Peterborough Fire Services
Report PLPD17-040A
Zoning By-law Amendment – 880 Parkhill Road West

Moved by Councillor Clarke

That Report PLPD17-040A be received for information; and,

That the proposed rezoning of the subject property to R.2-314, not be supported.

“LOST”

Moved by Councillor Vassiliadis

That report PLPD17-040A be deferred for up to one year, and that staff examine the possibility of inspecting the property quarterly to determine how it is operating, and that a report come back to Council on this matter.

“CARRIED”

Other Business

There were no matters of Other Business.

Adjournment

Moved by Councillor Clarke

That this meeting of Planning Committee adjourn at 8:08 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Parnell
Chair