PLANNING COMMITTEE MINUTES
CITY OF PETERBOROUGH
SEPTEMBER 21, 2009

MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON MONDAY, SEPTEMBER 21, 2009, IN THE COUNCIL CHAMBER, CITY HALL

Planning Committee was called to order at 6:50 p.m. in the Council Chamber.

Roll Call:
Councillor Clarke
Councillor Doris
Councillor Farquharson, Chair
Councillor Pappas
Councillor Vass
Councillor Eggleton
Councillor Peacock
Councillor Martin
Councillor Hall
Councillor Peeters
Mayor Ayotte

Confirmation of Minutes

Moved by Councillor Eggleton

That the minutes of the meeting of Planning Committee held on August 31, 2009 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

Councillor Pappas declared an interest, as his parents live within 120 feet from the proposed development.

Consent Agenda

Moved by Mayor Ayotte

That items 6 and 7 be received as part of the consent agenda.

“CARRIED”

Director of Planning and Development Services
Report PLPD09-056
Final Approval of Plans of Subdivision 15T-03501 and 15T-08501
1496951 Ontario Inc.
2300 Marsdale Drive, 2150 Television Road and 2707 Foxmeadow Road

Moved by Mayor Ayotte

That Council approve the recommendations outlined in Report PLPD09-056 dated September 21, 2009, of the Director of Planning and Development Services, as follows:

a) That Council grant Final Approval to Plans of Subdivision 15T-03501 and 15T-08501 as shown on Exhibit D attached to Report PLPD09-056 located at 2300 Marsdale Drive, 2150 Television Road and 2707 Foxmeadow Road;

b) That the Mayor and City Clerk be authorized to execute a Subdivision Agreement with 1496951 Ontario Inc. for the development of 56 single detached lots and 24 2-unit lots;

c) That Council authorize the Director of Planning and Development Services to sign the final plans on behalf of the Corporation of the City of Peterborough once they are received by the Planning and Development Services Department; and,

d) That the effective date of Final Approval shall be the date the final plans for registration are received by the Planning and Development Services Department.

"CARRIED"

Director of Planning and Development Services
Report PLPD09-057
By-law to remove an 'H" – Holding Symbol from the Zoning By-law Plan of Subdivision 45M-231
Mason Homes Limited

Moved by Mayor Ayotte

That Council approve the recommendation outlined in Report PLPD09-057 dated September 21, 2009, of the Director of Planning and Development Services, as follows:

That Plan of Subdivision 45M-231, (Bowen Drive, Peace Crescent and Logan Lane) be rezoned from SP.328, 10b – "H"; SP.328 – "H"; SP.329 – "H"; SP.330 – "H"; SP.331 – "H"; SP.332 – "H"; SP.333 – "H"; and SP.334 – "H" to SP.328, 10b; SP.328; SP.329; SP.330; SP.331; SP.332; SP.333; and SP.334 in accordance with Exhibit A attached to Report PLPD09-057.

"CARRIED"

Director of Planning and Development Services
Report PLPD09-053
Official Plan and Zoning By-Law Amendments
1545 Monaghan Road (former Mt. St. Joseph)

Caroline Kimble, Land Use Planner, provided an introduction to this item under the Planning Act.

Councillor Pappas left the room at 7:17 p.m. and returned at 9:42 p.m.

Mr. Mark Ridgeway, 465 Thompson Avenue, spoke in opposition to this application.

Mr. Jack Delaney, 1514 Monaghan Road, spoke in opposition to this application.

Mr. Jack Tanner, 1476 Monaghan Road, spoke in opposition to this application.

Mr. Kylie, representing the Sisters of Saint Joseph, spoke in support to this application.

Mr. Kevin Duguay, Community Planning and Consulting, spoke on behalf of the applicant.

Moved by Councillor Peacock

That Council approve the recommendations outlined in Report PLPD09-053 dated September 21, 2009, of the Director of Planning and Development Services, as follows:

a) That Schedule 'E' of the Official Plan be amended, to illustrate the property known as 1545 Monaghan Road in the 'Medium Density Residential' designation in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD09-053, subject to the registration of the conservation agreement on title.

b) That Zoning By-Law Number 1997-123 be amended to add Special District SP. 346 in accordance with the draft amendment attached as Exhibit 'E' to Report PLPD09-053.

c) That the zoning of the subject property, be amended from the SP.113 – Special Residential District and the PS.2 – Public Service District to the SP.346 – Special Residential District, in accordance with the draft amendment attached as Exhibit 'E' to Report PLPD09-053.

d) That the motion of Council dated December 1, 2008 to secure an alternative pedestrian connection linking St. Peter's High School to Monaghan Road be rescinded.

Councillor Hall raised a point of order that item D is contrary to the will of Council and that it should be raised at Committee of Whole or Council in the form of a Notice of Motion.

Councillor Farquharson deemed that part D of the recommendation was appropriate.

Councillor Hall requested that section D be separated and voted on separately.

Moved by Councillor Doris.

That the Question be Put.

"CARRIED"

Upon the original motion by Councillor Peacock, less section D, this motion carried.

Upon section D, this motion carried.

Councillor Clarke left the meeting at 9:47 p.m. and returned at 9:50 p.m.
Councillor Peeters left the meeting at 9:47 p.m. and returned at 9:53 p.m.
Mayor Ayotte left the meeting at 9:47 p.m. and returned at 9:51 p.m.
Councillor Martin left the meeting at 9:49 p.m. and returned at 9:52 p.m.

Moved by Councillor Peacock

That the rules or order be suspended (Article 15) to allow Planning Committee to proceed past the hour of 10:00 p.m. to 10:30 p.m.

"CARRIED"

Director of Planning and Development Services
Report PLPD09-054
Rezoning Application
1002 Chemong Road (Wal Mart Property)

Caroline Kimble, Land Use Planner, provided an introduction to this item under the Planning Act.

Councillor Farquharson, Chair left the meeting at 9:52 p.m. The chair was assumed by Councillor Martin, Vice-Chair. Councillor Farquharson returned to the meeting at 10:06 p.m. and resumed the chair.

Moved by Councillor Peeters

That the rules of order be suspended (Article 15) to allow Planning Committee to complete item 4.

"CARRIED"

Mr. Robert Pakerham, on behalf of 982 Chemong Road, spoke in opposition to the report.

Mr. Robin Webster, 943 North Minister Avenue, spoke in opposition to the report and submitted a petition to Committee.

Mr. Mike, Planning Consultant, Bissett Bousfields Inc. made a presentation on behalf of the applicant.

Moved by Mayor Ayotte

That Items 4 and 5 be deferred to the next Planning Meeting and that Planning Committee adjourn.

"LOST"

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD09-054 dated September 21, 2009, of the Director of Planning and Development Services, as follows:

a) That the zoning of the property known as 1002 Chemong Road, be amended from the SP.318 – Commercial District to the SP.318 'H3' – Commercial District to increase the maximum floor area for a department store use from 12,425 square metres to 17,641 square metres; and to permit a parking ratio of 1 parking space per 20 square metres of floor area, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD09-054;

b) That the 'H3' Holding Symbol be removed once all outstanding deficiencies are corrected related to the completion of the infrastructure in the Milroy Drive road allowance, and once Site Plan Approval is granted for the expansion and related works on the subject property.

Moved by Councillor Peeters

That the Question be Put.

"CARRIED"

Upon the original motion by Councillor Pappas, this motion carried.

Moved by Councillor Peeters

That Item 5 be referred to a Special Planning Committee meeting on September 28, 2009.

"CARRIED"

Other Business

There was no other business.

Adjournment

Moved by Councillor Peacock

That this meeting of Planning Committee adjourn at 11:40 p.m.

"CARRIED"

Kevin Arjoon
Deputy Clerk

Councillor Farquharson
Chair