PLANNING COMMITTEE MINUTES
CITY OF PETERBOROUGH
FEBRUARY 16, 2010

MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON MONDAY, FEBRUARY 16, 2010, IN THE GENERAL COMMITTEE ROOM, CITY HALL

Planning Committee was called to order at 6:59 p.m. in the General Committee Room.

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

Absent
Councillor Peeters

Confirmation of Minutes – January 25, 2010

Moved by Councillor Eggleton

That the minutes of the meeting of Planning Committee held on January 25, 2010 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

There were no disclosures of interest.

Consent Agenda

Moved by Councillor Peacock

That item 5 be received as part of the consent agenda.

"CARRIED"

Manager, Planning Division
Report PLPD10-012
Application for Condominium Approval
19 Units at 301 Carnegie Avenue

Moved by Councillor Peacock

That Council approve the recommendations outlined in report PLPD10-012 dated February 16, 2010 of the Manager of Planning as follows:

a) That the application for condominium approval submitted by Triple T Holdings Limited to exempt 19 units from the Section 50 requirements of the *Planning Act* (as amended) in accordance with Subsection 50(3) of the *Condominium Act* (as amended) at 301 Carnegie Avenue be approved.

b) That the condominium plans be submitted to the satisfaction of the Director of Planning and Development Services Department.

c) That the Director of Planning and Development Services be given authorization to stamp, date, and sign the condominium plans indicating approval, by the Council of the Corporation of the City of Peterborough, under Section 50 of the *Condominium Act*, (as amended).

d) That the registration of the condominium plans be withheld until such time as the majority of site work is complete, and the Building Division indicates that all the units are ready for occupancy.

"CARRIED"

Manager, Planning Division
Report PLPD10-010
264 Stewart Street

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

No one spoke in opposition to the application.

Kevin Duguay, Planning Consultant, representative of the applicant, spoke in support of the application.

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD10-010 dated February 16, 2010, of the Manager, Planning Division, as follows:

a) That the zoning of the subject property, be amended from the R.1, R.2, R.3 - Residential District to the SP.241,11h -'H' – Special District Commercial in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-010.

b) That the 'H' Holding Symbol be removed once the following has been addressed:

i) Site Plan Approval is granted for the subject property, including:

aa) an agreement with the City of Peterborough to provide cash-in-lieu of parking under Section 40 of the Planning Act, R.S.O., c.P.13 ; and

bb) provisions for the encroachment of the existing porch within the road allowance for Stewart Street.

ii) That the applicant obtain verification from the Building Division, that the Change of Use of the building and any related construction undertaken, complies with the requirements of the Building Code Act, R.S.O. 1990 and the Ontario Building Code.

Mayor Ayotte left the meeting at 8:03 p.m. and returned to the meeting at 8:05 p.m.

Moved by Councillor Pappas

That Report PLPD10-010 be amended by adding item c) as follows:

c) That clinic use be deleted as a permitted use for the property.

"CARRIED"

Councillor Vass requested that staff investigate the feasibility of allowing the applicant to provide the required parking across the street, as part of an alternative parking arrangement.

Upon the original motion moved by Councillor Vass this motion carried.

Councillor Peacock left the meeting at 8:15 p.m. and returned at 8:17 p.m.

Manager, Planning Division
Report PLPD10-011
890 and 896 Chemong Road

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

No one spoke in opposition to the application.

Mr. Robert Pakenham, representative of the applicant, spoke in support of the application.

Moved by Councillor Doris

That Council approve the recommendations outlined in Report PLPD10-011 dated February 16, 2010, of the Manager, Planning Division, as follows:

a) That the SP.341 – Special Commercial District be amended in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-011, to add regulations to address the following:

i) limit the size of an individual clinic to a maximum building floor area of 300 m^2 per clinic
ii) include a provision for a minimum building setback of 9m from a rear lot line

b) That Section 3.9 Exceptions of By-law 97-123 be amended by adding the following in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-011:

".250 Notwithstanding the minimum building setback from a rear lot line as identified in Section 371.3 c), the northeast corner of the main building is permitted to be setback a minimum of 6.6m from the rear lot line."

c) That the zoning of the subject properties, be amended from the R.1 Residential District, to the SP. 341–250-'H' – Special Commercial District, as amended, to permit clinic use, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-011.

d) That the 'H' Holding Symbol be removed at such time as Site Plan Approval is granted for the subject properties, including:

i) a provision requiring that the properties known as 890 and 896 Chemong Road be merged in title; and

ii) road widening along Chemong Road;

iii) provision of an easement in favour of the City of Peterborough along the southerly lot line, to facilitate future connection to the lands to the south, if required; and

iv) provision for a 'right in' only, from Chemong Road.

"CARRIED"

Other Business

There was no other business.

Adjournment

Moved by Councillor Pappas

That this meeting of Planning Committee adjourn at 8:36 p.m.

"CARRIED"

Kevin Arjoon
Deputy Clerk

Councillor Farquharson
Chair