PLANNING COMMITTEE MINUTES
CITY OF PETERBOROUGH
JUNE 21, 2010

MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON MONDAY, JUNE 21, 2010 IN THE GENERAL COMMITTEE ROOM, CITY HALL

Planning Committee was called to order at 6:31 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 Peeters
Councillor Vass
Mayor Ayotte

Confirmation of Minutes – May 31, 2010

Moved by Councillor Eggleton

That the minutes of the meeting of Planning Committee held on May 31, 2010 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

Councillor Peacock indicated an interest to item 8, as he lives at 695 Whitaker Street. Chair Farquharson indicated an interest in item 8 as she represents a potential purchaser of the property.

Consent Agenda

Moved by Councillor Clarke

That the following items 5 and 7 be approved under the consent agenda.

"CARRIED"

The Chair asked Committee to separate Item 8.

Chair Farquharson and Councillor Peacock did not vote on the matter.

Moved by Councillor Martin

That item 8 be approved.

"CARRIED"

Manager, Planning Division
Report PLPD10-042
Part Lot Control Exemption
Lots 9 to 19 inclusive, lots 33 to 39 inclusive and lot 68 of Plan 45M-232.

Moved by Councillor Clarke

That Council approve the recommendation outlined in Report PLPD10-042, dated June 21, 2010 of the Manager, Planning Division, as follows:

That a by-law be enacted to temporarily remove Part Lot Control from Lots 9 to 19 inclusive, lots 33 to 39 inclusive and lot 68 of Plan 45M-232, as permitted under Section 50(7) of the Planning Act for the purpose of conveying parcels of land appropriately associated with one dwelling unit on each parcel, each to be held under separate ownership.

"CARRIED"

Manager, Planning Division
Report PLPD10-039
By-law to Remove an "H" – Holding Symbol from the zoning of the property at 206 Aylmer Street

Moved by Councillor Clarke

That Council approve the recommendation outlined in Report PLPD10-039 dated June 21, 2010, of the Manager, Planning Division, as follows:

That the property at 206 Aylmer Street be rezoned from SP.241, 11h – "H" – Commercial District to SP.241, 11h – Commercial District in accordance with Exhibit "C" attached to Report PLPD10-039.

"CARRIED"

Manager, Planning Division
Report PLPD10-041
Application for Condominium Approval
4 Units at 696 Whitaker Street

Moved by Councillor Martin

That Council approve the recommendations outlined in Report PLPD10-041 dated June 21, 2010 of the Manager, Planning Division, as follows:

a) That the application for condominium approval submitted by Whetung Law to exempt 4 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 696 Whtaker Street 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).

"CARRIED"

Manager, Planning Division
Report PLPD10-044
1866 and 1900 Lansdowne Street West

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

John Gaskell, 3018 Westridge Boulevard asked Committee questions regarding sidewalks.

Ms. Barbara Keating, 2011 Mapleridge Boulevard spoke in opposition to this application.

No one spoke in support of the application.

Mr. Kevin Tunney, Tunney Planning, Whitby and Mr. Brian McWatt spoke on behalf of the applicant.

Moved by Councillor Peacock

That Council approve the recommendations outlined in Report PLPD10-044 dated June 21, 2010, of the Manager, Planning Division, as follows:

a) That Section 151, Special District 121, in the City's Comprehensive Zoning By-Law #1997-123, be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD10-044, to modify the list of permitted uses and size restrictions for the lands known as 1866 and 1900 Lansdowne Street West.

b) That the zoning of the property known as 1900 Lansdowne Street West be amended from the SP.338 – Special Commercial District to SP.121 – 'H' - Special Commercial District (as amended), in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-044.

c) That the 'H' Holding Symbol be removed at such time that Site Plan Approval is granted for the subject property, including provision for a 2.76m road widening across the frontage of 1900 Lansdowne Street West, noise study and appropriate fencing.

d) That item x), "a library, museum or art gallery" of Section 151.2 Special District 121 (SP. 121) Permitted Uses, be deleted.

"CARRIED"

Councillor Peacock left the meeting at 8:07 p.m. and returned at 8:10 p.m.

Manager, Planning Division
Report PLPD10-040
Application for Site Plan Approval
1002 Chemong Road
4,096 Square Metre Building Addition to Walmart

Moved by Mayor Ayotte

That Council approve the recommendations outlined in Report PLPD10-040 dated June 21, 2010, of the Manager, Planning Division, as follows:

a) That the Site Plan Application submitted by Smart Centres, for the construction of a building addition with a floor area of 4,096 square metres (44,090 square feet) be approved, subject to the following conditions:

i) The approval of all the technical information requested by the Utility Services Department.

ii) The construction of a sidewalk and boulevard across the entire Milroy Drive frontage of the property, to the satisfaction of the Director of Utility Services, at the full expense of the owner, to be completed on or before November 30, 2010.

b) That the property be re-zoned from SP.318 - "H3" – Commercial District to SP.318 – Commercial District.

"CARRIED"

Councillor Eggleton asked staff to review the fencing matter.

Councillor Peeters left the meeting at 8:17 p.m. and returned at 8:21 p.m.

Manager, Planning Division
Report PLPD10-037
Source Water Protection
Information Report

Moved by Councillor Hall

That Council approve the recommendation outlined in Report PLPD10-037, dated June 21, 2010 of the Manager, Planning Division, as follows:

That Report PLPD10-037 be received for information purposes.

"CARRIED"

Other Business

Jackson Creek-Marina Footbridge

Moved by Mayor Ayotte

That a staff report be prepared to make recommendations in respect to the new placement of the Jackson Creek-Marina footbridge.

"CARRIED"

Councillor Pappas thanked Mayor Ayotte and those members of Council that represented the City at the Strawberry Moon Festival.

Councillor Hall asked staff about the Donwood Settlement Area - Safe Harbour Development.

Safe Harbour Development Servicing

Moved by Councillor Hall

That staff prepare a report regarding the servicing of the Safe Harbour Development and the servicing of new and existing homes in the general vicinity, by the next cycle of Council.

"CARRIED"

Councillor Hall asked staff about rental vacancy rates in the City.

Adjournment

Moved by Councillor Pappas

That this meeting of Planning Committee adjourn at 8:48 p.m.

"CARRIED"

John Kennedy
Deputy City Clerk

Councillor Farquharson
Chair