Planning Committee Minutes
City of Peterborough
February 28, 2011

Minutes of a Meeting of Planning Committee Held on Monday, February 28, 2011, in the Council Chambers, City Hall

Planning Committee was called to order at 6:40 p.m. in the Council Chambers.

Roll Call:
Councillor Beamer
Councillor Clarke
Councillor Doris
Councillor Hall, Chair
Councillor Juby
Councillor McWilliams
Councillor Pappas
Councillor Parnell
Councillor Vass
Mayor Bennett

Absent
Councillor Riel

Confirmation of Minutes – February 14, 2011

Moved by Councillor Parnell

That the minutes of the meeting of Planning Committee held on February 14, 2011 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

There were no disclosures of interest.

Moved by Councillor Vass

That the rules of order be suspended (Article 16.8.1) to change the order of the agenda, by dealing with item 5 prior to item 3.

"CARRIED"

Director of Utility Services Department
Report USEC11- 003
Rethinking Subdivisions – Review of Interim Policy Engineering Design Standards

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report USEC11-003 dated February 28, 2011 from the Director of Utility Services as follows:

a) That the General Engineering Design Standards as outlined in Schedule 1 to Report USEC11-003 be adopted; and

b) That staff be requested to prepare any necessary reports, policies and/or procedures to implement the Engineering Design Standards referenced in Recommendation a) and report back to Council as necessary on these matters.

Moved by Councillor Parnell

That the matter be referred to a future meeting, to afford consultation with the Council for the Persons with Disabilities.

"LOST"

Moved by Mayor Bennett

That the Question be Put.

"CARRIED"

Upon the original motion of Mayor Bennett, this motion carried.

Manager, Planning Division
Report PLPD11-012
Official Plan Amendment O1005
Zoning By-law Amendment Z1013SB
Draft Plan of Subdivision 15T-10506
RD Land Corp.
City of Peterborough
420 Simons Avenue and 748 Hemlock Street

Brad Appleby, Planner, Subdivision Control and Special Projects, provided an introduction to this item under the Planning Act.

The following individuals spoke in opposition to the application:

William Bain, 341 Daniel Street

Darrell Lamonde, 368 Simons Avenue

Mary Hess Northey, 494 Raymond Street

Murray Davenport, the applicant, spoke in support of the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD11-012 dated February 28, 2011, of the Manager, Planning Division, as follows:

a) **That Schedule "A" – Land Use, Schedule "C" – Natural Areas & Flood Plain and Schedule "D" – Development Areas of the Official Plan be amended in accordance with Exhibit G of Report PLPD11-012.**

b) That Draft Plan of Subdivision Approval for Plan 15T-10506, Drawing No. 4174-DP dated July 2009 by M.J. Davenport & Associates Limited, be granted subject to the draft plan amendments illustrated in accordance with Exhibit E of Report PLDP11-012 and subject to the Conditions of Draft Plan Approval attached to Report PLPD11-012, as Schedule 1.

c) That the subject property be rezoned from A1 Rural Zone (Smith Twp.) and R.1, 1m,2m to R.1,1r,2r,8z-"H"; R.1-"H"; R.1,1j,2j,8z-"H"; – Residential Districts, OS.1; and OS.2 – Open Space Districts, and D.1 – Development District in accordance with the amended Draft Plan of Subdivision illustrated in Exhibit E of Report PLPD11-102 and Exhibit H of Report PLPD11-012.

d) **That Council endorse the principle of selling the property municipally known as 748 Hemlock Street at nominal cost to the Applicant in accordance with the procedures established in By-law No. 95-62 concurrent with the granting of Final Approval and subject to the execution of an agreement with the Applicant for the construction of Hemlock Street to City standards over the said lands to Raymond Street.**

e) That the City construct the extension of Simons Avenue to Raymond Street concurrent with the upgrade of existing Simons Avenue to an urban standard including sanitary, storm, water and street light infrastructure subject to the completion of appropriate community consultation, at such time as deemed necessary by Council.

Moved by Councillor Doris

That the recommendation for Report PLPD11-012 be amended as follows:

f) **That condition number 9 of the Conditions of Draft Plan Approval be deleted.**

"CARRIED"

Moved by Councillor Clarke

That the connection of Simons Avenue to Raymond Street be changed to reflect a 9 metre emergency access lane, and that recommendations b) and c) be amended to reflected this change:

b) That Draft Plan of Subdivision Approval for Plan 15T-10506, Drawing No. 4174-DP dated July 2009 by M.J. Davenport & Associates Limited, be granted subject to the draft plan amendments illustrated in accordance with Exhibit E of Report PLDP11-012 with the through road connection between Raymond Street and Simons Avenue replaced with a 9 metre wide emergency access and subject to the Conditions of Draft Plan Approval attached to Report PLPD11-012, as Schedule 1.

c) That the subject property be rezoned from A1 Rural Zone (Smith Twp.) and R.1, 1m,2m to R.1,1r,2r,8z-"H"; R.1-"H"; R.1,1j,2j,8z-"H"; - Residential Districts, OS.1; and OS.2 - Open Space Districts, and D.1 - Development District in accordance with the amended Draft Plan of Subdivision illustrated in Exhibit E of Report PLPD11-012 with the through road connection between Raymond Street and Simons Avenue replaced with a 9 metre wide emergency access and Exhibit H of Report PLPD11-012.

"CARRIED"

Moved by Councillor Parnell

That item e) be deleted.

"CARRIED"

Upon the motion by Councillor Pappas, as amended, this motion carried.

Moved by Councillor Doris

That the rules of order be suspended (Article 16.15.2) to extend the hour of adjournment past 10:00 p.m. to complete item number 4.

"LOST"

Moved by Councillor Vass

That the rules of order be suspended (Article 16.15.2) to extend the hour of adjournment past 10:00 p.m. to 11:00 p.m. to complete the agenda.

"CARRIED"

Planning Committee recessed at 9:56 p.m. and reconvened at 10:00 p.m.

Manager, Planning Division
Report PLPD11-013
Official Plan Amendment O1006
Zoning By-law Amendment Z1017SB
Draft Plan of Subdivision 15T-10507
Mason Homes Limited
0 & 1224 Chemong Road,
1339, 1345, 1349 & 1371 Hilliard Street

Brad Appleby, Planner, Subdivision Control and Special Projects, provided an introduction to this item under the Planning Act.

No one spoke in opposition to the application.

The following individuals spoke in support of the application:

John Gallen, 149 Bowen Drive

Renato Romanin, 38 Peace Crescent

Steven Wimmer, The MBTW Group and Watchorn Architect Inc., representative of the applicant, spoke in support of the application.

Moved by Councillor Vass

That the rules of order be suspended (Article 16.15.2) to extend the hour of adjournment past 11:00 p.m. to 11:30 p.m. to complete the agenda.

"CARRIED"

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD11-013 dated February 28, 2011, of the Manager, Planning Division, as follows, and that d)i dviii) dxi) dxii) be deleted:

a) That the Official Plan be amended by adding Schedule 'Q' – Chemong Secondary Land Use Plan, attached to Report PLPD11-013 as Schedule 'A' of Exhibit D.

b) That Schedules "A" – Land Use, "B"- Roadway Network, "C" – Natural Areas & Flood Plain, "D" – Development Areas, "E" – Residential Density, "F" – Key Map to Secondary Land Use Plans, "I" – Commercial Area, and "L" – Downey West Secondary Land Use Map of the Official Plan be amended in accordance with Exhibit D of Report PLPD11-013 in order to reflect the land use planning objectives of the Chemong Secondary Land Use Plan.

c) That Section 10 - Secondary Plans of the Official Plan be amended in accordance with Exhibit D of Planning Report PLPD11-013.

d) That Draft Plan of Subdivision Approval for Plan 15T-10507, File No. Y5142B dated January 11, 2011 by MHBC Planning Ltd., be granted, subject

to the following Draft Plan amendments and the Conditions of Draft Plan Approval attached to Report PLPD11-013 as Schedule 1 as amended:

i) Recommendation deleted.

ii) **That the balance of the Applicant's lands encompassing the Bear's Creek headwater area and the laneway to Hilliard Street that are subject to Official Plan and Zoning By-law Amendment applications O1006 and Z1017SB be incorporated into the Draft Plan as an Open Space Block and dedicated to the City for the same purpose.**

iii) **That the extension of Street 'L' to Milroy Drive be included within the limit of the Draft Plan of Subdivision.**

iv) **That the extension of Street 'B' to County Road 19 be included within the limit of the Draft plan of Subdivision, provided that Hydro One Networks Inc. is agreeable to same.**

v) **That Street 'A' be revised on the Draft Plan of Subdivision to have a right-of-way width of 26 metres between Chemong Road and Street 'I' and a right-of-way width of 23 metres between Streets 'I' and 'L'.**

vi) **That Street 'H', between Chemong Road and Street 'I' be deleted from the Draft Plan of Subdivision.**

vii) **That all street intersections within the Draft Plan of Subdivision be illustrated to meet at right angles.**

viii) Recommendation deleted.

ix) **That the intersection of laneways be deleted from the Draft Plan of Subdivision.**

x) **That a trunk sanitary sewer corridor between Chemong Road and Hilliard Street be established on the Draft Plan of Subdivision to the satisfaction of the City Engineer and conveyed to the City for such purposes.**

xi) Recommendation deleted.

xii) Recommendation deleted.

e) **That Zoning By-law 1997-123 be amended by adding Special Districts 348, 349, 350 and 351 in accordance with Exhibit E of Report PLPD11-013.**

f) **That Section 3.9 Exceptions of Zoning By-law 1997-123 be amended by adding exceptions 259, 260 and 261 in accordance with Exhibit E of Report PLPD11-013.**

g) **That Section 3.4 Alternative Regulations of Zoning By-law 1997-123 be amended by adding regulations 5.m. and 13.k. in accordance with Exhibit E of Report PLPD11-013.**

h) That the subject property be rezoned from A2 Rural Zone (Smith), H Hazard Zone (Smith), RuR Rural Residential Zone (Smith.), and D.2-96 Development District to SP.328,13a-H', SP.328,4f,10e,13a-'H', SP.329,11j,13k-'H', SP.329,4f,10e,11j,13k-'H', SP.330,11j,13k-'H', SP.330,4f,10e,11j,13k-'H', SP.331,3q,11j,13k,16c-'H', SP.331,4f,10e,11j,13k-'H', SP.332-260-'H', SP.333-261-'H', SP.348,11j,13k-'H', SP.349,11j,13k-'H' and SP.350-'H' – Residential Districts, to SP.351-'H' and SP.95-259-'H' – Commercial Districts and to OS.1 and OS.3 – Open Space Districts in accordance with the Draft Plan of Subdivision as amended per Recommendation d) of Report PLPD11-013 and generally in accordance with Exhibit E of Report PLPD11-013.

i) That staff conduct a background study and recommend updates to Development Charge By-law 08-128 (Chemong Development Area) for Council approval prior to Final Approval of the first phase of Draft Plan of Subdivision 15T-10507.

j) That Council endorse, in principle, including the funds required to construct a trunk sanitary sewer through the subject lands from Hilliard Street to Chemong Road in the 2012 Capital Budget as an item to be financed from the Chemong Area Specific Development Charge Reserve Fund.

k) That the implementing zoning by-laws be withheld from passage until the applicant submits an amended Draft Plan of Subdivision that reflects the requisite modifications outlined in recommendation d).

l) That Schedule 1 - Conditions of Draft Plan Approval attached to Report PLPD11-013 be amended in accordance with Schedule 1 dated February 28, 2011 and distributed at the February 28, 2011 Planning Committee meeting, to be presented at Council on March 14, 2011.

Moved by Councillor Clarke

That the rules of order be suspended (Article 16.15.2) to extend the hour of adjournment past 11:30 p.m. to 11:40 p.m. to complete the agenda.

"CARRIED"

Upon the motion by Mayor Bennett, this motion carried.

Other Business

There was no Other Business.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 11:29 p.m.

"CARRIED"

Kevin Arjoon
Deputy City Clerk

Councillor Hall
Chair