



**Planning Committee Minutes  
City of Peterborough  
March 21, 2011**

**Minutes of a Meeting of Planning Committee Held on Monday, March 21, 2011, in the Council Chambers, City Hall**

Planning Committee was called to order at 6:10 p.m. in the Council Chambers.

**Roll Call:**

Councillor Beamer  
Councillor Clarke 6:12 p.m.  
Councillor Doris  
Councillor Hall, Chair  
Councillor Juby  
Councillor McWilliams  
Councillor Pappas  
Councillor Parnell  
Councillor Riel  
Mayor Bennett

**Absent**

Councillor Vass

**Confirmation of Minutes – February 28, 2011**

Moved by Councillor Doris

**That the minutes of the meeting of Planning Committee held on February 28, 2011 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no disclosures of interest.

**Consent Agenda**

Moved by Councillor Clarke

**That items 6 and 8 be approved as part of the Consent Agenda.**

“CARRIED”

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**Manager, Planning Division  
Report PLPD11-004A  
270 Rogers Street**

Moved by Councillor Clarke

**That Council approve the recommendations outlined in Report PLPD11-004A dated March 21, 2011, of the Manager, Planning Division, as follows:**

- a) That Council receive Report PLPD11-004A for information.**
- b) That the zoning of the subject property, be amended from the R.1, R.2 - Residential District to the R.3, 8a, 16e – ‘H’ - Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-004.**
- c) That the “H” Holding Symbol be removed subject to the following:**
  - i. Site Plan Approval is granted for the subject property;**
  - ii. Confirmation from the Fire Services and Building Division that the units comply with the requirements of the Ontario Building Code and the Ontario Fire Code;**
  - iii. Payment of cash-in-lieu of parkland for the third unit; and**
  - iv. Payment of all applicable development charges for the third unit**

“CARRIED”

**Manager, Planning Division  
Report PLPD11-022  
By-law to Remove an “H” Holding Symbol  
From the Zoning of the Property at  
193 Dalhousie Street**

Moved by Councillor Clarke

**That Council approve the recommendation outlined in Report PLPD11-022 dated March 21, 2011, of the Manager, Planning Division, as follows:**

**That the property at 193 Dalhousie Street be rezoned from SP.241 – “H” to SP.241 in accordance with Exhibit “C” attached to Report PLPD11-022.**

“CARRIED”

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**Manager, Planning Division**

**Report PLPD11-011  
Official Plan Review  
Plan It Peterborough**

Ken Hetherington, Manager, Planning Division, made a presentation.

Moved by Councillor Juby

**That Council approve the recommendation outlined in Report PLPD11-011 dated March 21, 2011, of the Manager of Planning, as follows:**

**That Report PLPD11-011 be received for information purposes.**

“CARRIED”

**Manager, Planning Division**

**Report PLPD11-014  
193 Park Street North**

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

No one spoke in opposition to the application.

The applicant, Raymond Barriffe, 554 Oldman Road, Oshawa spoke.

Moved by Councillor Juby

**That Council approve the recommendations outlined in Report PLPD11-014 dated March 21, 2011, of the Manager, Planning Division, as follows:**

- a) That the City of Peterborough Comprehensive Zoning By-Law #1997-123 be amended to add Exception 262 to Section 3.9 in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-014.**
- b) That the zoning of the subject property, be amended from the R.1, - Residential District to the R.2 - 262 – Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-014.**

“CARRIED”

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**Manager, Planning Division**

**Report PLPD11-015**

**268 Towerhill Road**

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

Mayor Bennett requested staff conduct a land appraisal.

No one spoke in opposition to the application.

Kevin M. Duguay Community Planning and Consulting Inc., 560 Romaine Street, representative of the applicant, Habitat for Humanity, spoke.

Moved by Councillor Parnell

**That Council approve the recommendation outlined in Report PLPD11-015 dated March 21, 2011, of the Manager, Planning Division, as follows:**

**That the zoning of the subject property, be amended from the R.1, - Residential District to the R.2, 16j – Residential District in accordance with the draft amendment attached as Exhibit ‘D’ to Report PLPD11-015.**

“CARRIED”

**Manager, Planning Division**

**Report PLPD11-017**

**485 Parkhill Road East**

**Proposed Telecommunication Structure**

Moved by Mayor Bennett

**That Council approve the recommendations outlined in Report PLPD11-017 dated March 21, 2011, of the Manager, Planning Division, as follows:**

- a) **That Industry Canada be advised that the proposal for a telecommunication structure by SBA Canada, ULC, at 485 Parkhill Road East, has been subject to the City of Peterborough’s Draft Telecommunications Structures Policy and Procedure and has complied with the requirements of that Policy and Procedure.**
- b) **That Industry Canada be further advised that the proposal for a telecommunications structure at 485 Parkhill Road East has generated a significant level of concern from the public as documented by The Biglieri Group and summarized in Exhibits C and D of Report PLPD11-017.**
- c) **That the City of Peterborough request Industry Canada to direct all proponents acting under its jurisdiction to make plain in its communication materials that are intended for distribution to the public that the Government of Canada has final administrative authority for the approval or non-approval of such applications.**

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- d) **That City staff amend its draft procedures for the review of communication towers to have the following effect:**
1. **That in all areas zoned for residential purposes, new applications for communication towers that exceed a maximum height of 15 metres not be supported by the City;**
  2. **That in all areas zoned for non-residential purposes, new communication towers that are designed to serve only a single provider not be supported by the City.**
- e) **That Industry Canada be advised to direct its proponents on a priority basis to lands and facilities owned by the City of Peterborough and the City of Peterborough Holdings Inc.**

The Chair indicated that each recommendation would be separated for vote.

Moved by Councillor Parnell

That item f) be added as follows:

- f) **That a Member of Parliament, as available and a representative from Industry Canada be invited to appear before Council to present telecommunication information and answer questions.**

“CARRIED”

Moved by Councillor Parnell

That item g) be added as follows:

- g) **That staff bring forward a report and draft telecommunications policy addressing the requirement that cell tower proponents provide health data.**

“CARRIED”

Moved by Councillor Juby

**That the Question be Put.**

“CARRIED”

Upon Item a) the motion carried.

Upon Item b) the motion carried.

Upon Item c) the motion carried.

Upon Item d) 1.the motion carried.

Upon Item d) 2.the motion carried.

Upon Item e) the motion carried.

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**Other Business**

**Delegating Authority to the Director of Planning and Development Services**

Moved by Councillor Juby

**That staff prepare a report on the feasibility of delegating the authority to approve site plans and plans of subdivision to the Director of Planning & Development Services or designate.**

"CARRIED"

Councillor Pappas asked staff about the status of the Property Standards By-law.

Councillor Pappas asked staff about the strategy in the Central Area Master Plan that calls for pre-zoning of properties in the central area.

**Adjournment**

Moved by Councillor Clarke

**That this meeting of Planning Committee adjourn at 8:26 p.m.**

"CARRIED"

John Kennedy  
Deputy City Clerk

Councillor Hall  
Chair