



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

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

Planning Committee was called to order at 6:30 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 Riel
Councillor Vass
Mayor Bennett

Confirmation of Minutes – October 31, 2011

Moved by Councillor Parnell

That the minutes of the meeting of Planning Committee held on October 31, 2011 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

Consent Agenda

No items were considered as part of the Consent Agenda.

**Manager, Planning Division
Report PLPD11-082
545 The Queensway**

Caroline Kimble, Land Use Planner, provided an introduction to this item.

No one spoke in opposition to the application.

Kevin Duguay (560 Romaine Street) Community Planning and Consulting Inc. spoke on behalf of the applicant.

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Moved by Councillor Clarke

That Council approve the recommendations outlined in Report PLPD11-082 dated November 21, 2011, of the Manager, Planning Division, as follows:

- a) That Section 3.9 Exceptions in the City's Comprehensive Zoning By-Law #97-123, be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD11-082 to permit the following:**
 - i. a convenience retail store with a maximum floor of 300m², in association with a gas bar**
 - ii. for the purpose of this exception, a 'gas bar' means any land, buildings or part thereof used as a retail outlet for the sale of motor fuel, oil and accessories, but does not include the sale of motor vehicle parts or servicing or repairs to motor vehicles.**
- b) That the zoning of the subject property, be amended from the M3.2 – Enhanced Service Industrial District to the SP. 268 – 268(F)-'H' – Special Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD11-082.**
- c) That the 'H' Holding Symbol be removed subject to the following:**
 - i. Site Plan Approval is granted for the subject property including the following:**
 - 1. Conveyance of lands along The Parkway to the City of Peterborough, for the purposes of road widening;**
 - 2. Conveyance of lands for a 15m daylighting triangle at the northwest corner of the property (west corner of the subject land, at the intersection of the Parkway, The Queensway and Cameron Place to the City of Peterborough;**
 - 3. Provisions to urbanize the Cameron Place right of way from The Queensway to the site entrance at the expense of the developer; and**
 - 4. Delineation of the floodline prior to development.**
 - ii. Easements across the unopened Cameron Street right of way, in favour of the City, for existing sanitary sewer and possibly other utilities.**

Moved by Councillor Pappas

That the proposed zoning use, known as Item X in Report PLPD11-082, "a library, museum or art gallery" be deleted as a potential use.

"CARRIED"

Upon the main motion, as amended, this motion carried.

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**Manager, Planning Division
Report PLPD11-083
816 Brealey Drive**

Caroline Kimble, Land Use Planner, provided an introduction to this item.

No one spoke in opposition to the application.

The applicants, Paul and Francis Bischoff (816 Brealey Drive) spoke to the matter.

Moved by Councillor Juby

That Council approve the recommendations outlined in Report PLPD11-083 dated November 21, 2011, of the Manager, Planning Division, as follows:

- a) That the zoning of the subject property, be amended from the SP.31,1e-23 – Special Residential District to the R.2 – ‘H’ – Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-083.
- b) The ‘H’ Holding Symbol shall be removed from the zoning of the property at such time as:
 - i. Site Plan Approval be granted for the redevelopment of the lands which will include the conveyance of approximately 0.6m by 5.0m portion of land at the northwest corner of the site that extends into the Brealey Drive right of way, to the City at no cost.
 - ii. Agreement to obtain a building permit for the conversion of the dwelling from a single unit dwelling to a two unit dwelling.

“CARRIED”

**Manager, Planning Division
Report PLPD11-084
Non-Conforming Two and Three Unit Dwellings**

Moved by Councillor Riel

That Council approve the recommendations outlined in Report PLPD11-084 dated November 21, 2011, of the Manager, Planning Division, as follows:

- a) That Report PLPD11-084 be received.
- b) That no specific action to legalize existing non-conforming two and three unit dwellings be taken until the City considers an amendment to the Zoning By-Law to permit accessory dwelling units.

"CARRIED"

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Manager, Planning Division

Report PLPD11-013A

Phase Two Zoning Changes

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

Moved by Councillor Riel

That Council approve the recommendations outlined in Report PLPD11-013A dated November 21, 2011, of the Manager, Planning Division, as follows:

- a) That By-law 11-046 be amended in accordance with Exhibit 'D' to Report PLPD11-013A; and,**
- b) That Council confirm that no further Public Notice is required with respect to the revised by-law.**

"CARRIED"

Other Business

Councillor Doris, on a Point of Order, asked the Chair about the appropriateness of questions asked under Other Business.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 8:05 p.m.

"CARRIED"

John Kennedy
Deputy City Clerk

Councillor Hall
Chair