



**Planning Committee Minutes
City of Peterborough
February 27, 2012**

**Minutes of a Meeting of Planning Committee Held on February 27,
2012 in the Council Chambers, City Hall**

Planning Committee was called to order at 6:50 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 – February 6, 2012

Moved by Councillor Parnell

**That the minutes of the meeting of Planning Committee held on February 6, 2012
be approved.**

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

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Public Meeting Under the Planning Act

**Manager, Planning Division
Report PLPD12-008
1709 Lansdowne Street West**

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

The following individuals spoke in opposition to the application:

Shawn Smith, 1605 Waddell Avenue
Neil MacFarlane, 1609 Waddell Avenue
Kathleen Stephenson-Fields, 1612 Waddell Avenue

No one spoke in support of the application.

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

Moved by Councillor Parnell

That Council approve the recommendations outlined in Report PLPD12-008 dated February 27, 2012, of the Manager, Planning Division, as follows:

- a) **That Section 385 be added to the City's Comprehensive Zoning By-Law #97-123, in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD12-008 to permit the following:**
- i. **office or clinic use with a maximum floor area of 250m²**
 - ii. **a personal service use**
 - iii. **bank, financial institution or loan company**
 - iv. **gymnasium, spa or health club**
 - v. **art school, music school, dance school or fine arts school**
 - vi. **retail establishment for the sale of furniture and appliances**
 - vii. **a video rental establishment.**

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- b) That the zoning of the subject property, be amended from the R.1, 1e, 2e, 4d – Residential District and from the SP.268 – Special Commercial District to the SP. 355 – ‘H’ – Special Commercial District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD12-008.
- 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 Lansdowne Street West, for the purposes of road widening;
 - 2. Provision of a minimum 1.5m landscape strip within the site along the Lansdowne Street West frontage to reflect the widening;
 - 3. Stormwater management for the rear parking area; and
 - 4. Appropriate site entrance width and rear parking access.
 - ii. Written consent from the neighbouring property owner to the west for the grading design and redirection of flows along the west side of the site to be spread out within the landscaped area at the rear.
 - iii. Easement in favour of the City of Peterborough to facilitate future connection to the lands to the west.

Moved by Councillor Vass

That the motion be amended by the addition of item d), that the application return to Planning Committee for Site Plan Approval.

“LOST”

Upon the main motion, the motion carried.

Other Business

There was no Other Business.

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Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 8:28 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Hall
Chair