



**Planning Committee Minutes  
City of Peterborough  
June 11, 2012**

**Minutes of a Meeting of Planning Committee Held on June 11, 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

**Regrets:**

Mayor Bennett

**Confirmation of Minutes – May 22, 2012**

Moved by Councillor Clarke

**That the minutes of the meeting of Planning Committee held on May 22, 2012 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no disclosures of Pecuniary Interest.

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**Consent Agenda**

Moved by Councillor Pappas

**That Item 6 be approved as part of the Consent Agenda.**

“CARRIED”

**Manager, Planning Division**  
**Report PLPD12-033**  
**Facade Improvement Grant**  
**131 Charlotte Street - Empress Gardens**

Moved by Councillor Pappas

**That Council approve the recommendations outlined in Report PLPD12-033 dated June 11, 2012, submitted by the Manager, Planning Division, as follows:**

- a) **That the Facade Improvement Grant Program application submitted by AON Inc. be approved in accordance with the Agreement attached as Exhibit B to Report PLPD12-033 for a total grant of \$4,520.00.**
- b) **That the Mayor and City Clerk be authorized to sign the Facade Improvement Grant Agreement.**
- c) **That future staff reports recommending approval of redevelopment projects and grant agreements under the Central Area Community Improvement Plan provide a recommendation and brief description of the proposed work in order to streamline the reporting and approval process.**

“CARRIED”

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**Public Meeting Under the Planning Act**  
**Manager, Planning Division**  
**Report PLPD12-026**  
**882 Whitefield Drive**

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

The following individuals spoke in opposition to the application:

Stu Muirhead, 1021 Silverdale Road.

Larry Schneider, 1069 Silverdale Road.

Bill Woodbeck, 946 Whitefield Road.

Mike Ploc, 977 Silverdale Road.

Julie Wismer, 882 Whitefield Road.

Marg Patterson, 987 Silverdale Road.

Gary Rabjohn, 900 Whitefield Drive.

Carol Pearson, 906 Whitefield Drive.

Chuck Rickard, 1009 Golfview Road.

Rob West, 957 Silverdale Road.

Robert Jones, 1045 Silverdale Road.

No one spoke in support of the application.

Kevin Duguay (560 Romaine Street), agent of the applicant, spoke regarding the application.

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Moved by Councillor Clarke

**That Council approve the recommendations outlined in Report PLPD12-026 dated June 11, 2012, of the Manager, Planning Division, as follows:**

- a) That Schedule 'E' – Residential Density, of the Official Plan be amended to add medium density designation to the subject lands in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD12-026.**
- b) That Section 3.9 Exceptions of the City's Comprehensive Zoning By-Law #97-123 be amended in accordance with the draft amendment, attached as Exhibit 'E' to Report PLPD12-026 as follows:**
  - i) permit a maximum number of 27 dwelling units per building;**
  - ii) permit a minimum lot area per dwelling unit of 175 square metres per unit;**
  - iii) permit a minimum building setback of 9 metres or 3 metres per storey from the rear lot line, whichever is greater;**
  - iv) permit a maximum lot coverage by open parking areas, driveways and vehicle movement areas of 30%.**
- c) That the zoning of the subject property, be amended from the R.1, 1m, 2m – Residential District to the R.4 – 270 – 'H' – Residential District in accordance with the draft amendment attached as Exhibit 'E' to Report PLPD12-026.**
- d) That the 'H' Holding Symbol be removed subject to the following:**
  - i) Site Plan Approval being granted for the subject property including stormwater management details and a requirement that downstream trunk sanitary sewer extraneous flow problem be resolved prior to building permit issuance.**
  - ii) Completion of a Stage 1 Archaeological Assessment to determine past land use and the need for site testing.**
- e) That the site plan return to Planning Committee for approval and that the applicant hold an additional public information meeting.**

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Moved by Councillor Riel

That the motion be amended by the addition of item f):

f) That a traffic study be required by the applicant in combination with the site plan.

“LOST”

Moved by Councillor Juby

**That the question be put.**

“CARRIED”

Upon the main motion by Councillor Clarke, the motion carried.

The meeting recessed at 9:55 p.m. and reconvened at 10:03 p.m.

Moved by Councillor Clarke

**That the rules be order (Section 16.15.2) be extended to permit the meeting to continue to 11:00 p.m.**

“CARRIED”

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**Public Meeting Under the Planning Act**  
**Manager, Planning Division**  
**Report PLPD12-028**  
**780 Erskine Avenue**

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

No one spoke in support of or opposition to the application.

Jim Kotsopoulos, (27 Fieldflower Crescent, Richmond Hill) agent for the applicant spoke to the application.

Moved by Councillor Juby

**That Council approve the recommendations outlined in Report PLPD12-028 dated June 11, 2012, of the Manager, Planning Division, as follows:**

- a) **That Section 3.9 Exceptions of the City's Comprehensive Zoning By-Law #97-123 be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD12-028 as follows:**

**271. In addition, a commercial parking lot shall also be a permitted use**

- b) **That the zoning of the subject property, be amended from the M3.2 – Enhanced Service Industrial District to the C.7 – 271 - (F) Special Purpose Retail Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD12-028.**

**"CARRIED"**

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**Public Meeting Under the Planning Act**  
**Manager, Planning Division**  
**Report PLPD12-032**  
**Policies for Cash In Lieu of Parking - Affordable Housing**

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

No one spoke in support of or opposition to the application.

Moved by Councillor Juby

**That Council approve the recommendation outlined in Report PLPD12-032 dated June 11, 2012 of the Manager, Planning Division, as follows:**

**That section 5.11 Parking of the Official Plan be amended to include provisions for cash-in-lieu of parking for Affordable Housing Projects approved under the Affordable Housing Community Improvement Plan and located within the Community Improvement Area delineated on Schedule "H" – Community Improvement in accordance with the draft amendment attached as Exhibit "A" to Report PLPD12-032.**

"CARRIED"

**Director of Planning and Development Services**  
**Report PLHD12-004**  
**Municipal Housing Facilities By-Law, 2012**

Moved by Councillor Riel

**That Council approve the recommendation outlined in Report PLHD12-004 dated June 11, 2012 of the Director of Planning and Development Services, as follows:**

**That Exhibit A attached to PLHD12-004, being a draft by-law to provide for Municipal Housing Facilities, be approved in order to allow the City to provide full or partial property tax exemptions to certain housing providers as of June 25<sup>th</sup>, 2012.**

"CARRIED"

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**Other Business**

Moved by Councillor Parnell

**That Staff and/or the Naming Committee examine the issue of there being two Whitefield Roads, with a report to come back to Committee for consideration.**

"CARRIED"

**Adjournment**

Moved by Councillor Juby

**That this meeting of Planning Committee adjourn at 10:42 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair