Planning Committee Minutes
City of Peterborough
January 22, 2013

Minutes of a Meeting of Planning Committee Held on January 22, 2013 in the Board Room, Kawartha Pine Ridge District School Board Office.

Planning Committee was called to order at 6:32 p.m. in the Board Room.

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

Regrets:
Councillor Clarke

Confirmation of Minutes – November 19, 2012

Moved by Councillor Pappas

That the minutes of the meeting of Planning Committee held on November 19, 2012 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

Councillor Parnell declared an interest in item 3, Report PLPD13-003 as a family member has an interest in an adjacent business.

Consent Agenda

Moved by Councillor Parnell

That item 4 be approved as part of the Consent Agenda.

"CARRIED"

Manager, Planning Division
Report PLPD12-064A
922 Western Avenue

Moved by Councillor Parnell

That Council approve the recommendation outlined in Report PLPD12-064A dated January 22, 2013 of the Manager, Planning Division, as follows:

That Report PLPD12-064A be received for information.

"CARRIED"

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD13-003
724, 738 and 746 Lansdowne Street West and 873 High Street

Ms. Kimball, Land Use Planner, provided an overview of the application.

Councillor Parnell did not discuss or vote on this item due to her previously declared conflict.

Peter Lawless, agent for the applicant, spoke in support of the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD13-003 dated January 22, 2013, 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 to add Exception 245 in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD13-003.

b) That the zoning of the subject properties be amended from the SP.268-172; SP.268-229-'H'; C.4: and M3.2 Zoning Districts to the SP.268-172-245 – Commercial District; SP.268-229-245 – Commercial District; SP.268-245 – Zoning District; and to the SP.268-245-'H' – Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD13-003.

c) That the 'H' Holding Symbol be removed subject to Site Plan Approval being granted for the subject property.

Committee at the meeting of January 22, 2013 made the following recommendation:

d) That item "x) - a library, museum or art gallery", be removed as a permitted use.

"CARRIED"

Manager, Planning Division
Report PLPD13-007
Application for Site Plan Approval
242-248 Charlotte Street & 321-331 Aylmer Street
Proposed Shoppers Drug Mart

Mr. Hunt, Director of Planning and Development Services, provided an overview of report PLPD13-007.

Moved by Councillor Doris

That the rules of procedure (16.24.3) be suspended to permit Mr. Kulkarni, of Shoppers Drug Mart to speak to the application.

"CARRIED"

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD13-007 dated January 22, 2013, of the Manager, Planning Division, as follows:

That the Site Plan Application submitted by BJC Architects Inc. for the construction of a commercial building (Shoppers Drug Mart) with a total floor area of 1,619 square metres (17,427 square feet) be approved, subject to the following conditions:

a) Payment of $110,000 to the City for the purchase of the City property at 331 Aylmer Street,

b) The deposit of a parkland levy in accordance with *The Planning Act*, as amended,

c) The deposit of site performance security in the amount of $60,000,

d) The conveyance of daylighting triangles at the north east corner of Charlotte Street and Bethune Street, and the north west corner of Charlotte Street and Aylmer Street,

e) The design and construction of a new public walkway between the subject property and the Peterborough Public Library property.

Moved by Councillor Vass

That report PLPD13-007 be referred back to staff for a minimum of two (2) planning cycles to allow consultation between staff, the developer and interested parties.

"CARRIED"

Other Business

There were no items of Other Business.

Adjournment

Moved by Councillor Juby

That this meeting of Planning Committee adjourn at 9:19 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Hall
Chair