



**Planning Committee Minutes  
City of Peterborough  
October 7, 2013**

**Minutes of a Meeting of Planning Committee Held on October 7, 2013  
in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:49 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 – September 16, 2013**

Moved by Councillor Parnell

**That the minutes of the meeting of Planning Committee held on September 16, 2013 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no disclosures of Pecuniary Interest.

**Planning Committee Minutes  
October 7, 2013  
Page 2**

**Consent Agenda**

Moved by Councillor Parnell

**That items 8 and 9 be approved as part of the Consent Agenda.**

“CARRIED”

**Manager, Planning Division**

**Report PLPD13-073**

**Removal of ‘H’ – Holding Symbol from the Zoning of the Property at 844 Rye Street**

Moved by Councillor Parnell

**That Council approve the recommendation outlined in Report PLPD13-073 dated October 7, 2013, of the Manager, Planning Division, as follows:**

**That the property at 844 Rye Street be rezoned from SP. 268-151-157(F)-‘H’-Commercial District to SP. 268-151-157(F)-Commercial District in accordance with Exhibit ‘C’ attached to Report PLPD13-073.**

“CARRIED”

**Manager, Planning Division**

**Report PLPD13-069**

**Removal of ‘H’ – Holding Symbol from the Zoning of the Property at 424 Sheridan Street**

Moved by Councillor Parnell

**That Council approve the recommendation outlined in Report PLPD13-069 dated October 7, 2013, of the Manager, Planning Division, as follows:**

**That the property at 424 Sheridan Street be rezoned from C.6-‘H’-Commercial District to C.6-Commercial District in accordance with Exhibit ‘C’ attached to Report PLPD13-069.**

“CARRIED”

**Planning Committee Minutes**  
**October 7, 2013**  
**Page 3**

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-070**  
**Zoning By-law Amendment – 793 Spillsbury Drive**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-070.

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

Kevin Duguay, 560 Romaine Street, agent for the applicant, spoke to the application.

Moved by Councillor Pappas

**That Council approve the recommendations outlined in Report PLPD13-070 dated October 7, 2013, of the Manager, Planning Division, as follows:**

- a) **That the zoning of the subject property, be amended from the R.1,1m,2m - Residential District to the R.1 – Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-070.**
- b) **That the ‘H’ Holding Symbol be removed subject to the owner entering into an agreement with the City for the payment of parks levy and tree levy for the subject property.**

“CARRIED”

Committee recessed at 7:09 p.m.

Committee reconvened at 7:19 p.m.

**Planning Committee Minutes**  
**October 7, 2013**  
**Page 4**

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-071**  
**Zoning By-law Amendment – 125 Romaine Street**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-071.

Mory Graham, 115 Romaine Street, spoke in opposition to the application.

Ms. Woods, 127 Romaine Street, spoke in opposition to the application.

Tom Godfrey, 448 ½ Rogers Street, spoke in support of the application.

Peter Lawless, 332 Aylmer Street North, agent for the applicant, spoke to the application.

Moved by Councillor Pappas

That the application be denied.

“LOST”

Moved by Councillor Pappas

That the item be referred to a public meeting between the owner and neighbours.

“LOST”

**Planning Committee Minutes**  
**October 7, 2013**  
**Page 5**

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD13-071 dated October 7, 2013, of the Manager, Planning Division, as follows:**

- a) That Section 3.4 – Alternative Regulations, of Comprehensive Zoning By-Law #1997-123 be amended to add a provision to reduce the minimum aisle width adjacent to 90 degree parking to 6.0m.**
- b) That the zoning of the subject property, be amended from the R.1, R.2 - Residential District to the R.1, R.2, 7c, 20a - 264 – ‘H’ Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-071.**
- 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 Fire Services and from the Building Division of the City of Peterborough, that the units comply with the requirements of the Ontario Building Code and the Ontario Fire Code;**
  - iii) Confirmation from the City’s Building Division that there are no outstanding concerns with regard to the Ontario Building Code.**
  - iv) Payment of cash-in-lieu of parkland for the third unit; and**
  - v) Payment of all applicable development charges for the third unit.**

“CARRIED”

**Planning Committee Minutes**  
**October 7, 2013**  
**Page 6**

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-072**  
**Zoning By-law Amendment – 794 Stocker Road**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-072.

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

Kevin Duguay, 560 Romaine Street, agent for the applicant, spoke to the application.

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD13-072 dated October 7, 2013, 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 PLPD13-072.**
- b) **That the zoning of the subject property, be amended from the R.1, 4h, R.2, 4h - Residential District to the SP.295 - 284 'H' Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD13-072.**
- 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 Fire Services and from the Building Division of the City of Peterborough, 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"

**Planning Committee Minutes  
October 7, 2013  
Page 7**

**Manager, Planning Division  
Report PLPD13-076  
1837 Lansdowne Street West  
Proposed Telecommunication Structure**

Moved by Mayor Bennett

**That Council approve the recommendations outlined in Report PLPD13-076 dated October 7, 2013, of the Manager, Planning Division, as follows:**

- a) That Industry Canada be advised that the proposal for a telecommunication structure by Rogers Communications Inc., at 1837 Lansdowne Street West, has been subject to the City of Peterborough's Telecommunication Structures Policy and Procedure and has complied with the procedural requirements of that Policy and Procedure.**
- b) That Industry Canada be further advised that the proposal for a telecommunications structure at 1837 Lansdowne Street West is situated within 120m of lands zoned to permit residential use, not in compliance with the City's preferences outlined in the Telecommunication Structures Policy and Procedure, and**
- c) That Report PLPD13-076 be included in the submission to Industry Canada.**

**"CARRIED"**

**Manager, Planning Division  
Report PLPD13-068  
Removal of 'H' – Holding Symbol from the Zoning of the Property at  
834 Water Street**

Moved by Councillor Riel

**That Council approve the recommendation outlined in Report PLPD13-068 dated October 7, 2013, of the Manager, Planning Division, as follows:**

**That the property at 834 Water Street be rezoned from R.3-272-'H'-Residential District to R.3-272-Residential District in accordance with Exhibit 'C' attached to Report PLPD13-068.**

**"CARRIED"**

**Planning Committee Minutes**  
**October 7, 2013**  
**Page 8**

**Manager, Planning Division**

**Report PLPD13-002**

**Removal of 'H' – Holding Symbol from the Zoning of the Property at  
264 Stewart Street**

Moved by Councillor Riel

**That Council approve the recommendation outlined in Report PLPD13-002 dated  
October 7, 2013, of the Manager, Planning Division, as follows:**

**That the property at 264 Stewart Street be rezoned from SP. 241, 11h – 251 – 'H' -  
Special Commercial District to SP. 241, 11h – 251 – Special Commercial District in  
accordance with Exhibit 'C' attached to Report PLPD13-002.**

"CARRIED"

**Other Business**

There was no Other Business.

**Adjournment**

Moved by Councillor Pappas

**That this meeting of Planning Committee adjourn at 9:04 p.m.**

"CARRIED"

John Kennedy  
City Clerk

Councillor Hall  
Chair