



**Planning Committee Minutes  
City of Peterborough  
October 28, 2013**

**Minutes of a Meeting of Planning Committee Held on October 28, 2013  
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 7, 2013**

Moved by Councillor Parnell

**That the minutes of the meeting of Planning Committee held on October 7, 2013  
be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no disclosures of Pecuniary Interest.

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**Consent Agenda**

No items were approved as part of the Consent Agenda.

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-082**  
**191 Bethune Street**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-082.

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

Mr. Payne, 1236 Melody Crescent, the applicant, spoke to the application.

Moved by Councillor Juby

**That Council approve the recommendations outlined in Report PLPD13-082 dated October 28, 2013 of the Manager, Planning Division, as follows:**

- a) That the zoning of 191 Bethune Street, be amended from the R.1,4j, R.2,4j – Residential District to the R.3, 3p,4k,19d – ‘H’ – Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-082.**
- b) The ‘H’ Holding Symbol shall be removed subject to Site Plan Approval to address the following:**
  - i. Parking spaces that are adequately dimensioned with walkways to building entrances of Bethune Street and Dalhousie Street;**
  - ii. Adequate space allocated for garbage and recycling enclosure(s) with construction details; and**
  - iii. Street tree installations.**

“CARRIED”

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**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-083**  
**165 Rubidge Street and 164 Park Street North**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-083.

Ruth van Vierzen, 3295 University Heights Boulevard, is concerned with high intensification and the small footprint of the property, as she owns a duplex in the area.

Susan Susac, 130 Montgomery Street, is concerned with on-street parking and intensification, as she has an interest in a duplex in the area.

No one spoke in support of the application.

Paul Millard, 37 Edgewater Blvd, the owner of the subject property, spoke to the application. Ken Trevelyan, 148 Hunter Street West, agent for the applicant, spoke to the application.

Moved by Councillor Pappas

**That Council approve the recommendations outlined in Report PLPD13-083 dated October 28, 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 permit a Minimum Lot Area of 60m<sup>2</sup> per unit.**
- b) **That the zoning of the subject property, be amended from the PS.2, R.1, R.2, R.3, R.4 – Zoning Districts to the R.5,2f,3y,5f,7d,8f,10a – ‘H’ – Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-083.**
- c) **That the ‘H’ Holding Symbol be removed subject to Site Plan Approval being granted for the subject property, including among other items, consideration of a conservation agreement.**

At the meeting of October 28, 2014 item d) was added as follows:

- d) **That a staff report on alternative parking arrangements be provided at the meeting of January 27, 2014.**

“CARRIED”

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**Manager, Planning Division**

**PLPD13-004**

**By-law to Remove an 'H' – Holding Symbol from the Zoning By-law for  
Plan of Subdivision 45M-236**

**R.D. Land Corp**

**420 Simons Avenue and 748 Hemlock Street**

Moved by Councillor Beamer

**That Council approve the recommendation outlined in Report PLPD13-004 dated  
October 28 2013, of the Manager, Planning Division as follows:**

**That lots 1 to 52, inclusive, Plan of Subdivision 45M-236, (Raymond Street and  
Hemlock Street) be rezoned from R.1-'H'; R.1,8z-'H'; R.1,1r,2r,8z-'H'; and R.1,1j,2j,  
8z-'H' to R.1, R.1,8z; R.1,1r,2r,8z; and R.1,1j,2j,8z in accordance with Exhibit A  
attached to Report PLPD13-004.**

"CARRIED"

**Other Business**

There was no Other Business.

**Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 7:49 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair