



**Planning Committee Minutes  
City of Peterborough  
November 18, 2013**

**Minutes of a Meeting of Planning Committee Held on November 18, 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 28, 2013**

Moved by Councillor Parnell

**That the minutes of the meeting of Planning Committee held on October 28, 2013 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

Councillor Parnell declared an interest in Report PLPD13-085, 1643 Lansdowne Street West – Zoning By-law Amendment, as a relative owns a competing business.

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**Consent Agenda**

Moved by Mayor Bennett

**That item 6 be passed as part of the Consent Agenda.**

“CARRIED”

**Manager, Planning Division  
Report PLPD13-086  
Application for Site Plan Approval  
135 Suite, Four Storey Apartment Building at 2300 Denure Drive**

Moved by Mayor Bennett

**That Council approve the recommendations outlined in Report PLPD13-086 dated November 18, 2013, of the Manager, Planning Division, as follows:**

**That the Site Plan Application submitted by 2305105 Ontario Inc. for the construction of a four storey, 135 suite apartment building for the property at 2300 Denure Drive be approved subject to the following conditions:**

- a) The deposit of site work performance security in the amount of \$100,000.00.**
- b) The submission of technical information to the satisfaction of the Utility Services Department.**

“CARRIED”

**Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD13-084  
756 Stocker Road – Zoning By-law Amendment**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-084.

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

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Debbie Karpenko, 12 Island Terrace (Buckhorn), the applicant, spoke to the application.

Moved by Mayor Bennett

**That Council approve the recommendations outlined in Report PLPD13-084 dated November 18, 2013, of the Manager, Planning Division, as follows:**

- a) That the zoning of the subject property, be amended from the R.1, 4h, R.2, 4h - Residential District to the SP.295-284,3p,19f,20a(F) - 'H' Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD13-084.**
- b) 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"

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-085**  
**1643 Lansdowne Street West – Zoning By-law Amendment**

Due to her previously declared conflict, Councillor Parnell did not discuss or vote on Report PLPD13-085.

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-085.

Sabine McConnell, Harper Park Stewardship Initiative, spoke in opposition to the application.

No one spoke in support of the application.

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Mary Cowling, owner of the subject property, Carlos Carranza, agent, and Chris Rogers, proposed operator, spoke to the application.

Moved by Councillor Clarke

**That Council approve the recommendations outlined in Report PLPD13-085 dated November 18, 2013, of the Manager, Planning Division, as follows:**

- a) That the zoning of the subject properties, be amended from the R.1, 1e,2e,4d – Residential District to SP.268-285 – ‘H’ - Commercial District, in accordance with the draft amendment attached as Exhibit ‘D’ to Report PLPD13-085.**
- b) That the ‘H’ Holding Symbol be removed subject to Site Plan Approval, including the following:**
  - i. a requirement for a noise/land use compatibility study in accordance with Ministry of Environment guidelines;**
  - ii. a 3.05m road widening along Lansdowne Street West;**
  - iii. additional grinding and surface overlay and additional compensation fees for road life cycle impacts of the portion of Lansdowne Street West impacted by utility and service cuts required to support the proposed development;**
  - iii. demonstration of adequate servicing capacity downstream; and**
  - iv. dedication of an easement along the easterly portion of the property to facilitate cross traffic between adjacent commercial lands.**

“CARRIED”

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**Manager, Planning Division**

**PLPD13-068A**

**Removal of “H” – Holding Symbol from the Zoning of the Property at 834 Water Street: Information Report Regarding the Requirement to Construct a Fence down the Property’s South Lot Line**

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD13-068A dated November 18, 2013, of the Manager, Planning Division, as follows:**

- a) That Report PLPD13-068A be received for information.**
- b) That Council select Option 1 presented at the conclusion of the report and that the appropriate resolution to implement the preferred option be passed.**

“CARRIED”

**Other Business**

There was no Other Business.

**Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 8:14 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair