



**Planning Committee Minutes
City of Peterborough
January 20, 2014**

**Minutes of a Meeting of Planning Committee Held on January 20, 2014
in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:38 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 Vass
Mayor Bennett

Regrets:

Councillor Riel

Confirmation of Minutes – November 18, 2013

Moved by Councillor Parnell

That the minutes of the meeting of Planning Committee held on November 18, 2013 be approved.

“CARRIED”

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Disclosure of Pecuniary Interest

There were no Disclosures of Pecuniary Interest.

Consent Agenda

No items were passed as part of the Consent Agenda

Public Meeting Under The Planning Act

Manager, Planning Division

Report PLPD14-002

545 The Queensway, 620 Cameron Place and 909 Cameron Street

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD14-002.

Brad Smith, AON, spoke in opposition to the application.

No one spoke in favour of the application

Steven Zakem, Aird and Berlis, solicitor for the applicant, spoke to the application. Kevin Duguay, Planner and Ken Smith, D.M. Wills, engineer, agents for the applicant also spoke to the application.

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD14-002 dated January 20, 2014, of the Manager, Planning Division, as follows:

- a) That the applications to amend the Official Plan be approved in part, in accordance with Exhibit 'C' attached to Report PLPD14-002 as follows:**
 - i. Schedule A – Land Use, be amended to expand the Commercial Designation to include a portion of the subject lands;**
 - ii. Schedule I – Commercial Area, be amended to expand the Service Commercial designation to a portion of the subject lands;**

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- iii. **Schedule M – Lansdowne West Secondary Plan, be amended to redesignate a portion of the subject lands from Industrial to Commercial;**
 - iv. **Schedule O – Industrial Land Use, be amended to redesignate a portion of the subject lands from Industrial to Commercial.**
- b) **That the applications to amend the Zoning By-Law be approved in part, in accordance with Exhibit ‘D’ attached to Report PLPD14-002 as follows:**
- i. **That the zoning of a portion of the subject lands, outside of the floodplain, be amended from the M3.2 – Enhanced Service Industrial and the SP.268-268(F)-‘H’ – Service Commercial to the SP.268–286 – ‘H’ - Service Commercial District to permit commercial uses in accordance with the policies of the Service Commercial designation of the Official Plan; and**
 - ii. **That the zoning of the subject lands included in the floodplain, be amended from the M3.2 – Enhanced Service Industrial and the M3.5(F) – Combined Service Industrial to OS.1 – 271 – Open Space District;**
 - iii. **That Section 3.9 – Exceptions, be amended to include Exception 286, to permit a bank, loan company or financial institution; a home improvement outlet and up to one retail establishment for the sale of used clothing, household items and related accessories; and to prohibit the use of the property for a library, museum or art gallery.**
 - iv. **That the ‘H’ – Holding Symbol be removed subject to Site Plan Approval being granted for the subject property.**
- c) **That the application to amend the Official Plan and Zoning By-Law to introduce a special policy exception to the Service Commercial Designation to permit large format retail uses in addition to Service Commercial uses and to zone the lands C.7 – Special Purpose Retail, be Denied, based on the following:**
- i. **The introduction of 95% of the total proposed floor area, up to 9500m² of retail uses for the sale of Department Store Type Merchandise (DSTM), outside of a shopping node established within the City’s Commercial Structure, is inconsistent with the intent and purpose of the Service Commercial designation and with the City’s Commercial Structure and policies.**

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- d) That the application to amend the Official Plan and Zoning By-Law (save and except parking) for the lands situated within the floodplain of Lower Byersville Creek (known as 909 Cameron Street), be Denied based on Section 3.1 of the Provincial Policy Statement (2005).

“CARRIED”

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD14-001
New Central Area Community Improvement Plan Program
Municipal Brownfields Rehabilitation Grant Program

A presentation on Report PLPD14-001 was provided by Ken Hetherington, Manager, Planning Division.

No one spoke in opposition to Report PLPD14-001.

Terry Guiel, Downtown Business Improvement Area, spoke in support of the New Central Area Community Improvement Plan Program - Municipal Brownfields Rehabilitation Grant Program.

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD14-001 dated January 20, 2014, submitted by the Manager, Planning Division, as follows:

- a) That the Central Area Community Improvement Plan be amended by adding the Municipal Brownfields Rehabilitation Grant Program, as attached as Exhibit B to Report PLPD14-001.
- b) That Council delegate authority to approve applications made under the proposed Municipal Brownfields Rehabilitation Grant Program to the Director, Planning & Development Services.
- c) That any agreement for an application approved under the Municipal Brownfields Rehabilitation Grant Program be signed by the Mayor and the City Clerk.

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At the meeting of January 20, 2014 the following was added:

- d) That staff prepare a report as soon as possible on the implementation of this program throughout the City.**

Moved by Councillor Parnell

That the motion be amended by the the following:

That the Mount St. Joseph property be added to the properties eligible for this program.

Councillor Pappas declared a conflict on the proposed amendment as he has family members residing in the immediate area. Councillor Pappas did not discuss this matter.

Upon clarification, Councillor Parnell withdrew her motion.

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

Councillor Juby left the meeting at 8:47 p.m. and returned at 8:50 p.m.

Manager, Planning Division
Report PLPD14-004
Interim Control By-law
Electronic Signs

Brian Buchardt, Planner, Urban Design provided a presentation on Report PLPD14-004, Interim Control By-law, Electronic Signs.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD14-004 dated January 20, 2014, of the Manager, Planning Division, as follows:

- a) That the presentation by staff be received for information.**
- b) That staff be directed to undertake a review and recommend potential amendments to the Sign By-law pertaining to Electronic Signs.**

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- c) That an Interim Control By-law be passed in accordance with Exhibit "A" attached to Report PLPD14-004 prohibiting the issuance of a permit for an electronic sign for a period of four months from the date of the passing of the By-law to allow time for the completion of consultation and further research.

"CARRIED"

Other Business

It was noted that a staff report regarding snow removal and sidewalk maintenance will be provided in April 2014.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 9:15 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Hall
Chair