



**Planning Committee Minutes  
City of Peterborough  
March 24, 2014**

**Minutes of a Meeting of Planning Committee Held on March 24, 2014  
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 – February 10, 2014**

Moved by Mayor Bennett

**That the minutes of the meeting of Planning Committee held on February 10, 2014  
be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no Disclosures of Pecuniary Interest.

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**Consent Agenda**

Moved by Councillor Beamer

**That item 5 be passed as part of the Consent Agenda.**

“CARRIED”

**Manager, Planning Division  
Report PLPD14-013  
Annual Report of Delegated Subdivision Approval for 2013**

Moved by Councillor Beamer

**That Council approve the recommendation outlined in Report PLPD14- 013 dated March 24, 2014, of the Manager, Planning Division, as follows:**

**That Report PLPD14-013 be received for information purposes.**

“CARRIED”

**Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD14-016  
246 Parkhill Road East and 21-33 Leahy's Lane**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD14-016.

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

Kevin Duguay, agent for the applicant, spoke to the application.

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Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD14-016 dated March 24, 2014, of the Manager, Planning Division, as follows:**

- a) That Schedule 'E' – Residential Density, of the Official Plan be amended to add medium density designation to the subject lands in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD14-016.**
- b) That Section 3.9 Exceptions of the City's Comprehensive Zoning By-law #97-123 be amended in accordance with the draft amendment, attached as Exhibit 'D' to Report PLPD12-026 as follows:**
  - i) permit a maximum number of 42 dwelling units;**
  - ii) a minimum lot area per dwelling unit of 210 square metres per unit;**
  - iii) permit a minimum building setback of 9 metres or 3 metres per storey from the rear lot line, whichever is greater;**
  - iv) permit a maximum building coverage of 35% of the lot area;**
  - v) permit a maximum lot coverage by open parking areas, driveways and vehicle movement areas of 30%;**
  - vi) notwithstanding the permitted uses, a boarding house shall not be permitted.**
- c) That the zoning of the subject property, be amended from the D.1 – Development District 1 Zoning District to the R.4 – 287– 'H' – Residential District in accordance with the draft amendment attached as Exhibit 'E' to Report PLPD14-016.**
- d) That the 'H' Holding Symbol be removed subject to the following:**
  - i) Site Plan Approval being granted for the subject property including stormwater management details;**
  - ii) A downstream sanitary sewer upgrade for Armour Road, has been addressed;**
  - iii) Payment of applicable cash in lieu of parkland; and**
  - iv) Completion of an Arborist Assessment of the existing trees on the site.**

**"CARRIED"**

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**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD14-017**  
**1158 Brealey Drive**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD14-017.

Councillor Juby left the meeting at 7:55 p.m. and returned at 7:59 p.m.

Girvin Devitt, 1130 Brealey Drive, spoke in opposition to the application.

Bill Turney, 1148 Brealey Drive, spoke in opposition to the application.

Brian Defoe, 1162 Brealey Drive, spoke in opposition to the application.

Kevin Duguay, agent for the applicant, spoke to the application.

Moved by Councillor Parnell

**That Council approve the recommendations outlined in Report PLPD14-017 dated March 24, 2014, of the Manager, Planning Division, as follows:**

- a) **That Section 3.9 Exceptions of the City's Comprehensive Zoning By-law be amended to add Exception 288, in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD14-017 as follows:**
  - i) **require a minimum lot area of 1900m<sup>2</sup>;**
  - ii) **require a minimum lot area of 470m<sup>2</sup> per unit;**
  - iii) **require a minimum setback of 3m from the side lot line;**
  - iv) **require a minimum setback of 30m from the rear lot line;**
  - v) **permit a maximum lot coverage by open parking areas, driveways and vehicle movement areas of 30% of the lot area; and**
  - vi) **Notwithstanding the permitted uses in the R.3 Zoning District, a Boarding House shall not be permitted.**
- b) **That the zoning of 1158 Brealey Drive be amended from the D.1 – Development District to the R.3 – 288 – 'H' Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD14-017.**

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- c) That the 'H' Holding Symbol be removed subject to:
  - i. Site Plan Approval being granted for the subject property including a clause to require the proponent to investigate downstream capacity for the development;
  - ii. Payment of applicable cash in lieu of parkland; and
  - iii. Completion of a Stage 1 Archaeological Assessment

At the meeting of March 24, 2014 the following was added:

- d) That a neighbourhood meeting to be held prior to site plan approval, and that the Ward Councillors be notified and invited to the meeting.

"CARRIED"

### **Other Business**

There were no items of Other Business.

### **Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 9:24 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair