Planning Committee Minutes
City of Peterborough
June 16, 2014

Minutes of a Meeting of Planning Committee Held on June 16, 2014 in the Council Chambers, City Hall.

Planning Committee was called to order at 6:32 p.m. in the Council Chambers.

Roll Call:
Councillor Beamer
Councillor Clarke
Councillor Doris
Councillor Hall, Chair
Councillor Juby (6:40 p.m.)
Councillor McWilliams
Councillor Pappas
Councillor Parnell (6:35 p.m.)
Councillor Riel
Councillor Vass
Mayor Bennett

Confirmation of Minutes – May 26, 2014

Moved by Mayor Bennett

That the minutes of the meeting of Planning Committee held on May 26, 2014 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

There were no disclosures of Pecuniary Interest.

Consent Agenda

Moved by Mayor Bennett

That item 5, 6 and 7 be approved as part of the Consent Agenda.

"CARRIED"

Manager, Planning Division
Report PLPD14-035
Removal of "H" - Holding Symbol from the Zoning of Property at 828 Cameron Street

Moved by Mayor Bennett

That Council approve the recommendation outlined in Report PLPD14-035 dated June 16, 2014, of the Manager, Planning Division, as follows:

That the property at 828 Cameron Street be rezoned from R.2,3u,16f - "H"-Residential District to R.2,3u,16f - Residential District in accordance with Exhibit "C" attached to Report PLPD14-035.

"CARRIED"

Manager, Planning Division
Report PLPD14-036
Removal of "H" - Holding Symbol from the Zoning of Property at 756 Stocker Road

Moved by Mayor Bennett

That Council approve the recommendation outlined in Report PLPD14-036 dated June 16, 2014, of the Manager, Planning Division, as follows:

That the property at 756 Stocker Road be rezoned from SP.295-284,3p,19f,20a(F) - "H"-Residential District to SP.295-284,3p,19f,20a(F) - Residential District in accordance with Exhibit "C" attached to Report PLPD14-036.

"CARRIED"

Manager, Planning Division
Report PLPD14-037
Removal of "H" - Holding Symbol from the Zoning of Property at 165 Rubidge Street and 164 Park Street North

Moved by Mayor Bennett

That Council approve the recommendation outlined in Report PLPD14-037 dated June 16, 2014, of the Manager, Planning Division, as follows:

That the property at 165 Rubidge Street and 164 Park Street North be rezoned from R.5,2f,3y,5f,7d,8f,10a – 'H' – Residential District to R.5,2f,3y,5f,7d,8f,10a - Residential District in accordance with Exhibit "C" attached to Report PLPD14-037.

"CARRIED"

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD14-032
417 Aylmer St. N., 234-242 Hunter St. W. & Pt. of 11 Fleming Pl.

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD14-032.

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

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

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD14-032 dated June 16, 2014, of the Manager, Planning Division, as follows:

a) That Section 3.9 of the Zoning By-law be amended to add Exception 291 to exempt the subject lands from providing landscaped open space / planting strip adjacent to the residential zoning district to the west, and to permit off-street parking on lands within 50m of the subject property, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD14-032.

b) That the zoning of 417 Aylmer St. N. and 234-242 Hunter Street West be amended from C.6 – Commercial District to C.6,15f – 291 – Commercial District and that the zoning of Part of 11 Fleming Place be amended from R.5 – Residential District to C.6,15f – 291 – Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD14-032.

"CARRIED"

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD14-033
636 Centre Street

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD14-033.

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

The applicant, Lawrence Gibson, 962 Baker Street, spoke to the application.

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD14-033 dated June 16, 2014, 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 distance between the parking area or vehicle driveway access and the lot line in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD14-033.

b) That Section 3.9 – Exceptions, of the Comprehensive Zoning By-law #1997-123 be amended to add Exception 292 to prohibit the use of the property for a Boarding House.

c) That the zoning of the subject property, be amended from the R.1 - Residential District to the R.3,3m,7d,8b,14h,16d,19f – 292 - 'H' – Residential District, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD14-033.

d) 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”

Other Business

There were no items of Other Business.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 7:30 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Hall
Chair