



**PLANNING COMMITTEE MINUTES  
CITY OF PETERBOROUGH  
MARCH 30, 2009  
DRAFT MINUTES NOT APPROVED**

**MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON  
MONDAY, MARCH 30, 2009 IN THE GENERAL COMMITTEE ROOM,  
CITY HALL**

Planning Committee was called to order at 5:30 p.m. in the General Committee Room.

**Roll Call:**

Councillor Clarke  
Councillor Doris  
Councillor Farquharson, Chair  
Councillor Martin  
Councillor Pappas  
Councillor Vass  
Councillor Peacock  
Councillor Peeters  
Mayor Ayotte

**Absent:**

Councillor Eggleton  
Councillor Hall

**Confirmation of Minutes**

Moved by Councillor Pappas

**That the Minutes of the meeting of Planning Committee held on March 9, 2009 be approved.**

"CARRIED"

**Disclosure of Pecuniary Interest**

Councillor Peacock declared a conflict of interest regarding Report PLPD09-017, Zoning By-law Amendment Application Z0902, 696 Whitaker Street. Councillor Peacock lives on the same street.

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**Director of Planning and Development Services  
Report PLPD09-007  
Retail Market Analysis (2008)**

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD09-007 dated March 30, 2009, of the Director of Director of Planning and Development Services, as follows:**

- a) That the Retail Market Analysis dated March 11, 2009, prepared by urbanMetrics Inc. be received.**
- b) That the Retail Market Analysis be formally released as a Planning Study for the City of Peterborough and that staff consult the findings of the study to guide the evaluation of commercial development applications.**
- c) That the Retail Market Analysis form part of the background research for the Official Plan Review to be conducted over the next 12 months and that staff report through that process on the implications of the findings of the Retail Market Analysis on the Commercial Land Use Policies of the City of Peterborough.**

"CARRIED"

Planning Committee recessed to move into the Council Chamber at 6:50 p.m. The meeting reconvened at 7:02 p.m.

Moved by Councillor Peeters

**That Zoning By-Law Amendment 329 McDonnel Street be moved forward at this time.**

"CARRIED"

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**Director of Planning and Development Services  
Report PLPD09-019  
Zoning By-Law Amendment  
329 McDonnel Street**

Carolyn Kimble, Land Use Planner, provided an introduction to this item under the Planning Act.

No one spoke in opposition to the application.

Mr. John Dunn representative of the applicant, spoke in support of the application.

Moved by Councillor Peeters

**That Council approve the recommendations outlined in Report PLPD09-019 dated March 30, 2009, of the Director of Planning and Development Services, as follows:**

- a) **That the zoning of the subject property, be amended from the C.4-1 – Commercial District to the SP. 343 F – “H” Special District Commercial in accordance with the draft amendment attached as Exhibit ‘D’ to Report PLPD09-019.**
- b) **That the ‘H’ Holding Symbol be removed once Site Plan Approval is granted for the subject property.**
- c) **That an exception be added to the proposed zoning of the property to reflect a zero metre landscaped open space width along the Reid Street and McDonnel Street lines.**

Moved by Councillor Doris

That an exception be added to the proposed zoning of the property to reflect a zero metre landscaped open space width along the Rubidge Street lines.

Motion Withdrawn

Upon the original motion of Councillor Peeters, this motion carried.

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Moved by Councillor Vass

**That the issue of renaming of this portion of Rubidge Street south of McDonnel Street be considered by the Street Naming Committee.**

“CARRIED”

**Director of Planning and Development Services  
Report PLPD09-017  
Zoning By-law Amendment Application Z0902  
Janet Mortlock and Pat Quinlan  
696 Whitaker Street**

Brad Appleby, Planner, Subdivision Control and Special Projects, provided an introduction to this item under the Planning Act.

The following individuals spoke in opposition of this application:

Bob Babcock, Babcock and Robinson.  
Bonnie Jull, 695 Whittaker Street.

The following individuals spoke in support of this application:

Kevin Duguay, on behalf of the applicants.

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Moved by Councillor Martin

**That Council approve the recommendations outlined in Report PLPD09-017 dated March 30, 2009, of the Director of Planning and Development Services, as follows:**

- a) **That Zoning By-Law #1997-123 be amended by adding Special District SP.342 as Section 372 in accordance with Exhibit 'C' to Report PLPD09-017.**
- b) **That the zoning of the subject property, be amended from the OS.2 – Open Space District 2 to SP.342 – 'H' – Special District 342 in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD09-017.**
- c) **That the 'H' Holding Symbol be removed once Site Plan Approval is granted for the subject property.**

Moved by Councillor Peeters

**That the Question be Put.**

"CARRIED"

Upon the original motion of Councillor Martin, the motion carried.

**Other Business**

There was no other business.

**Adjournment**

Moved by Mayor Ayotte

**That this meeting of Planning Committee adjourn at 9:40 p.m.**

"CARRIED"

Nancy Wright-Laking  
City Clerk

Councillor Farquharson  
Chair