



**Planning Committee Minutes
City of Peterborough
March 21, 2016
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee held on March 21, 2016
in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:30 p.m. by Councillor Parnell, Chair, in the Council Chambers.

Roll Call:

Councillor Baldwin
Councillor Beamer
Councillor Haacke
Councillor Pappas
Councillor Parnell, Chair
Councillor Riel
Councillor Vassiliadis
Councillor McWilliams
Mayor Bennett

Regrets:

Councillor Clarke
Councillor Therrien

Confirmation of Minutes – February 29, 2016

Moved by Councillor Pappas

That the minutes of the meeting of Planning Committee held on February 29, 2016 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

Councillor Baldwin declared an interest in item 4, Report PLPD16-026, as he is related to the applicant.

Councillor Haacke declared an interest in item 5, Report PLPD16-027, as a client of his is involved with this application.

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Consent Agenda

Moved by Councillor Pappas

That item 8 be approved as part of the Consent Agenda.

“CARRIED”

Manager, Planning Division
Report PLPD16-022
Application for Site Plan Approval, 1570 Sherbrooke Street

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD16-022 dated March 21, 2016, of the Manager, Planning Division, as follows:

That the Site Plan Application for the property at 1570 Sherbrooke Street be approved, subject to the following conditions:

- a) **The deposit of site work performance security in the amount of \$80,000.00, and**
- b) **The deposit of a Parks Levy in the amount of \$17,400.00.**

“CARRIED”

Public Meeting under the Planning Act
Manager, Planning Division
Report PLPD16-025
850 Lansdowne Street West

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD16-025.

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

Kevin Duguay, 560 Romaine Street, spoke to the application.

Nicole Truman, 140 King Street, agent for the applicant, spoke to the application.

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Moved by Councillor Baldwin

That Council approve the recommendations outlined in Report PLPD16-025 dated March 21, 2016, of the Manager, Planning Division, as follows:

- a) That Section 1 of the City's Comprehensive Zoning By-law 97-123 be amended to include a definition for 'Bank, Financial Institution or Loan Company', in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD16-025.**
- b) That the zoning of the subject property be amended from the C.4 – Commercial District to the SP.268 - 244, 5h – Special Commercial District, in accordance with the draft amendment attached as Exhibit "D" to Report PLPD16-025.**

"CARRIED"

Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD16-026
844 Rye Street

Due to his previously declared interest, Councillor Baldwin did not discuss or vote on this item.

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD16-026.

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

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

Moved by Mayor Bennett

That Council approve the recommendation outlined in Report PLPD16-026 dated March 21, 2016, of the Manager, Planning Division, as follows:

That Exception 151 of the City's Comprehensive Zoning By-law 97-123 be amended to include a 'Bank, Financial Institution or Loan Company' as a permitted use, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD16-026.

"CARRIED"

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Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD16-027
Revised Batten-White Subdivision
Draft Plan of Subdivision Application 15T-14501
Official Plan Amendment O1403
Zoning By-law Amendment Z1410sb
LTM Land Corp., William and Roger White
1225, 1261 and 1289 Parkhill Road West

Due to his previously declared conflict, Councillor Haacke did not discuss or vote on this matter.

Councillor Pappas expressed concern with the application as it had exceeded the 120 day period it was referred for. The Chair ruled that the application was in order and Councillor Vassiliadis challenged the ruling of the Chair. Council voted on the ruling of the Chair, and her ruling was upheld.

Brad Appleby, Planner, Subdivision Control and Special Projects, provided an overview of Report PLPD16-027. Ken Hetherington, Manager Planning Division provided an historic review of the Loggerhead Marsh Management Plan.

Paul Frost, 1423 Ireland Drive, spoke in opposition to the application and provided a Power Point presentation.

Councillor Haacke left the meeting at 8:47 p.m. and returned to the meeting at 8:59 p.m.

The following spoke in opposition to the application:

Susan Chow, 3909 CR 32 (Douro-Dummer).

Ray Stewart, 969 Bernardo Avenue.

Elizabeth Healey, 1359 Ireland Drive.

Enzo Scarsella, 1181 Parkhill Road West.

Phillip Shaw, Foxmeadow Road.

Martin Parker, 1494 Westbrook Drive.

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Kim Zipple, 1712 Stinson Blvd.

Mike Davenport, 169 Lansdowne Street East, the applicant, spoke to the application.

Moved by Councillor Pappas

That the Rules of Procedure be suspended to permit the meeting to continue past 10:00 p.m. (section 16.15.2).

“CARRIED”

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD16-027 dated March 21, 2016, of the Manager, Planning Division, as follows:

- a) That Schedules “B” – Roadway Network, “E” – Residential Density, and “G” – Jackson Creek Secondary Plan of the Official Plan be amended in accordance with Exhibit B of Report PLPD16-027.
- b) That Draft Plan of Subdivision Approval for Plan 15T-14501, Drawing No. 4456-DP dated July 2015 and revised March 1, 2016 by M.J. Davenport & Associates Ltd., be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD16-027, as Schedule 1.
- c) That Section 3.9 Exceptions of Zoning By-law 97-123 be amended by adding exception 302 in accordance with Exhibit C of Report PLPD16-027.
- d) That the subject property be rezoned from D.2 Development District and SP.238 Residential District to R.1,8z-162-“H”; R.1,8z,10e-162-“H”; R.31,3x,5f-“H”; SP.273,10e,16h-302-“H” – Residential Districts, and OS.1; OS.2 – Open Space Districts in accordance with the Draft Plan of Subdivision and Exhibit C of Report PLPD16-027.

“LOST”

The meeting recessed at 10:25 p.m. and reconvened at 10:32 p.m.

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**Manager, Planning Division
Report PLPD16-024
Front and Side Yard Parking in Residential Districts**

Christie Gilbertson, Assistant Planner, provided a Power Point presentation on Report PLPD16-024.

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report PLPD16-024 dated March, 21, 2016, of the Manager, Planning Division as follows:

- a) That report PLPD16-024 be received for information.**
- b) That Staff be directed to proceed with the formal public notice for the recommended amendments to the Zoning By-law to implement the regulatory measures presented in Report PLPD16-024.**

“CARRIED”

**Manager, Planning Division
Report PLPD16-021
Application for Site Plan Approval and Removal of “H” – Holding
Symbol from the Zoning of the property at 139 Douro Street**

Moved by Councillor Riel

That Council approve the recommendations outlined in Report PLPD16-021 dated March 21, 2016, of the Manager, Planning Division, as follows:

- a) That the Site Plan Application for the conversion of the building at 139 Douro Street to a four unit dwelling be approved.**
- b) That the property at 139 Douro Street be rezoned from SP-357 ‘H’ – Special Residential District to SP-357 – Special Residential District in accordance with Exhibit ‘C’ attached to Report PLPD16-021.**

“CARRIED”

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Other Business

Moved by Councillor Pappas

That a report on the updated urban design guidelines for the Central area be included as part of the downtown revitalization program report.

"CARRIED"

Adjournment

Moved by Councillor Baldwin

That this meeting of Planning Committee adjourn at 11:11 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Parnell
Chair