



**PLANNING COMMITTEE MINUTES
CITY OF PETERBOROUGH
AUGUST 31, 2009
DRAFT MINUTES NOT APPROVED**

**MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON
MONDAY, AUGUST 31, 2009, IN THE COUNCIL CHAMBER, CITY HALL**

Planning Committee was called to order at 6:30 p.m. in the General Committee Room.

Roll Call:

Councillor Clarke
Councillor Doris
Councillor Vass
Councillor Eggleton
Councillor Peacock
Councillor Martin, Deputy Chair
Councillor Hall
Councillor Peeters
Mayor Ayotte

Absent:

Councillor Farquharson
Councillor Pappas

Confirmation of Minutes

Moved by Mayor Ayotte

That the minutes of the meeting of Planning Committee held on July 27, 2009 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

There were no disclosures of interest.

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Consent Agenda

Moved by Councillor Clarke

That item 6 be received as part of the consent agenda.

"CARRIED"

**Director of Planning and Development Services
Report PLPD09-048**

By-law to Remove an "H" – Holding Symbol from the zoning of the property at 661 Park Street North

Moved by Councillor Clarke

That Council approve the recommendation outlined in Report PLPD09-048 dated August 31, 2009, of the Director of Planning and Development Services, as follows:

That the property at 661 Park Street North be rezoned from PS.2 R.1 -175 – "H" – Residential District to PS.2 R.1 –175 – Residential District in accordance with Exhibit "C" attached to Report PLPD09-048.

"CARRIED"

Moved by Councillor Peacock

That agenda item 5, Report PLPD09-047 be discussed prior to the public meeting.

"CARRIED"

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**Director of Planning and Development Services
Report PLPD09-047
Final Approval of Plan of Condominium
30 Units at 300 Spillsbury Drive**

Moved by Councillor Peacock

That Council approve the recommendations outlined in Report PLPD09-047 dated August 31, 2009, of the Director of Planning and Development Services, as follows:

- a) That Final Approval to the Plan of Condominium as shown on Exhibit B attached to Report PLPD09-047 located at 300 Spillsbury Drive be granted;**
- b) That the Director of Planning and Development Services be authorized to sign the final plans on behalf of the Corporation of the City of Peterborough.**
- c) That the effective date of Final Approval shall be the date the final plans for registration are received by the Planning and Development Services Department.**

"CARRIED"

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**Director of Planning and Development Services
Report PLPD09-051
Zoning By-Law Amendment
303 Brock Street**

Carolyn Kimble, Land Use Planner, provided an introduction to this item under the Planning Act. An updated by-law, Exhibit "C" was distributed to committee members and the public.

Mr. Sam Greenspan, 437 Stewart Street, spoke in opposition to the application.

Mr. Kevin Duguay, Community Planning and Consulting, spoke on behalf of the applicant, Mr. Jaber.

Moved by Councillor Peacock

That Council approve the recommendations outlined in Report PLPD09-051 dated August 31, 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.345 as Section 375 in accordance with Exhibit 'C' to Report PLPD09-051.**
- b) **That the zoning of the subject property, be amended from the PS.2 – Public Service District to the SP.345 – "H" Special District Commercial in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD09-051.**
- c) **That the 'H' Holding Symbol be removed once Site Plan Approval is granted for the subject property.**

"CARRIED"

Councillor Hall left the meeting at 7:58 p.m. and returned at 7:59 p.m.

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Director of Planning and Development Services
Report PLPD09-050
1900 Television Road

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

No one spoke in opposition to the application.

Mr. Robert Pakenham, representative for the applicant, Rick and Mary Vanderberg, spoke in support of the application.

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD09-050, dated August 31, 2009, of the Director of Planning and Development Services as follows:

That the request to amend the Zoning By-Law at 1900 Television Road, from the HL – Hazard Land (Otonabee) and the A2 – Agricultural (Otonabee) to the SP.31 – Special Residential District be denied for the following reasons:

- a) The creation of a residential access to Television Road (along arterial streets in developing areas) is contrary to the policies of Sections 5.4.6 and 5.4.8 of the City's Official Plan.
- b) The residential use of the property is not compatible with the Employment Lands designation of the lands on the east side of Television Road.

Moved by Councillor Vass

That the application be approved on the following basis:

- a) An access to 1900 Television Road has already been established (Ref. # 4-2 and 4-5).
- b) The residential use of the property should suffer no adverse effect from the employment lands on the east side of Television Road as buffering has already been established to screen the residential property located directly across the road from the applicant on the east side of Television Road.

“MOTION WITHDRAWN”

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Moved by Councillor Vass

That the application be approved on the following basis:

- a) That the zoning of the southerly portion of the property be amended from the HL, Hazard Land (Otonabee) and the A2 Agricultural (Otonabee) to the SP.31, Special District designation in accordance with Exhibit B to report PLPD09-050.**
- b) That the zoning to the northerly portion of the property be amended from the HL, Hazard Land (Otonabee) to the OS.1, Open Space district in accordance with Exhibit B to Report PLPD09-050.**

Moved by Councillor Doris

That the Question be Put.

Upon the motion of Councillor Vass, this motion carried.

Other Business

Moved by Councillor Vass

That he be permitted to introduce a motion regarding Willowcreek area trail.

"CARRIED"

Moved by Councillor Vass

That staff bring a report forward for clarification regarding the consideration of the Willowcreek areas parkland dedication and the storm water management study in the phase 1 Trail linkage development, Report PLPD09-040, prior to the next Council meeting.

"CARRIED"

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Mayor Ayotte left the meeting at 9:50 p.m.

Councillor Peeters left the meeting at 9:50 p.m.

Adjournment

Moved by Councillor Clarke

That this meeting of Planning Committee adjourn at 9:51 p.m.

"CARRIED"

John Kennedy
Deputy Clerk

Councillor Martin
Deputy Chair