



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

**MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON  
MONDAY, NOVEMBER 30, 2009, IN THE COUNCIL CHAMBERS, CITY  
HALL**

Planning Committee was called to order at 6:04 p.m. in the Council Chamber.

**Roll Call:**

Councillor Farquharson, Chair  
Councillor Martin, Vice-Chair  
Councillor Clarke  
Councillor Doris  
Councillor Pappas  
Councillor Peacock  
Councillor Vass  
Councillor Eggleton  
Councillor Hall  
Councillor Peeters  
Mayor Ayotte

**Confirmation of Minutes – November 2, 2009**

Moved by Councillor Eggleton

**That the minutes of the meeting of Planning Committee held on November 2, 2009, be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no disclosures of interest.

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**Director of Planning and Development Services  
Planning Meeting of November 30, 2009**

Malcolm Hunt, Director of Planning and Development Services, provided a summary of the items on the November 30, 2009 agenda.

Councillor Peacock left the meeting at 7:17 p.m. and returned at 7:20 p.m.

Councillor Peeters left the meeting 7:18 p.m. and returned at 7:30 p.m.

Moved by Councillor Pappas

That item 6 on the agenda be dealt before item 5.

Mayor Ayotte raised a point of order with respect to the role of the Chair and commented on impartiality when chairing a meeting.

Moved by Councillor Doris

**That the Question be Put.**

“CARRIED”

Upon the motion by Councillor Pappas, this motion lost.

Mr. Faludi, Partner, Urban Metrics appeared before Committee and responded to questions from Committee.

Councillor Martin left the meeting at 8:07 p.m. and returned at 8:09 p.m.

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**Director of Planning and Development Services  
Report PLPD09-054A  
Rezoning Application  
1002 Chemong Road (Walmart Property)**

Moved by Councillor Doris

Councillor Pappas raised a point of order with respect to the wording of the recommendation. The Chair provided information in respect to procedural issues.

**That Council approve the recommendations outlined in Report PLPD09-054A dated November 30, 2009, of the Director of Planning and Development Services, as follows:**

- a) That Report PLPD09-054A be received for information.**
- b) That Council re-confirm the recommendations of the Planning Committee of September 21, 2009 related to the subject application as outlined below:**
  - i) That the zoning of the property known as 1002 Chemong Road, be amended from the SP.318 – Commercial District to the SP.318 ‘H3’ – Commercial District to increase the maximum floor area for a department store use from 12,425 square metres to 17,641 square metres; and to permit a parking ratio of 1 parking space per 20 square metres of floor area, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD09-054;**
  - ii) That the ‘H3’ Holding Symbol be removed once all outstanding deficiencies are corrected related to the completion of the infrastructure in the Milroy Drive road allowance, and once Site Plan Approval is granted for the expansion and related works on the subject property.**

“CARRIED”

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Moved by Councillor Hall

**That Planning Committee recess for 10 minutes.**

**“CARRIED”**

The meeting recessed at 9:00 p.m. and reconvened at 9:10 p.m.

**Director of Planning and Development Services  
Report PLPD09-070  
Chemong Secondary Plan**

Moved by Councillor Doris

**That Council approve the recommendations outlined in Report PLPD09-070 dated November 30, 2009, of the Director of Planning and Development Services, as follows:**

- a) That Planning Report PLPD09-070, being the Chemong Secondary Land Use Plan, be received for information; and,**
- b) That Council authorize the Planning Division to initiate the formal public process for the adoption of a Secondary Plan as proposed in Planning Report PLPD09-070 for the Chemong Planning Area.**

Moved by Councillor Hall

**That the lands associated with the Downey Secondary Plan, be removed from the Chemong Secondary Land Use Plan.**

Moved by Councillor Clarke

**That the rules of order be suspended (Article 15) to allow Committee to be extended to 10:30 p.m.**

**“CARRIED”**

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Moved by Councillor Eggleton

**That the Question be Put.**

“CARRIED”

Upon the motion by Councillor Hall, this motion lost.

Mayor Ayotte left the meeting at 10:12 p.m. and returned at 10:14 p.m.

Moved by Councillor Vass

**That item a, be amended by adding the word draft before Chemong Secondary Land Use Plan; and**

**That item b, be amended by replacing the word formal to public and the word adoption, with review.**

Moved by Councillor Peeters

**That the Question be Put.**

“CARRIED”

Upon the amending motion by Councillor Vass, this motion carried.

Upon the original motion by Councillor Doris, this motion carried as amended.

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**Director of Planning and Development Services**  
**Report PLPD09-060A**  
**Official Plan and Rezoning Application**  
**300 Milroy Street (No Frills)**

Moved by Councillor Clarke

That Council approve the recommendations outlined in Report PLPD09-060A dated November 30, 2009, of the Director of Planning and Development Services, as follows:

- a) That the subject property, known as 300 Milroy Drive, be included within the Chemong Secondary Plan, subject to the new 'Community Nucleus' policies as detailed in Report PLPD09-070.
- b) That the application for Official Plan Amendment to the Special Purpose Retail designation to permit an exception to allow a food store for the property known as 300 Milroy Drive, be denied for the following reasons:
  - i) The introduction of a supermarket within the Special Purpose Retail designation is contrary to the policies of Section 4.3.4 of the City's Official Plan.
  - ii) The supermarket use is important to the success of the proposed Community Nucleus proposed for the Chemong Secondary Plan Area.
  - iii) The amount of warranted supermarket space is limited within the City.
- c) That the application for Zoning By-Law Amendment at 300 Milroy Drive be deferred until such time as the subject lands are included in the 'Community Nucleus' in the Chemong Secondary Plan and a Zoning By-Law implementing the policies for the Community Nucleus area has been approved.

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Moved by Councillor Pappas

**That the rules of order be suspended (Article 15) to allow Committee to be extended to 11:00 p.m, in order to complete delegations.**

"CARRIED"

Steven Zakem, Arid & Berlis LLP representing Loblaws, spoke to the staff report.

Moved by Councillor Peacock

**That the rules of order be suspended (Article 15) to allow Committee to be extended to hear the delegation of Gordon Petch.**

"CARRIED"

Gordon Petch, representing Mason Homes, spoke to the staff report.

Moved by Councillor Clarke

**That the matter of an Official Plan and Rezoning Application for 300 Milroy Street be referred to a special Planning Committee meeting on December 14, 2009 and that the meeting be held before the Council meeting.**

"CARRIED"

**Other Business**

There was no other business.

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**Adjournment**

Moved by Councillor Martin

**That this meeting of Planning Committee adjourn at 11:19 p.m.**

"CARRIED"

Kevin Arjoon  
Deputy City Clerk

Councillor Farquharson  
Chair