



**PLANNING COMMITTEE MINUTES
CITY OF PETERBOROUGH
AUGUST 30 AND 31, 2010
DRAFT MINUTES NOT APPROVED**

**MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON
MONDAY, AUGUST 30 AND TUESDAY AUGUST 31, 2010 IN THE
COUNCIL CHAMBERS, CITY HALL**

Planning Committee was called to order at 7:15 p.m. in the Council Chambers.

Moved by Councillor Pappas

**That Planning Committee recess at 7:16 p.m. to reconvene the Committee of
Whole meeting.**

“CARRIED”

Planning Committee reconvened at 9:09 p.m.

Roll Call:

Councillor Clarke
Councillor Doris
Councillor Eggleton
Councillor Farquharson, Chair
Councillor Hall
Councillor Martin
Councillor Peacock
Councillor Peeters 9:12 p.m.
Councillor Vass
Mayor Ayotte

Absent:

Councillor Pappas

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Confirmation of Minutes – July 26, 2010

Moved by Councillor Eggleton

That the minutes of the meeting of Planning Committee held on July 26, 2010 be approved.

“CARRIED”

Moved by Mayor Ayotte

That the rules or order be suspended (Article 16.15.2) to extend the meeting past 10:00 p.m. to the hour of 11:00 p.m. and if the agenda is not completed, Committee recess until 5:30 p.m., Tuesday August 31, 2010.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

Consent Agenda

Moved by Councillor Peacock

That item 9 be approved under the consent agenda.

“CARRIED”

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**Manager, Planning Division
Report PLPD10-074**

Amended Draft Letter of Understanding between the City of Peterborough, the Township of Otonabee-South Monaghan and The County of Peterborough

Moved by Councillor Peacock

That Council approve the recommendation outlined in Report PLPD10-074 dated August 30, 2010, of the Manager, Planning Division, as follows:

That the January 18, 2010 Letter of Understanding between the City of Peterborough, the Township of Otonabee-South Monaghan and the County of Peterborough respecting the transfer of the servicing allocation from the Coldsprings Settlement Area to the Donwood Settlement Area, and the annexation of the Coldsprings Settlement Area to the City of Peterborough, be amended as follows:

- a) That Sections 2.2 and 3.1 are amended by deleting “Donwood Settlement Area” and replacing it with “Part of Lots 30 and 31, Concession 11, Otonabee Ward, Township of Otonabee-South Monaghan (South Donwood Area)”.**
- b) That Sections 4.1 a) and 4.2 are amended by deleting “Donwood Settlement Area” and replacing it with “South Donwood Area”.**
- c) That Schedule ‘A’ – The Donwood Settlement Area is deleted and replaced with ‘Schedule A’ – The South Donwood Area.**
- d) That a by-law be passed to authorize the Mayor and City Clerk to sign the amended Letter of Understanding on behalf of the city.**

“CARRIED”

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**Manager, Planning Division
Report PLPD10-072
Official Plan Amendment O1001
Zoning By-law Amendment Z1003SB
Draft Plan of Subdivision 15T-10501
John Boddy Developments Ltd.
1800 Television Road, 450, 490 and 520 Laurie Avenue**

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

Councillor Vass asked staff to inquire if funding for traffic lights associated with this development could be moved from the 2012 budget to the 2011 budget.

Mr. Hayton, 583 Cardinal Drive spoke in opposition to this application.

Mr. Davenport, consultant on behalf of John Boddy Developments Ltd. spoke in support to this application.

Mr. McLaren, 491 Laurie Avenue, spoke in opposition to this application

Moved by Councillor Doris

That Council approve the recommendations outlined in Report PLPD10-072 dated August 30, 2010, of the Manager, Planning Division, as follows:

- a) **That Schedule "A" – Land Use of the Official Plan be amended in accordance with Exhibit D of Report PLPD10-072.**
- b) **That Draft Plan of Subdivision Approval for Plan 15T-10501, Drawing No. 3999-DP dated March 2009 and most recently revised August 10, 2010 by M.J. Davenport and Associates Limited, be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD10-072, as Schedule 1.**

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- c) That the subject property be rezoned from A2 – General Agricultural Zone (Otonabee), HL – Hazard Lands Zone (Otonabee), and D.1 – Development District 1 to R.1-162-“H”; R.1, 10a-162-“H”; R.1,4h-162-“H”; R.1,4j,10a-162-“H”; R.1,1r,4h-162-“H”; R.1,1r,10a-162-“H”; R.1,1r,4j-162-“H” – Residential Districts, OS.1; and OS.2 – Open Space Districts in accordance with the Draft Plan of Subdivision and Exhibit E of Report PLPD10-072.

“CARRIED”

Moved by Councillor Peacock

That agenda item 6 be the next item on the agenda for discussion.

“CARRIED”

**Manager, Planning Division
Report PLPD10-068
Draft Plan of Subdivision 15T-10502
1496951 Ontario Inc.
811 Milford Drive, 334 and 338 Middlefield Road**

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

No one spoke in opposition to this application.

Mr. Lawless, solicitor representing the applicant presented himself to Committee to answer questions. Committee did not have questions of clarification.

Moved by Councillor Peeters

That Council approve the recommendation outlined in Report PLPD10-068 dated August 30, 2010, of the Manager, Planning Division, as follows:

That Draft Plan of Subdivision Approval for Plan 15T-10502 be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD10-068, as Schedule 1.

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Moved by Councillor Doris

That the Question be Put.

"CARRIED"

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

Moved by Councillor Vass

That the rules of order be suspended (Article 16.15.2) to extend the hour of the meeting past 11:00 p.m. to complete agenda item 5.

"LOST" (The motion did not receive two-thirds vote)

Committee recessed at 11:00 p.m.

Committee reconvened at 5:35 p.m., Tuesday August 31, 2010 in the Council Chambers.

**Manager, Planning Division
Report PLPD10-069
270 Rogers Street**

Moved by Councillor Peacock

That agenda item 5, Report PLPD10-069, 270 Rogers Street, be deferred to the next Planning Committee meeting in January 2011 with appropriate notice.

"CARRIED"

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**Manager, Planning Division
Report PLPD10-073
Official Plan Amendment O1003
Zoning By-law Amendment Z1005SB
Draft Plan of Subdivision 15T-10503
2210240 Ontario Inc.
1232 Parkhill Road West**

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

Mr. Kot, 2700 Highland Road, Concord, spoke on behalf of the owners at 1280 Parkhill Road West, in opposition to this application.

Ms. Marshall, 1264 Bridle Drive, spoke in opposition to this application.

Mr. Rogers and Ms. Mann, 1216 Parkhill Road, spoke in opposition to this application.

Mr. Packenham, solicitor, spoke on behalf of Bill and Roger White of Parkhill Road in support to this application.

Councillor Peacock left the meeting at 6:58 p.m. and returned at 7:00 p.m.

Mayor Ayotte left the meeting at 7:12 p.m. and returned at 7:42 p.m.

Mr. Lawless Solicitor and Mr. Im, Traffic Consultant, spoke on behalf of the applicant.

Councillor Clarke left the meeting at 7:22 p.m. and returned at 7:23 p.m.

The Chair asked Councillor Vass to keep his line of questioning within the context of the matter.

Councillor Vass challenged the Chair. The Chair called for a vote. A vote was held and the Chair was not supported.

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Moved by Councillor Hall

That Council approve the recommendations outlined in Report PLPD10-073 dated August 30, 2010, of the Manager, Planning Division, as follows:

- a) That Schedules “A” – Land Use, “B”- Roadway Network, “C” – Natural Areas & Flood Plain, “D” – Development Areas and “E” – Residential Density of the Official Plan be amended in accordance with Exhibit E of Report PLPD10-073.**
- b) That Draft Plan of Subdivision Approval for Plan 15T-10503, Drawing No. DP-2 dated July 22, 2010 by Tunney Planning Inc., be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD10-073, as Schedule 1.**
- c) That Section 3.9 Exceptions of Zoning By-law 1997-123 be amended by adding exceptions 255 and 256 in accordance with Exhibit ‘F’ of Report PLPD10-073.**
- d) That Section 3.4 Alternative Regulations of Zoning By-law 1997-123 be amended by adding regulations 5.o., 7.g., and 8.z. in accordance with Exhibit ‘F’ of Report PLPD10-073.**
- e) That the subject property be rezoned from A2 Rural Zone (Smith Twp.), H Hazard Zone (Smith Twp.) and D.2 Development District 2 to SP.273,5o-256-“H”; SP.273,5o,10b-256-“H”; R.1,1k,2k,8z-256-“H”; R.1,1m,2m,8z-256-“H”; R.1,8z-256-“H”; R.1,1o,2o,8z-256-“H”; R.5,7g,11j-“H” – Residential Districts, OS.1; and OS.2 – Open Space Districts, and SP.95-255-“H” – Commercial District in accordance with the Draft Plan of Subdivision and Exhibit F of Report PLPD10-073.**

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Moved by Councillor Doris

That the recommendations be amended to include item f) as follows:

f) That a parkette previously contemplated in the draft plan of subdivision, be re-instated and that recommendations a) through e) be amended accordingly.

“CARRIED”

Upon the original motion of Councillor Hall, as amended, this motion carried.

Committee recessed at 8:13 p.m. and reconvened at 8:25 p.m.

**Manager, Planning Division
Report PLPD10-070
33 Hunter Street East**

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

No one spoke in opposition to this application.

Mr. Moher, Mac's Convenience Stores, the applicant, spoke.

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Moved by Councillor Peeters

That Council approve the recommendations outlined in Report PLPD10-070 dated August 30, 2010, of the Manager, Planning Division, as follows:

- a) That Section 3.9 Exceptions in the City's Comprehensive Zoning By-Law #1997-123, be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD10-070, to add a 'gas bar' as a permitted use in accordance with the regulations as set out in the C.2 – Commercial District (Section 14).**
- b) That the zoning of the subject property, be amended from the C.2 – Commercial District to the C.6 – 254 - 'H' – Special Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-070.**
- c) That the 'H' Holding Symbol be removed at such time as Site Plan Approval is granted for the subject property, including a road widening in the form of a daylighting triangle at the intersection of Burnham Street and Hunter Street East.**

“CARRIED”

**Manager, Planning Division
Report PLPD10-071
552 Armour Road**

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

No one spoke in opposition to this application.

Mr. Millard spoke on behalf of the applicants, Ms. Beddard and Mr. Bicardi.

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Moved by Councillor Peeters

That Council approve the recommendations outlined in Report PLPD10-071 dated August 30, 2010, of the Manager, Planning Division, as follows:

- a) That Section 3.9 Exceptions in the City's Comprehensive Zoning By-Law #1997-123, be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD10-071, to address the following:**
 - i. modify the minimum building setbacks for the existing building;**
 - ii. eliminate the landscaped open space strip requirement along Armour Road;**
 - iii. reduce the minimum parking requirement for restaurant use with less than 30 seats from 10 spaces to 7 spaces;**
 - iv. reduce the minimum aisle width requirement from 6.4m to 5m; and**
 - v. reduce the minimum lot width from 30m to 14.5m.**
- b) That the zoning of the subject property, be amended from the R.1, R.2 – Residential District to the C.1 – 257 - 'H' – Special Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-071.**
- c) That the 'H' Holding Symbol be removed at such time as Site Plan Approval is granted for the subject property, including the dedication of a 3.0m road widening along Armour Road, excluding the existing structure.**

"CARRIED"

Other Business

Councillor Farquharson thanked Councillor Martin, Vice-Chair of Planning Committee and staff for their work during this term of Council.

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Adjournment

Moved by Mayor Ayotte

That this meeting of Planning Committee adjourn at 9:24 p.m.

"CARRIED"

John Kennedy
Deputy City Clerk

Councillor Farquharson
Chair