



**Planning Committee Minutes
City of Peterborough
April 11, 2011
Draft Minutes Not Approved**

Minutes of a Meeting of Planning Committee Held on Monday, April 11, 2011, in the Council Chambers, City Hall

Planning Committee was called to order at 6:30 p.m. in the Council Chambers.

Roll Call:

Councillor Beamer
Councillor Clarke
Councillor Doris
Councillor Hall, Chair
Councillor McWilliams
Councillor Pappas
Councillor Parnell
Councillor Riel
Councillor Vass
Mayor Bennett

Absent

Councillor Juby

Confirmation of Minutes – March 21, 2011

Moved by Councillor Pappas

That the minutes of the meeting of Planning Committee held on March 21, 2011 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

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Manager, Planning Division
Report PLPD11-027
464 Driscoll Terrace

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

The following individuals spoke in opposition to the application:

Robert Moreton, 428 Driscoll Terrace
Carol Trotter, 460 Driscoll Terrace
Edward Washburn, 472 Driscoll Terrace

Brian Desjardens spoke on behalf of owners Brian and Sylvie Morgan.

Brian Morgan, applicant, spoke.

Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD11-027 dated April 11, 2011, 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 PLPD11-027 to permit a maximum of three dwelling units with a minimum lot width of 3.4m per unit; a minimum of 1.5 parking spaces per unit and to permit 5 parking spaces adjacent to the property line.**
- b) **That the zoning of the subject property, be amended from the R.1, R.2 - Residential District to the R.1, R.2 - 264 - 'H' Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD11-027.**

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- c) That the 'H' Holding Symbol be removed subject to the following:
- i. Site Plan Approval is granted for the subject property;
 - ii. Confirmation from Fire Services and from the Building Division of the City of Peterborough, that the units comply with the requirements of the Ontario Building Code and the Ontario Fire Code;
 - iii. Payment of cash-in-lieu of parkland for the third unit; and
 - iv. Payment of all applicable development charges for the third unit.

"CARRIED"

**Manager, Planning Division
Report PLPD11-028
1189 Clonsilla Avenue**

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

No one spoke in opposition to the application.

Carol Humphrey, 1169 Clonsilla Avenue spoke in support of the application.

Phil Aldridge, spoke on behalf of the applicant.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD11-028 dated April 11, 2011 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 PLPD11-028, to add a small scale office as a permitted use with a maximum floor area of 300m².

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- b) That the zoning of the subject property, be amended from the PS.1 – Public Service District and R.1, 1m, 2m – Residential District to R.1, R.2, 1m, 2m - 263 – ‘H’ in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-028.
- c) That the ‘H’ Holding Symbol be removed at such time as Site Plan Approval is granted for the subject property.

“CARRIED”

Other Business

Report On Non-Conforming Dwellings

Moved by Councillor Parnell

That Planning Staff be requested to prepare a report on non-conforming two and three unit dwellings in the City including the magnitude of the issue and the potential remedies for legalizing the non-conforming additional units.

“CARRIED”

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 8:20 p.m.

"CARRIED"

Nancy Wright-Laking
City Clerk

Councillor Hall
Chair