



**Planning Committee Minutes  
City of Peterborough  
October 31, 2011  
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee Held on October 31, 2011  
in the Council Chambers, City Hall**

Planning Committee was called to order at 6:47 p.m. in the Council Chambers.

**Roll Call:**

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

**Confirmation of Minutes – October 11, 2011 and October 24, 2011**

Moved by Councillor Vass

**That the minutes of the meetings of Planning Committee held on October 11, 2011 and October 24, 2011 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

There were no disclosures of interest.

**Planning Committee Minutes  
October 31, 2011  
Page 2**

**Report of Closed Session  
Director of Planning and Development Services  
Report PLPD11-059  
Surplus Declaration and Potential Sale of Part of 550 The Kingsway**

Moved by Councillor Parnell

**That Council approve the recommendations outlined in Report PLPD11-059 dated October 31, 2011, of the Director of Planning and Development Services as follows:**

- a) **That a portion of the property described as Part of Part 1 on Plan 45R-1605, known Municipally as 550 The Kingsway and being approximately 9 acres in size, as illustrated on Appendix A to Report PLPD11-059 be declared surplus to the needs of the Municipality.**
- b) **That the value of the surplus property be established by a qualified commercial appraiser.**
- c) **That the City Real Estate Manager be authorized to negotiate the sale of approximately 7 of the 9 acres to Roshan Holdings Inc, in order to facilitate the development of a large format building products establishment.**
- d) **Pending a negotiated purchase and sale agreement satisfactory to City Council, that public notice be prepared disclosing:**
  - i) **the City's intent to sell approximately 7 acres of 550 The Kingsway to Roshan Holdings,**
  - ii) **the sale price of the property,**
  - iii) **any conditions of sale of public interest,**
  - iv) **the date of the council meeting that Council will consider a bylaw to authorize the sale of the property,**
  - v) **the opportunity for public input, and**

**that the form of notice be in accordance with the intent of the City's property disposal bylaw 95-62.**

**"CARRIED"**

**Planning Committee Minutes  
October 31, 2011  
Page 3**

**Report of Closed Session  
Director of Planning and Development Services  
Report PLPD11-086  
Purchase of Former Kawartha Lakes Flight Centre Facility**

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD11-086 dated October 31, 2011, of the Director of Planning and Development Services, as follows:**

- a) That a bylaw be passed to authorize the purchase of the former Kawartha Lakes Flight Centre facility at the Peterborough Airport from 6717381 Canada Inc for a purchase price of \$850,000.**
- b) That a capital budget of \$1,050,000 be established to purchase the property and complete the exterior of the unfinished building.**
- c) That the CAO and City Clerk be authorized to execute an agreement to retain Bel-Con Construction to complete the work for a price of \$185,000 excluding HST, with a project contingency of \$15,000.**
- d) That a by-law be enacted to finance the purchase and exterior finishing costs of the building through a loan from the Working Fund Reserve to be structured as follows:
  - i) Term of a loan not to exceed 10 years**
  - ii) Loan allows for pre-payment of principal at any time**
  - iii) Annual interest rate over the term of the loan will be fixed at 3.25%****
- e) That the facility be actively marketed on a purchase or lease basis for a purpose befitting its superior location.**

“CARRIED”

**Planning Committee Minutes  
October 31, 2011  
Page 4**

**Consent Agenda**

Moved by Mayor Bennett

**That item 5 be approved as part of the Consent Agenda.**

"CARRIED"

**Manager, Planning Division  
Report PLPD11-074  
By-law to Remove an "H" Holding Symbol  
From the Zoning of the Property at 1189 Clonsilla Avenue**

Moved by Mayor Bennett

**That Council approve the recommendation outlined in Report PLPD11-074 dated October 31, 2011, of the Manager, Planning Division, as follows:**

**That the property at 1189 Clonsilla Avenue be rezoned from R.1, R.2, 1m, 2m – 263 – "H" – Residential District to R.1, R.2, 1m, 2m – 263 - Residential District, in accordance with Exhibit "C" attached to Report PLPD11-074.**

"CARRIED"

**Manager, Planning Division  
Report PLPD11-075  
1158 Brealey Drive**

Caroline Kimble, Land Use Planner, provided an introduction to this item.

The following individuals spoke in opposition to the application:

Ms. Nicole Turney, 1148 Brealey Drive

Mr. Girvin Devitt, 1130 Brealey Drive

The following individual spoke in support of this item:

Kevin Duguay, Planning Consultant for the applicant

**Planning Committee Minutes**  
**October 31, 2011**  
**Page 5**

Moved by Councillor Clarke

**That the application to rezone the lands known as 1158 Brealey Drive from the D.1 – Development District to the R.1,1m,2s – Residential District as outlined in Report PLPD11-075 dated October 31, 2011, of the Manager, Planning Division, be *denied*, based on the following:**

- a) **The proposal anticipates a severance that would create two of the narrowest lots that would front onto Brealey Drive and has the potential of setting a precedent for future lot creation fronting on to arterial streets; and**
- b) **The proposed parking will not facilitate the minimum required number of parking spaces with adequate turning radius to permit forward facing movement onto Brealey Drive, which is contrary to Section 5.4.7 of the City of Peterborough Official Plan; and**
- c) **The proposed width of 13.75m (45 ft.) per lot is not compatible with the existing development of adjacent lands.**

Moved by Councillor Juby

That the application to rezone the property located at 1158 Brealey Drive be referred to staff and the developer to negotiate an amended application.

Moved by Councillor Doris

**That the Question be Put.**

“CARRIED”

Upon the motion to refer, the motion lost.

Upon the main motion, the motion carried.

**Planning Committee Minutes**  
**October 31, 2011**  
**Page 6**

**Manager, Planning Division**  
**Report PLPD11-076**  
**622 Brealey Drive**

Caroline Kimble, Land Use Planner, provided an introduction to this item.

No one spoke in opposition to the application.

The following individual spoke in support of the application:  
Kevin Duguay, Planning Consultant for the applicant

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD11-076 dated October 31, 2011, of the Manager, Planning Division, as follows:

- a) That the zoning of the subject property, be amended from the D.2 – Development District to the R.1, 1m, 2m – ‘H’ - Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-076.
  
- b) That the ‘H’ Holding Symbol be removed subject to the following:
  - i. A Site Plan Agreement is entered into for the subject property including the following:
    - 1. Implementation of any mitigation measures necessary to ensure compatibility and prevention of adverse effects of noise, as determined by a Noise Impact Assessment, to be submitted by the applicant; and
    - 2. Orientation of dwellings to be subject to approval of the Planner of Urban Design, to ensure compatibility with existing streetscape along Brealey Drive.

Move by Councillor Clarke

That the motion be amended to require that Lot A access from Waddell Avenue and not Brealey Drive as proposed.

**Planning Committee Minutes**  
**October 31, 2011**  
**Page 7**

The Chair found the motion contrary to the main motion, and ruled it out of order.

The main motion was withdrawn.

Moved by Councillor Clarke

**That Council approve the recommendations outlined in Report PLPD11-076 dated October 31, 2011, of the Manager, Planning Division, as follows:**

- a) **That the zoning of the subject property, be amended from the D.2 – Development District to the R.1, 1m, 2m – ‘H’ - Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-076.**
  
- b) **That the ‘H’ Holding Symbol be removed subject to the following:**
  - i. **A Site Plan Agreement is entered into for the subject property including the following:**
    - 1. **Implementation of any mitigation measures necessary to ensure compatibility and prevention of adverse effects of noise, as determined by a Noise Impact Assessment, to be submitted by the applicant; and**
  
    - 2. **Orientation of dwellings to be subject to approval of the Planner of Urban Design, to ensure compatibility with existing streetscape along Brealey Drive.**
  
    - 3. **The proposed site plan be approved with driveway access for lot A from Waddell Avenue with the home fronting Brealey Drive, and that lot C front on and access from Waddell Avenue, and that lot B remain unchanged.**

Councillor Pappas requested that each recommendation in the report be separated.

Upon item a), this motion carried.

Upon item b) i. 1, this motion carried.

Upon item b) i. 2, this motion carried.

**Planning Committee Minutes**  
**October 31, 2011**  
**Page 8**

Moved by Councillor Vass

That the motion be amended by the addition of item b) 4, requiring the site plan be returned to Planning Committee for approval.

“LOST”

Upon item b) i. 3, this motion lost.

Upon the main motion this motion carried.

**Manager, Planning Division**  
**Report PLPD11-079**  
**The Official Plan and Other Levels of Government Information Report**

Moved by Mayor Bennett

**That Council approve the recommendations outlined in Report PLPD11-079 dated October 31, 2011, of the Manager, Planning Division, as follows:**

- a) **That Report PLPD11-079 be received.**
- b) **That staff request a meeting with the MP and the MPP to discuss alternatives for advising of municipal policy objectives, including pre-consultation with municipal officials as part of any future site selection processes, and the effect Provincial and Federal actions have on these municipal interests.**

Moved by Mayor Bennett

**That item b) be amended by the addition of “that staff and the Mayor request a meeting with the MP and the MPP”.**

“CARRIED”

Upon the main motion this item carried.



**Planning Committee Minutes  
October 31, 2011  
Page 9**

**Other Business**

There were no items of Other Business.

**Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 9:43 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair