



**Planning Committee Minutes  
City of Peterborough  
May 27, 2013  
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee Held on May 27, 2013 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 Juby  
Councillor McWilliams  
Councillor Pappas  
Councillor Parnell  
Councillor Riel  
Councillor Vass  
Mayor Bennett

**Confirmation of Minutes – April 15, 2013**

Moved by Mayor Bennett

**That the minutes of the meeting of Planning Committee held on April 15, 2013 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

Councillor McWilliams declared an interest in agenda item 5, Report PLPD13-039 – Portion of Lansdowne West Secondary Plan – Official Plan and Zoning By-law Amendment as he owns property in the subject area.

**Planning Committee Minutes  
May 27, 2013  
Page 2**

**Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD13-041  
424 Sheridan Street – Zoning By-law Amendment**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-041.

No one spoke in opposition to the application.

The applicant, Peter McLean of 1785 Parkwood Circle, spoke to the matter.

Moved by Councillor Pappas

**That Council approve the recommendations outlined in Report PLPD13-041 dated May 27, 2013, of the Manager, Planning Division, as follows:**

- a) **That the zoning of 424 Sheridan Street, be amended from the R.6 – Residential District to the C.6 ‘H’ – Commercial District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-041.**
- b) **That the ‘H’ – Holding Symbol be removed subject to Site Plan Approval being granted for the property.**

“CARRIED”

**Planning Committee Minutes  
May 27, 2013  
Page 3**

**Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD13-040  
377 Stewart Street – Zoning By-law Amendment**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-040.

No one spoke in support of or in opposition to the application.

Kevin Duguay of 560 Romaine Street, agent for the applicant Phil McMichael, spoke to the application.

Moved by Councillor Juby

**That Council approve the recommendations outlined in Report PLPD13-040 dated May 27, 2013, of the Manager, Planning Division, as follows:**

- a) That Section 3.9 of the Comprehensive Zoning By-law be amended to add Exception 280 to permit a minimum lot area of 150m<sup>2</sup> per unit; minimum lot width of 4.2m per unit; a minimum sideyard setback of 0.7m from the northerly property line; a maximum of 2 parking spaces can be located less than 6 metres to a window to a habitable room; and a reduced parking requirement of 1 space per unit at 2.5m by 5.5m.
- b) That the zoning of 377 Stewart Street, be amended from the R.1, R.2, R.3 – Residential District to the R.1, R.2, R.3 – 280 – Residential District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-040.

“CARRIED”

**Planning Committee Minutes**  
**May 27, 2013**  
**Page 4**

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD13-039**

**Portion of Lansdowne West Secondary Plan – Official Plan and Zoning By-law Amendment**

Councillor McWilliams, due to his previously declared interest, did not discuss or vote on the matter.

Ken Hetherington, Manager of Planning and Caroline Kimble, Land Use Planner, provided an overview of Report PLPD13-039. The application was initiated by staff.

Kim Zippel, 1712 Stenson Boulevard of the Harper Park Stewardship Initiative, spoke in opposition to the application.

No one spoke in support of the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD13-039 dated May 27, 2013, of the Manager, Planning Division, as follows:

- a) That Section 19.1 – Industrial Districts of the Comprehensive Zoning By-law be amended to add M3.5 – Combined Service Industrial Zoning District, in accordance with Exhibit ‘E’ attached to Report PLPD13-039.
- b) That the zoning of lands situated south and east of The Parkway and The Queensway, north of the Highway 115/7 Corridor and West of Erskine Avenue, be amended from M1.2 to M3.5; from M3.2 to M3.5; from M3.2 -202 to M3.5-202; from M3.2-170 to M3.5-170; from M1.2-170 to M3.5-170; from M1.2-273(F) to M3.5-273(F); from M2.2 to M3.5; from M2.1-18b to M3.1; from M2.1 to M3.1; and from M1.2 to M3.2 in accordance with Exhibit ‘E’ attached to Report PLPD13-039.
- c) That the permitted uses of museum, art gallery and library be removed and that the word “library” be replaced with “branch library”.

**Planning Committee Minutes**  
**May 27, 2013**  
**Page 5**

Moved by Councillor Vass

**That the item be referred for two meeting cycles to the July 22, 2013 Planning Committee meeting.**

"CARRIED"

Upon item 5, the motion was referred for two meeting cycles to the July 22, 2013 Planning Committee meeting.

**Other Business**

There was no Other Business.

**Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 9:00 p.m.**

"CARRIED"

John Kennedy  
City Clerk

Councillor Hall  
Chair