



**Planning Committee Minutes  
City of Peterborough  
January 20, 2014  
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee Held on January 20, 2014  
in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:38 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 Vass  
Mayor Bennett

**Regrets:**

Councillor Riel

**Confirmation of Minutes – November 18, 2013**

Moved by Councillor Parnell

**That the minutes of the meeting of Planning Committee held on November 18, 2013 be approved.**

“CARRIED”

**Planning Committee Minutes  
January 20, 2014  
Page 2**

**Disclosure of Pecuniary Interest**

There were no Disclosures of Pecuniary Interest.

**Consent Agenda**

No items were passed as part of the Consent Agenda

**Public Meeting Under The Planning Act**

**Manager, Planning Division**

**Report PLPD14-002**

**545 The Queensway, 620 Cameron Place and 909 Cameron Street**

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD14-002.

Brad Smith, AON, spoke in opposition to the application.

No one spoke in favour of the application

Steven Zakem, Aird and Berlis, solicitor for the applicant, spoke to the application. Kevin Duguay, Planner and Ken Smith, D.M. Wills, engineer, agents for the applicant also spoke to the application.

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD14-002 dated January 20, 2014, of the Manager, Planning Division, as follows:**

- a) That the applications to amend the Official Plan be approved in part, in accordance with Exhibit 'C' attached to Report PLPD14-002 as follows:**
  - i. Schedule A – Land Use, be amended to expand the Commercial Designation to include a portion of the subject lands;**
  - ii. Schedule I – Commercial Area, be amended to expand the Service Commercial designation to a portion of the subject lands;**

**Planning Committee Minutes**  
**January 20, 2014**  
**Page 3**

- iii. **Schedule M – Lansdowne West Secondary Plan, be amended to redesignate a portion of the subject lands from Industrial to Commercial;**
  - iv. **Schedule O – Industrial Land Use, be amended to redesignate a portion of the subject lands from Industrial to Commercial.**
- b) **That the applications to amend the Zoning By-Law be approved in part, in accordance with Exhibit ‘D’ attached to Report PLPD14-002 as follows:**
- i. **That the zoning of a portion of the subject lands, outside of the floodplain, be amended from the M3.2 – Enhanced Service Industrial and the SP.268-268(F)-‘H’ – Service Commercial to the SP.268–286 – ‘H’ - Service Commercial District to permit commercial uses in accordance with the policies of the Service Commercial designation of the Official Plan; and**
  - ii. **That the zoning of the subject lands included in the floodplain, be amended from the M3.2 – Enhanced Service Industrial and the M3.5(F) – Combined Service Industrial to OS.1 – 271 – Open Space District;**
  - iii. **That Section 3.9 – Exceptions, be amended to include Exception 286, to permit a bank, loan company or financial institution; a home improvement outlet and up to one retail establishment for the sale of used clothing, household items and related accessories; and to prohibit the use of the property for a library, museum or art gallery.**
  - iv. **That the ‘H’ – Holding Symbol be removed subject to Site Plan Approval being granted for the subject property.**
- c) **That the application to amend the Official Plan and Zoning By-Law to introduce a special policy exception to the Service Commercial Designation to permit large format retail uses in addition to Service Commercial uses and to zone the lands C.7 – Special Purpose Retail, be Denied, based on the following:**
- i. **The introduction of 95% of the total proposed floor area, up to 9500m<sup>2</sup> of retail uses for the sale of Department Store Type Merchandise (DSTM), outside of a shopping node established within the City’s Commercial Structure, is inconsistent with the intent and purpose of the Service Commercial designation and with the City’s Commercial Structure and policies.**

**Planning Committee Minutes**  
**January 20, 2014**  
**Page 4**

- d) **That the application to amend the Official Plan and Zoning By-Law (save and except parking) for the lands situated within the floodplain of Lower Byersville Creek (known as 909 Cameron Street), be Denied based on Section 3.1 of the Provincial Policy Statement (2005).**

“CARRIED”

**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD14-001**  
**New Central Area Community Improvement Plan Program**  
**Municipal Brownfields Rehabilitation Grant Program**

A presentation on Report PLPD14-001 was provided by Ken Hetherington, Manager, Planning Division.

No one spoke in opposition to Report PLPD14-001.

Terry Guiel, Downtown Business Improvement Area, spoke in support of the New Central Area Community Improvement Plan Program - Municipal Brownfields Rehabilitation Grant Program.

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD14-001 dated January 20, 2014, submitted by the Manager, Planning Division, as follows:**

- a) **That the Central Area Community Improvement Plan be amended by adding the Municipal Brownfields Rehabilitation Grant Program, as attached as Exhibit B to Report PLPD14-001.**
- b) **That Council delegate authority to approve applications made under the proposed Municipal Brownfields Rehabilitation Grant Program to the Director, Planning & Development Services.**
- c) **That any agreement for an application approved under the Municipal Brownfields Rehabilitation Grant Program be signed by the Mayor and the City Clerk.**

**Planning Committee Minutes**  
**January 20, 2014**  
**Page 5**

At the meeting of January 20, 2014 the following was added:

- d) That staff prepare a report as soon as possible on the implementation of this program throughout the City.**

Moved by Councillor Parnell

That the motion be amended by the the following:

That the Mount St. Joseph property be added to the properties eligible for this program.

Councillor Pappas declared a conflict on the proposed amendment as he has family members residing in the immediate area. Councillor Pappas did not discuss this matter.

Upon clarification, Councillor Parnell withdrew her motion.

Upon the main motion by Councillor Vass, the motion carried.

Councillor Juby left the meeting at 8:47 p.m. and returned at 8:50 p.m.

**Manager, Planning Division**  
**Report PLPD14-004**  
**Interim Control By-law**  
**Electronic Signs**

Brian Buchardt, Planner, Urban Design provided a presentation on Report PLPD14-004, Interim Control By-law, Electronic Signs.

Moved by Mayor Bennett

**That Council approve the recommendations outlined in Report PLPD14-004 dated January 20, 2014, of the Manager, Planning Division, as follows:**

- a) That the presentation by staff be received for information.**
- b) That staff be directed to undertake a review and recommend potential amendments to the Sign By-law pertaining to Electronic Signs.**

**Planning Committee Minutes**  
**January 20, 2014**  
**Page 6**

- c) That an Interim Control By-law be passed in accordance with Exhibit "A" attached to Report PLPD14-004 prohibiting the issuance of a permit for an electronic sign for a period of four months from the date of the passing of the By-law to allow time for the completion of consultation and further research.

"CARRIED"

**Other Business**

It was noted that a staff report regarding snow removal and sidewalk maintenance will be provided in April 2014.

**Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 9:15 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair