



**Planning Committee Minutes
City of Peterborough
August 25, 2014
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee held on August 25, 2014
in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:44 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 – July 21, 2014

Moved by Mayor Bennett

That the minutes of the meeting of Planning Committee held on July 21, 2014 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

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Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD14-048
1474 Glencairn Avenue

Caroline Kimble, Planner, Land Use provided an overview of Report PLPD14-048.

Glenn Watt, 1468 Glencairn Avenue, spoke in opposition to the application.

Kerri Tojcic, 285 Towerhill Road, spoke in opposition to the application.

Councillor Juby left the meeting at 8:01 p.m. and returned at 8:05 p.m.

The applicants, Brittany Cadence and Trevor Digby of 451 Hunter Street West, spoke to the application.

Moved by Councillor Clarke

That the application for 1474 Glencairn Avenue be denied on the basis that the application does not comply with Zoning By-law provisions in section 6.25 which require the ceiling height for a dwelling unit in a basement be a minimum of 1 metre above grade for 50 per cent of the floor space and the Zoning requirement of two parking spaces per dwelling unit has not been met. Further, there are no zoned duplex dwellings currently in the area.

“CARRIED”

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Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD14-051
Zoning By-law Amendment Z1407,
Amendment and Extension to Draft Plan of Subdivision Approval,
Plan of Subdivision 15T-02502
Heritage Park, Phase II, Stage 4
Part of 314 Carnegie Avenue and 650 Cumberland Avenue

Brad Appleby, Planner, Subdivision Control and Special Projects, provided an overview of Report PLPD14-051.

Councillor Parnell left the meeting at 9:45 p.m. and returned at 9:46 p.m.

Councillor Pappas left the meeting at 9:52 p.m. and returned at 9:54 p.m.

Moved by Councillor Pappas

That the Rules of Procedure (Article 16.15.2) be suspended to permit the meeting to continue past the hour of 10:00 p.m. to complete the agenda.

“CARRIED”

The following individuals spoke in opposition to the application:
Dennis Carter-Edwards, 436 Settlers Ridge
Matt Keefer, 505 Settlers Ridge
Jim MacIntosh, 804 Cumberland Avenue

Jason Malfera, Planner with Activa Holdings Inc., agent for the applicant, spoke to the application.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD14-051 dated August 25, 2014, of the Manager, Planning Division, as follows:

- a) **That Exception No. 162 of Section 3.9 Exceptions of Zoning By-law 1997-123 be amended in accordance with Exhibit D of Report PLPD14-051.**

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- b) That Draft Plan of Subdivision 15T-02502 be modified to reflect the registration of Plan 45M-237 and renumber the remaining lots and blocks accordingly, to reconfigure the Open Space and Future Development Areas in the northeast corner of the plan, and to provide for the development of Sawmill Road to Settlers Ridge as shown on the Plan prepared by D.M. Wills Associates Limited dated July 16, 2014 attached as Sheet 2 of Exhibit C to Report PLPD14-051;
- c) That the Conditions of Draft Plan of Subdivision Approval dated June 6, 2011 be deleted in their entirety and replaced with an updated set of conditions attached as Schedule 1 to Report PLPD14-051; and,
- d) That the subject properties be rezoned from A1(Smith) – Rural Zone and D.2-96 – Development District to R.1, 1r,2r,8z-162-“H” – Residential District, OS.1 and OS.2 – Open Space Districts and from OS.1 – Open Space District to D.2-96 – Development District and OS.2 – Open Space District in accordance with Exhibit D of Report PLPD14-051.

“CARRIED”

Other Business

There were no items of Other Business.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 11:14 p.m.

"CARRIED"

John Kennedy
City Clerk

Councillor Hall
Chair