



**Planning Committee Minutes  
City of Peterborough  
September 15, 2014  
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee held on September 15, 2014 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 – August 25, 2014**

Moved by Mayor Bennett

**That the minutes of the meeting of Planning Committee held on August 25, 2014 be approved.**

“CARRIED”

**Disclosure of Pecuniary Interest**

Councillor Pappas declared an interest in item 7 (Report PLPD14-059, Removal of “H” – Holding Symbol from the Zoning of a portion of the property at 1545 Monaghan Road), as he has family members living in the vicinity of the subject property.

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**Consent Agenda**

Moved by Councillor Clarke

**That items 6 and 8 be approved as part of the Consent Agenda.**

“CARRIED”

**Manager, Planning Division**

**Report PLPD14-061**

**Amendments to the Sign By-law for the Regulation of Electronic Signs: Proposed Extension to the Interim Control By-law**

Moved by Councillor Clarke

**That Council approve the recommendation outlined in Report PLPD14-061 dated September 15, 2014, of the Manager, Planning Division, as follows:**

**That the Interim Control By-law prohibiting the issuance of a permit for an electronic sign be extended for a five month period to expire March 4, 2015, to allow time for further consultation and research be approved in accordance with Exhibit A attached to Report PLPD14-061.**

“CARRIED”

**Manager, Planning Division**

**Report PLPD14-060**

**Removal of “H” – Holding Symbol from the Zoning of the properties at 384 Rogers Street and 185 Hunter Street East**

Moved by Councillor Clarke

**That Council approve the recommendation outlined in Report PLPD14-060 dated September 15, 2014, of the Manager, Planning Division, as follows:**

**That the properties at 384 Rogers Street and 185 Hunter Street East be rezoned from SP. 356 - “H”- Residential District to SP. 356 - Residential District in accordance with Exhibit “C” attached to Report PLPD14-060.**

“CARRIED”

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**Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD14-047  
565 Stewart Street**

Caroline Kimble, Planner, Land Use provided an overview of Report PLPD14-047.

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

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

Moved by Councillor Juby

**That Council approve the recommendations outlined in Report PLPD14-047 dated September 15, 2014, of the Manager, Planning Division, as follows:**

- a) **That Section 3.9 – Exceptions, of the Comprehensive Zoning By-law #1997-123 be amended to add Exception 293 to prohibit the use of the property for a Boarding House; to reduce the minimum lot area per dwelling unit to 170 square metres; reduce the minimum setback from the intersection of two side lot lines to 4m; permitting up to 2 x 2 tandem parking spaces within 0m from the westerly lot line, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD14-047.**
- b) **That the zoning of the subject property be amended from the R.1 - Residential District to the R.3-293 - ‘H’ – Residential District, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD14-047.**
- c) **That the ‘H’ Holding Symbol be removed subject to the following:**
  - i) **Conveyance of land for a daylighting triangle at the northwest corner of the intersection of Stewart Street and London Street;**
  - ii) **Encroachment Agreement with the City for the use and maintenance of the retaining wall within the Right of Way for Stewart Street and removal of the same at such time as the City requires the land;**
  - iii) **Survey to confirm location of retaining wall and parking encroachment; and**
  - iv) **Confirmation of adequate site servicing for the third unit.**

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- v) **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;**
- vi) **Payment of cash-in-lieu of parkland for the third unit; and**
- vii) **Payment of all applicable development charges for the third unit.**

**“CARRIED”**

**Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD14-057  
294 Rubidge Street**

Caroline Kimble, Planner, Land Use provided an overview of Report PLPD14-057.

John Butcher, 287 Stewart Street, spoke in opposition to the application.

No one spoke in support of the application.

Mary Blair, 1721 Waddell Avenue, the applicant, spoke to the application.

Moved by Councillor Juby

**That Council approve the recommendations outlined in Report PLPD14-057 dated September 15, 2014, of the Manager, Planning Division, as follows:**

- a) **That the zoning of 294 Rubidge Street be amended from the R.3,R.4 – Residential District to the SP.241 - ‘H’ – Commercial District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD14-057.**
- b) **That the ‘H’ – Holding Symbol be removed subject to the following:**
  - i) **Site Plan Approval being granted for the property.**

**“CARRIED”**

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**Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD14-058**  
**482 Mark Street**

Caroline Kimble, Planner, Land Use provided an overview of Report PLPD14-058.

Councillor Juby left the meeting at 7:57 p.m. and returned at 8:00 p.m.

The following spoke in opposition to the application:

Tim Hadfield, 488 Mark Street.

Courtney Ramsay, 496 and 473 Mark Street.

Robin and Hermoine Rivison, 482 Mark Street, the applicants, spoke to the application.

Moved by Councillor Vass

**That Council approve the recommendations outlined in Report PLPD14-058 dated September 15, 2014, of the Manager, Planning Division, as follows:**

- a) That Section 3.4 – Alternative Regulations, of Comprehensive Zoning By-law #1997-123 be amended to add a provision to reduce the minimum building setback from the rear lot line in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD14-058.**
- b) That the zoning of the subject property, be amended from the R.1, R.2 - Residential District to the R.3,7c, 10I,14h,16b,20a – 292 – H District, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD14-058.**
- c) That the ‘H’ Holding Symbol be removed subject to the following:**
  - i) Site Plan Approval is granted for the subject property;**
  - ii) Payment of cash-in-lieu of parkland for the third unit; and**
  - iii) Payment of all applicable development charges for the third unit.**

“CARRIED”

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**Manager, Planning Division**

**Report PLPD14-059**

**Removal of “H” – Holding Symbol from the Zoning of a portion of the property at 1545 Monaghan Road**

Councillor Pappas did not discuss or vote on Report PLPD14-059 due to his previously declared interest.

Moved by Councillor Clarke

**That Council approve the recommendation outlined in Report PLPD14-059 dated September 15, 2014, of the Manager, Planning Division, as follows:**

**That the property at 1545 Monaghan Road be rezoned from SP. 346 - “H”- Residential District to SP. 346 - Residential District in accordance with Exhibit “C” attached to Report PLPD14-059.**

“CARRIED”

**Other Business**

Councillor Hall was thanked for chairing the Planning Committee over the past term of Council.

Councillor Hall recognized the contributions of Councillor Doris to the Planning Committee over his years on Council.

**Adjournment**

Moved by Mayor Bennett

**That this meeting of Planning Committee adjourn at 8:57 p.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Hall  
Chair