



General Committee Minutes Council Chambers, City Hall

February 17, 2026

Present: Councillor Baldwin
Councillor Beamer, Chair
Councillor Bierk
Councillor Crowley
Councillor Duguay
Councillor Haacke
Councillor Lachica
Mayor Leal
Councillor Parnell
Councillor Riel

Regrets: Councillor Vassiliadis

Staff: Brad Appleby, Director, Planning, Development and Urban Design
Alan Barber, Director, Legal Services
Natalie Garnett, Deputy City Clerk
Greg Giles, Director, Engineering and Capital Works (Acting)
Director, Economic Development
John Kennedy, City Clerk
Sheldon Laidman, Commissioner, Community Services
Jennifer McFarlane, Director, People and Culture
Blair Nelson, Commissioner, Infrastructure, Planning & Growth
Management
David Potts, Commissioner, Legislative Services, City Solicitor
Jasbir Raina, Chief Administrative Officer
Sriram Raman, Manager, Government Relations
Ilmar Simanovskis, Commissioner, Municipal Operations
Brendan Wedley, Director, Strategic Communications & Service
Peterborough

Closed Session - 5:00 p.m., Sutherland Room

Moved by Councillor Parnell

That Fire Prevention Litigation, Report LSOCS26-006, be approved on consent.

Carried

Report LSOCS26-006 – Litigation

That Council approve the recommendation outlined in Report LSOCS26-006, dated February 17, 2026, of the City Solicitor as follows:

That staff be authorized to proceed as outlined in Closed Session Report LSOCS26-006 dated February 17, 2026, of the City Solicitor respecting Fire Prevention Litigation.

Resolution to meet in Closed Session

Moved by Councillor Parnell

That Committee enter closed session to discuss one item under Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board; one item under Section 239(2)(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and one item under Section 239(2)(a) the security of the property of the municipality or local board and 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

Closed Session adjourned at 6:11 p.m.

Open Session - 6:00 p.m., Council Chambers

Call to Order

The meeting was called to order at 6:20 p.m.

Adoption of Minutes

Moved by Councillor Crowley

That the General Committee meeting minutes from January 12, 2026 be approved.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Disclosure of Pecuniary Interest

Councillor Duguay declared an interest in Zoning By-law Amendment for 260 Milroy Drive, Report IPGPL26-007, as a family member is the Planning Consultant representing the application.

Councillor Haacke declared an interest in Zoning By-law Amendment for 260 Milroy Drive, Report IPGPL26-007, as the applicant is a client of his.

Councillor Crowley declared an interest in Notices of Objection for 107 Park Street North, Report IPGPL26-011, as a family member has a direct business relationship to BWXT.

Report of Closed Session

Report FCSFPM26-006 – Application

Moved by Councillor Riel

That Council approve the recommendation outlined in Report FCSFPM26-006, dated February 17, 2026, of the Commissioner, Finance and Corporate Support Services and the Commissioner of Community Services as follows:

a) That staff are authorized to submit an application and all associated documents to Build Canada Homes (BCH) to provide required funding to build a mixed housing development on the Peterborough Housing Corporation (PHC) owned property at 1190 Hilliard Street, as outlined in Report FCSFPM26-006;

b) That the Mayor, Clerk, CAO and Commissioners are each authorized to do such things, negotiate with and execute documents including a loan and contribution agreement, on terms considered appropriate by the Commissioner of Community Services in consultation with the Treasurer, to secure the approval of BCH funding in forms acceptable to the City Solicitor;

c) That respecting the CFCR Plan, staff be authorized to proceed as outlined in Closed Session Report FCSFPM26-006 dated February 17, 2026 of the Commissioner, Finance and Corporate Services and the Commissioner of Community Services.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Verbal Update - Land Matter

Moved by Mayor Leal

That the verbal update on a land matter, be received for information.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Verbal Update - City Property

Moved by Mayor Leal

That the verbal update on a City Property Matter be received for information.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Consent Items

Moved by Councillor Parnell

That items 2026 Borrowing By-law - Report FCSFS26-001, and Robinson Street Improvements Budget Transfer - Report IPGENG26-004, be approved on Consent.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

2026 Borrowing By-law, Report FCSFS26-001

That Council approve the recommendation outlined in Report FCSFS26-001 dated February 17, 2026, of the Commissioner, Finance and Corporate Support Services as follows:

That a by-law be enacted to establish a \$15,000,000 borrowing limit for the 2026 year to finance current expenditures in the form attached as Appendix A.

Robinson Street Improvements Budget Transfer, Report IPGENG26-004

That Council approve the recommendation outlined in Report IPGENG26-004, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That the following funding allocations from Project #15189 Brealey Drive - Lansdowne Street to Sherbrooke Street be transferred to Project #24-141 - Robinson Street Improvements:

- a) **\$1,250,000 of Wastewater Reserve funding; and**
- b) **\$1,350,000 of Canada Community-Building Fund (CCBF) funding.**

Public Meetings under the Planning Act

Councillor Parnell, Chair of Planning, assumed the Chair.

Official Plan Amendment relating to 4571 Guthrie Drive, 2006 and 2011 McNamara Road, Report IPGPL26-006

Moved by Councillor Beamer

That Council approve the recommendation outlined in Report IPGPL26-006, dated February 17, 2026 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That the Official Plan be amended in accordance with draft Official Plan Amendment attached as Appendix B to Report IPGPL26-006, to create a site-specific policy pertaining to Draft Plan of Subdivision Files 15T-05503 and 15T-10504 in the Coldsprings Special Study Area.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Zoning By-law Amendment for 260 Milroy Drive, Report IPGPL26-007

Due to their previously declared interests, Councillors Duguay and Haacke did not discuss or vote on this item.

Moved by Mayor Leal

That Council approve the recommendation outlined in Report IPGPL26-007, dated February 17, 2026 of the Commissioner of Infrastructure Planning and Growth Management as follows:

a) That the subject property be rezoned from M3.2 – Enhanced Service Industrial District to C.7 – Commercial District in accordance with the draft Zoning By-law Amendment attached as Appendix B to report IPGPL26-007; and,

b) That Section 3.0, Exceptions, of the Zoning By-law 1997-123, be amended by adding Exception Number 379 to prescribe site-specific regulations for the property known as 260 Milroy Drive in accordance with the Draft Zoning By-law Amendment attached as Appendix B to Report IPGPL26-007.

For (8): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Conflict (2): Councillor Duguay, and Councillor Haacke

Carried (8 to 0)

Councillor Beamer assumed the Chair.

Committee Reports

Infrastructure, Planning and Growth Management

Armour Road and Parkhill Road Intersection Information Report, Report IPGENG26-002

Moved by Councillor Riel

That the General Committee approve the recommendations outlined in Report IPGENG26-002, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That Council receive Report IPGENG26-002 dated February 17, 2026, for information.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Notices of Objection for 107 Park Street North, Report IPGPL26-011

Due to his previously declared interest, Councillor Crowley did not discuss or vote on this item.

Moved by Mayor Leal

That Council approve as follows:

a) That the Notices of Objection to the intention to designate 107 Park Street North be received;

b) That Buildings 21, 24A, 26 and 28 as listed in the City's Notice of Intention to Designate dated November 6, 2025 be excluded from the list of Heritage Attributes for 107 Park Street North, and

c) That, in consideration of the objections pursuant to Section 29(6) of the Ontario Heritage Act, Council proceed with the designation of 107 Park Street North and approve the Draft Heritage Designation By-law attached as Appendix A to report IPGPL26-011, as amended by paragraph b).

For (8): Councillor Baldwin, Councillor Beamer, Chair, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Against (1): Councillor Bierk

Conflict (1): Councillor Crowley

Carried (8 to 1)

Budget Request for Coldsprings Growth Area Planning Study, Report IPGPL26-015

Moved by Mayor Leal

That Council approve the recommendation outlined in Report IPGPL26-015, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That a \$375,000 budget amount for each of the 2027 and 2028 Capital budgets for the Coldspring Growth Area – Planning Studies be pre-committed.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Legislative Services

Application by Fairhaven Long Term Care, LSCLK26-006

Moved by Councillor Riel

That Council go into Closed Session to discuss matters related to the Fairhaven Long Term Care regarding land acquisition section 239.2(c) a proposed or pending acquisition or disposition of land by the municipality or local board

For (6): Councillor Bierk, Councillor Crowley, Councillor Haacke, Councillor Lachica, Mayor Leal, and Councillor Riel

Against (4): Councillor Baldwin, Councillor Beamer, Chair, Councillor Duguay, and Councillor Parnell

Carried (6 to 4)

Council recessed General Committee at 7:15 p.m. to enter into Closed Session in the Sutherland Room. Committee reconvened in Open Session at 7:27 p.m.

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report LSCLK26-006, dated February 17, 2026, of the City Clerk as follows:

a) That the information, attached as Appendix A to Report LSCLK26-006 from Fairhaven Long-Term Care be received for information.

b) That Report LSCLK26-006 be referred to staff to provide a report with additional information including the financial implications and any options related to the submission of an amended application for additional beds to the Ministry of Long-Term Care.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

2026 Municipal Election Updates, Report LSCLK26-009

Moved by Councillor Duguay

That Council approve the recommendation outlined in Report LSCLK26-009 dated February 17, 2026, of the City Clerk, as follows:

That Report LSCLK26-009 be received for information.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Advisory Committee Update, Terms of Reference, Riverview, Park and Zoo, Report LSCLK26-001

Moved by Councillor Bierk

That Council approve the recommendations outlined in Report LSCLK26-001, dated February 17, 2026, of the City Clerk as follows:

a) That Council approve the draft Terms of Reference for the Peterborough Riverview Park and Zoo Advisory Committee, attached as Appendix A to Report LSCLK26-001; and,

b) That Council amend By-law 22-088 by adding the Peterborough Riverview Park and Zoo Advisory Committee Terms of Reference as Schedule A-8, as per the amending by-law attached as Appendix B to the report.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

Municipal Operations

107 Park Street North Building Demolition- Site and Broader Impacts Related to Health and Safety, Report MOENV26-001

Moved by Councillor Bierk

That report be referred back to staff and that staff report back with a City Health and safety plan addressing the GE site itself and its ongoing and potential impacts on surrounding residents and neighbourhood conditions, not limited to the demolition phase, including municipal monitoring, public communication, response protocols and responsible departments

For (5): Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Lachica, and Councillor Riel

Against (5): Councillor Baldwin, Councillor Duguay, Councillor Haacke, Mayor Leal, and Councillor Parnell

Lost (5 to 5)

Moved by Councillor Lachica

That Council approve the recommendation outlined in Report MOENV26-001, dated February 17, 2026, of the Commissioner of Municipal Operations as follows:

a) That Report MOENV26-001, 107 Park Street North Building Demolition- Site and Broader Impacts Related to Health and Safety, be received for information.

For (9): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Riel

Against (1): Councillor Lachica

Carried (9 to 1)

Moved by Councillor Lachica

1. The professional engineer, limited licence holder or provisional licence holder shall, before preparing a demolition plan with respect to the demolition of a building or structure,

i. visit and examine the demolition site in order to assess site limitations and adjacent conditions that may affect the content of the demolition plan, and

ii. verify the structural characteristics and condition of the building or structure by conducting one or more inspections of the building or structure and by reviewing any existing drawings or specifications relating to the building or structure.

2. The professional engineer, limited licence holder or provisional licence holder shall include in a demolition plan made with respect to the demolition of a building or structure,

i. a description of the structural characteristics and condition of the building or structure as verified by the professional engineer, limited licence holder or provisional licence holder under subparagraph 1 ii,

ii. the methodology a contractor should follow in demolishing the building or structure,

iii. a description of the measures necessary to ensure that the health or safety of any

person, including an occupant of a building being demolished if the building is not vacated before the demolition commences as permitted by the building code, is not endangered as a result of the demolition,

- iv. a description of the measures necessary to ensure that the integrity of any other buildings, structures, buried or above ground utilities or any other real property is not negatively affected as a result of the demolition,
- v. identification of all buried or above ground utilities under or at the demolition site and a description of the requirements for their safe disconnection, removal or protection before the commencement of the demolition,
- vi. a description of any environmental hazard that would or could arise as a result of the demolition, and of the measures necessary to address the hazard, with reference to the applicable municipal, provincial or federal statutes, regulations, rules, by-laws, codes, standards or other legislation, and
- vii. identification of any inspection or testing to be carried out by an independent company during the demolition.

MOTION:THEREFORE, BE IT RESOLVED THAT... Council request via the Chief Building Official GE Vernova to disclose its full demolition plan created under O. Reg 260/08 to the Chief Building Inspector and to all members of municipal council as part of its application for a demolition permit.

Moved by Councillor Baldwin

That the amending motion be deferred to the Council meeting on February 23, 2026.

For (8): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Riel

Against (2): Councillor Bierk, and Councillor Lachica

Carried (8 to 2)

Notice of Motion

There were no Notices of Motion.

Other Business

Moved by Councillor Riel

That a Special Meeting of Council be held prior to February 20, 2026, to consider a question on the ballot.

Withdrawn

Adjournment

Moved by Councillor Duguay

That this meeting be adjourned at 9:26 p.m.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Riel

Carried (10 to 0)

John Kennedy

City Clerk

Councillor Beamer

Chair