



**Planning Committee Minutes
City of Peterborough
March 25, 2013
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee Held on March 25, 2013
in the Board Room, Kawartha Pine Ridge District School Board Office.**

Planning Committee was called to order at 6:30 p.m. in the Board Room.

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 – March 4 and 5, 2013

Moved by Councillor Parnell

That the minutes of the meeting of Planning Committee held on March 4 and 5, 2013 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no declarations of Pecuniary Interest.

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Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD13-026
Zoning By-law Amendment Z0804SB
Draft Plan of Subdivision 15T-08502
149282 Ontario Inc.
City of Peterborough
1597, 1607, 1619 & 1633 Lansdowne Street West

Brad Appleby, Planner, Subdivision Control and Special Projects provided an overview of this item.

Paul Instead, 753 Pinewood Drive, spoke regarding safety concerns on Pinewood Drive as a result of increased traffic. Mr. Instead requested that a sidewalk be construction on one side of Pinewood Drive.

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

Moved by Councillor McWilliams

That Council approve the recommendations outlined in Report PLPD13-026 dated March 25, 2013, of the Manager, Planning Division, as follows:

- a) **That Draft Plan of Subdivision Approval for Plan 15T-08502, Drawing No. 101445DP dated March 20, 2013 by D.M. Wills Associates Limited be granted subject to the conditions of Draft Plan Approval attached to Report PLPD13-026 as Schedule 1.**
- b) **That Section 3.9 Exceptions of Zoning By-law 1997-123 be amended by adding Exception No. 278 in accordance with Exhibit 'D' of Report PLPD13-026.**
- c) **That the subject property be rezoned from D.2 Development District to R.1, 1m, 2m-278 – "H"; R.1. 8z-278-"H"; - Residential Districts and OS.3 – Open Space District in accordance with the Draft Plan of Subdivision and Exhibit 'D' of Report PLPD13-026.**
- d) **That Council deem the lands municipally known as 793 Spillsbury Drive and legally described as Parts 3, 14 and 15 on Plan 45R-11465 as being not required for public highway purposes.**

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Moved by Councillor Juby

That the question be put.

“CARRIED”

Upon the main motion of Councillor McWilliams, the motion passed.

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD13-021
1080 – 1906 Lansdowne Street West – Zoning By-law Amendment

Caroline Kimble, Planner, Land Use provided an overview of this item.

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

Andrew Robertson, Kaylan Properties, the applicant, spoke to the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD13-021 dated March 25, 2013, of the Manager, Planning Division, as follows:

- a) That the zoning of the subject property be amended from the SP.46 – Special Commercial District to the C.7 – 279 – Commercial District (Special Purpose Retail), in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD13-021.
- b) That Section 3.9 of the Comprehensive Zoning By-law be amended to add Exception 279 to recognize the existing parking ratio of 1 parking space per 25m² of gross leasable area, and to introduce regulations regarding the minimum floor area requirements for retail establishments as follows:
 - i) A maximum floor area of 1700m² may be occupied by retail establishment with floor areas between 150m² and less than 500m² each;

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- ii) A maximum floor area of 1750m² may be occupied by retail establishments with floor areas between 500m² and 700m² each.
- iii) That item “bb” (a library, museum or art gallery) be removed as a permitted use.

“CARRIED”

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD13-022
861 Lansdowne Street West – Zoning By-law Amendment

Caroline Kimble, Planner, Land Use provided an overview of this item.

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

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

Moved by Councillor Juby

That the applications to Amend the Official Plan and Rezone the lands known as 861 Lansdowne Street West to permit a small scale retail establishment for the sale of eyewear and related accessories/products with a minimum floor area of 250m² as outlined in Report PLPD13-022 dated March 25, 2013, of the Manager, Planning Division, *be denied*, based on the following:

The proposed amendments to the Official Plan and Zoning By-law to introduce small scale retail within a new development on lands designated Special Purpose Retail is not consistent with Peterborough’s planned commercial structure and the amendments have not been justified.

“CARRIED”

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Other Business

Moved by Councillor Beamer

That staff prepare a report regarding the City of Peterborough sidewalk policy.

"CARRIED"

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 9:18 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Hall
Chair