



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

*Monday, May 06, 2019 at 5:00 p.m.
Council Chambers, 2nd Floor, City Hall, (199 Queen Street)*

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, May 06, 2019
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, April 01, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Rezoning**
 1. 351 North River Road (PID #'s 1014224 & 373415) Laurel
Request to rezone the property at 351 North River Road from R-2S (Low Density Residential Single Zone) to R-3 (Medium Density Residential Zone) and amend the Official Plan Map from Low Density Residential to Medium Density Residential. Requires a recommendation to proceed to public consultation.
 2. Miller Street / Pearson Street / Hanover Street (PID #530980) Greg
Request to rezone the property from the Single-Detached Residential (R-1L) Zone to the Narrow Single-Detached Residential (R-1N) Zone. Requires a recommendation to proceed to public consultation.
 3. 89 Beach Grove Road (PID #386755) Greg
Request to rezone the property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone. Requires a recommendation to proceed to public consultation.
 - b) Variances**
 4. 93 Weymouth Street (PID #340984) Robert
Request to reduce the required lot frontage from 20m (65.6 ft) to approximately 10.4m (34.1 ft) in order to the convert the five (5) residential dwelling units into six (6) residential dwelling units;
 5. 101 Weymouth Street (PID #340992) Robert
Request to reduce the required lot frontage from 20m (65.6 ft) to approximately 9.2m (30 ft) in order to the convert the three (3) residential dwelling units into six (6) residential dwelling units;



6. 15 Hillsborough Street (PID #336198) *Greg*
Request to reduce the required side yard setback and rear yard setback in order to demolish the existing accessory building and construct a new accessory building.

c) Others

7. 185 Brackley Point Road (PID #344044) *Greg*
Request for a site specific amendment to allow an Automobile Body Shop and a Transportation Service (taxi stand) as permitted used in the Single-Detached Residential (R-1L) Zone. Requires a recommendation to proceed to public consultation.
8. Amendments to the Zoning & Development Bylaw (Bylaw PH-ZD.2) *Robert*
Proposed amendments to allow for Home Occupations, Parking and Site Design Standards, 500 Lot Area Standards, and Tourist Accommodations along with other general housekeeping amendments.
9. Amendments to the Zoning & Development By-law (Bylaw PH-ZD.2) *Robert*
Last month Planning Board deferred amendments relating to permitting an Asphalt, Aggregate, and Concrete Plant until planning staff met to discuss provincial requirements with the Department of Environment. After consultation with the province, planning staff is bringing back the same proposed amendments but excluding the environmental site assessment requirements to allow for an Asphalt, Concrete and Aggregate plant as a permitted land use in the Heavy Industrial (M-2) Zone.

7.Introduction of New Business

8.Adjournment of Public Session