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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

*Tuesday, June 04, 2019 at 5:00 p.m.  
Council Chambers, 2nd Floor, City Hall, (199 Queen Street)*

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- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Tuesday, June 04, 2019
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, May 06, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
  - a) Rezoning**
    1. 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. Public meeting was held on Tuesday, May 28, 2019.
    2. 25 Pownal Street (PID #335588) *Greg*  
Request to rezone the property from the Downtown Neighbourhood (DN) Zone to the Downtown Mixed-Use Neighbourhood (DMUN) Zone. Requires a recommendation to proceed to public consultation.
    3. 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.
    4. 7 Lions Crescent (PID #278721) *Laurel*  
Request to rezone the property at 7 Lions Crescent from R-1S (Single Detached Residential 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.



**b) Variances**

5. 6 Vic Campbell Blvd (PID #275743) *Robert*  
Request for a home occupation for the retail sale of a cosmetic product. The use would entail the storing of inventory, packaging, shipping of items and the occasional customer pick up of the product.
6. 37 Vista Street (PID #373225) *Greg*  
Request for a variance to reduce the rear yard setback requirement from 24.6 ft to approximately 18.0 ft in order to construct a garage addition (approximately 24.0 ft x 30.0 ft).

**c) Others**

7. 41-51 Allen Street (PID #371690 & PID #371609) and 53 Allen Street (PID #371517) *Greg*  
Request to consolidate two (2) properties in the Mixed-Use Corridor Commercial (MUC) Zone.
8. 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 a permitted use in the Single-Detached Residential (R-1L) Zone. Public meeting was held on Tuesday, May 28, 2019.
9. 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. After receiving feedback at the public meeting some changes to the Tourist Accommodation amendments have been incorporated.

**7. Introduction of New Business**

**8. Adjournment of Public Session**