



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

*Tuesday, September 03, 2019 at 4:30 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 Tuesday, September 03, 2019
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Friday, August 23, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Rezoning**
 1. 38 Palmers Lane (PID #275156) Laurel
Request to rezone the property at 38 Palmers Lane from Low Density Residential Zone (R-2) to Medium Density (R-3) and amend the Official Plan Map from Low Density Residential to Medium Density Residential. Public meeting was held on August 27, 2019.
 - b) Variances**
 2. 13 Donwood Drive (PID #278531) Robert
Request to operate a counselling/therapy service with appointment based clients visiting the property. The property owner will be the sole operator of the home occupation and shall operate out of an office in the dwelling.
 3. 53 Upper Hillsborough Street (PID #360719) Robert
Request to reduce the required lot frontage from 22m (72.2 ft) to approximately 17.6m (58 ft) and to reduce the required lot area from 696 sq.m (7,491.7 sq.ft) to approximately 427 sq.m (4597 sq.ft) to establish a duplex in the Low Density Residential (R-2) Zone.
 4. 80 Longworth Ave / 46 Victory Ave (PID #364695) Robert
Request to reduce the required lot frontage from the required 30m (98.4 ft) to approximately 25m (82 ft) in order to permit three (3) residential dwelling units in the Medium Density Residential (R-3) Zone.
 5. 17 Capital Drive (PID #387654) Laurel
Request to increase the maximum residential density from 11 to 12 dwellings units; a request to decrease the left minimum side yard setbacks from 4.5 m (14.8 ft) to 3.0 m (9.8 ft); and a request to decrease the right minimum side yard setbacks from 4.5 m (14.8 ft) to 3.0 m (9.8 ft).



c) Other Business

6. Corner of Royalty Road & Upton Road (PID #388595) *Laurel*
Request for reconsideration to rezone a portion of the vacant property from the Single-Detached Residential (R-1S) Zone to the Low Density Residential (R-2) Zone.

7. Amendments to the Zoning & Development By-law (Bylaw PH-ZD.2) *Robert*
Proposed amendments to formalize standard practices dealing with measurements, restrict the expansion of legal non-conforming uses, require design review for developments that undergo a significant design alteration in the 500 Lot Area, dictate the maximum size of an attached garage, enable Heritage Board to provide a recommendation to Council on the design and placement of signage for Designated Heritage Resources, prohibit Asphalt, Aggregate and Concrete Plants in the West Royalty Business Park and establish Marijuana Production Facility parking requirements.

7. Introduction of New Business

8. Adjournment of Public Session