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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

*Monday, October 07, 2019 at 4:30 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 Monday, October 07, 2019
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on September 03, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
  - a) Rezoning**
    1. 68 Brackley Point Road (PID #396713) Greg  
Request to rezone the subject property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone in order to construct two (2) townhouse dwellings containing a total of 14-units.
    2. 9 Pine Drive (PID #393322) Alex  
Request to rezone the subject property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone in order to consolidate with 13 Pine Drive (PID #393314) in order to construct a 41-unit apartment building with underground parking.
  - b) Variances**
    3. 17 Tamarac Avenue (PID #392878) Greg  
Request to operate a dog grooming business as a home occupation.
    4. 33 Bolger Drive (PID #492579) Greg  
Request to decrease the minimum lot area requirement for a garden suite from 0.50 acres to approximately 0.34 acres.
    5. 50 King Street (PID #335687) Greg  
Request to increase the maximum building height requirement for the existing single-detached dwelling from 39.4 ft to approximately 56.0 ft.
    6. 60-66 Dorchester Street Street (PID #336826 & 336818) Laurel  
Request to decrease the minimum side yard setback for a 4 unit town house in the DN Zone from 6 ft. to approximately 0 ft.
    7. 21 Greenfield Ave (PID 352955) Robert  
Request to reduce the interior side yard setback from 1.83m (6ft) to 1.2m (4ft) in order to construct an addition to the rear portion of the existing single detached dwelling.



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8. 91 King St (PID #336909), 93 King St (PID #336917), 94-98 Dorchester St (PID #336974), & 100-102 Dorchester St (PID #336966) *Greg*

Request for a lot consolidation of four properties in the DMUN Zone, request to reduce the minimum lot frontage required in order to be eligible for bonus height in the DMUN Zone from 98.4 ft to approximately 80.1 ft and a request to reduce the minimum side yard setback for the fifth storey from 18.0 ft to approximately 13.0 ft away from Queen Street properties.

**c) Other Business**

9. 58-64 Queen Street (PID #336990) & 68 Queen Street (PID #336982) *Greg*

Request to consolidate two properties in the Downtown Main Street (DMS) Zone.

10. 165 & 185 John Yeo Drive (PID #1078179 & 1102102) *Laurel*

Request to consolidate two properties on John Yeo Drive in the Light Industrial (M-1) Zone.

11. 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, define the placement of fascia signs for buildings that are four stories or greater and establish Marijuana Production Facility parking requirements.

12. Reconsideration for 13 Donwood Drive (PID #278531) *Alex*

Reconsideration of rejected minor variance application for a home-based business located at 13 Donwood Drive.

**7. Introduction of New Business**

**8. Adjournment of Public Session**