



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Monday, July 06, 2020 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 Monday, July 06, 2020
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, June 01, 2020
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances**
 1. 385 Queen Street (PID #356923) *Greg*
Request to reduce the required lot frontage from 98.4 ft to approximately 94.1 ft in order to demolish the existing duplex dwelling and construct a 10-unit apartment dwelling, two (2) of which would be affordable dwelling units.
 2. 131 Sydney Street (PID #339077)* *Greg*
 3. 330 University Avenue (PID #359687)* *Greg*
 4. 70 Grafton Street (PID #340273)* *Greg*
 5. 41 Allen Street (PID #371690)* *Greg*
*Request for a temporary structure variance in order to utilize required parking for an outdoor patio for the 2020 summer season in order to adhere to social distancing requirements.
 6. 506 Malpeque Road (PID #402735) *Robert*
Request to reduce the minimum side yard setback requirement of 1.8 metres (6ft) to approximately 0.9 metres (3ft) in order to convert an existing accessory structure into a garden suite, which is a self-contained dwelling unit, and located in the side yard of the existing single-detached dwelling.
 7. 270 Mount Edward Road (PID #663948) *Robert*
Request to vary the height of an existing accessory structure from 5.3m (17.5 ft) to 7m (23 ft) and vary the size of an existing accessory structure from 750 sq.ft. to 1,200 sq.ft. in order to permit an enlarged accessory structure on the subject lot.



b) Rezoning

8. Lot 19-1 Sherwood Road (PID #1107200) Robert
Request to rezone the subject property from the Comprehensive Development Area (CDA) Zone to the Industrial Business Park (M-3) Zone and amend Appendix “A” the Official Land Use Map from Comprehensive Development Area to Industrial in order to develop two industrial developments; a heavy truck maintenance shop and a construction company office both of which will have ancillary warehousing and outside storage.
9. 35 Connolly Street (PID #358572) Greg
Request to rezone the subject property from the Shopping Centre Commercial (C-3) Zone to the Mixed-Use Corridor (MUC) Zone in order to construct a single-detached dwelling on the vacant property. This is a request to proceed to public consultation.
10. 53 Towers Road (Lot 2014-5) (PID #1076702) Laurel
Request to amend a comprehensive development plan and amend a development agreement to increase the density on the lot from 60 to 62 units.

c) Others

11. Amendments to the Medium Density Mixed Use (MUR) Zone Laurel
Amendments to the Zoning & Development Bylaw (PH-ZD.2) as it pertains to the mixing formula for housing types to allow better placement of similar dwellings.
12. Amendments to the Zoning and Development Bylaw Laurel
Proposed Amendments to the Zoning & Development Bylaw (PH-ZD.2) by removing and repealing Section 45.12 pertaining to Private Street Access also amend Section 45.6, General Provisions for Subdivision pertaining to private roads.
13. John Yeo Drive (PID #388249) Robert
Request to consolidate two properties in the Business Park Industrial (M-3) Zone.
14. Amendments to the Zoning and Development By-law Robert
Proposed amendments to the Zoning & Development Bylaw pertaining to decrease the minimum lot size area for a Garden Suite, permit Mobile Canteens to start operations in April, creation of a Manufactured Housing Residential (MHR) Zone, insert Dormitory into the Institutional (I) as a permitted use, insert Storage Facility into the Light (M1), Heavy (M2), Business Park (M3) Industrial Zone(s), Parking Space Standards, adding Dormitory and Storage Facility to Appendix A: Definitions.

7. Introduction of New Business

8. Adjournment of Public Session