



PUBLIC MEETING AGENDA NOTICE OF MEETING

Tuesday, June 30, 2020 at 7:00 p.m.

Courtyard, The Rodd Royalty, 14 Capital Drive

(Also accessible via Videoconference (Webex) and live stream at www.charlottetown.ca/video)

1. Call to Order

2. Declaration of Conflicts

3. Approval of Agenda

4. Reports:

a. Lot 19-1 Sherwood Road (PID #1107200)

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.

b. Amendments to the Zoning & Development By-law (Bylaw PH-ZD.2)

Proposed amendments to the Zoning & Development Bylaw pertaining to decrease the minimum lot size area for a Garden Suite to 0.30 acre, 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.

5. Introduction of New Business

6. Adjournment of Public Session

If you are unable to attend in person, the public meeting will be accessible via videoconference or teleconference to adhere to social distancing requirements by any of these methods:

- *Webex; or*
- *Connect by phone and/or watch the live stream at www.charlottetown.ca/video;*

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested in participating at the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:00 p.m. on Thursday, June 25, 2020 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants no later 12:00 p.m. on Monday, June 29, 2020 with details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 on or before 12:00pm on Thursday, July 02, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

Information Sheet for Public Meeting on Tuesday, June 30, 2020

The City of Charlottetown has received the following application for consideration:

Lot 19-1 Sherwood Road (PID #1107200)

This is a 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.

All the procedures as outlined in the Charlottetown Zoning and Development Bylaw have been followed:

Eleven (11) letters were sent out on June 17, 2020 to property owners within a 100 meter radius of the subject property as per the Zoning & Development Bylaw.


Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, June 20, 2020 and Saturday, June 27, 2020. Notice was also posted on the City’s website.

Notice was also posted on the City’s website, including a PSA release dated June 18, 2020.

Notice was posted on the subject property on June 19, 2020.

No letters of support/opposition have been received to date.

Notes:

OP REDESIGNATION & REZONING APPLICATION FILE: PLAN-2020-1-JUNE- 6B-3 LOT 19-1 SHERWOOD ROAD (PID #1107200) OWNER: 102297 PEI INC.		
MEETING DATE: June 01, 2020		Page 1 of 4
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. GIS Map and Proposed Lo Consolidation B. Site Plan	
SITE INFORMATION: Context: 5.12 acre undeveloped property Ward No: 8 – Highfield Existing Land Use: Vacant and undeveloped Official Plan: Concept Planning Area Zoning: Comprehensive Development Area (CDA) Zone		
PREVIOUS APPLICATIONS: An approval was issued on April 4, 2019 to subdivide PID #1107200 into Lot 19-1.		

RECOMMENDATION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation for the Official Plan re-designation and rezoning request to:

1. Amend Appendix “A” – Future Land Use Map of the Official Plan from Concept Planning Area to Industrial for the property located at Lot 19-1 Sherwood Road (PID #1107200); and
2. Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Comprehensive Development Area (CDA) Zone to the Business Park Industrial (M-3) Zone for the property located at Lot 19-1 Sherwood Road (PID #1107200).

proceed to public consultation.

BACKGROUND:

Request

The applicant, Chris McQuillan, is applying to change the Official Plan designation from the Comprehensive Planning Area to the Industrial designation and to rezone the property from the Comprehensive Development Area (CDA) Zone to the Business Park Industrial (M-3) Zone. The

applicant is also proposing to subdivide Lot 19-1 (PID #1107200) into two lots to develop the following industrial uses:

- 1) Lot 19-1A: Develop a new building for a large truck maintenance shop that works on large trucks and vehicles (i.e. concrete trucks, tractor trailers) with two leased spaces to accommodate future industrial businesses; and
- 2) Lot 19-1B: Develop an industrial business that will contain an office building, warehousing and a storage yard for industrial equipment.

The applicant is also requesting a lot consolidation pending subdivision approval of PID #1107200 into Lot(s) 19-1A and 19-1B with Lot 19-1B being consolidated with a portion of PID #145961 (see Attachment B). The requested consolidation does not require public consultation but notification of this consolidation will be included in the public meeting notification. The proposed consolidation will also be included in the recommendation to Council following the public meeting.

Development Context

The subject property fronts onto Sherwood Road and is presently vacant and undeveloped. Directly to the east and adjacent to the subject property is Island EMS and ambulance service, while to the west is more vacant/undeveloped land, to the north is vacant/undeveloped land that is zoned Low Density Residential (R-2) Zone and to the south is a community church and undeveloped field. The zoning of the immediate area is primarily Business Park Industrial (M-3) Zone to the east and Comprehensive Development Area (CDA) Zone to the west. Given the existing industrial nature of these land uses and the zoning of the area, the proposed uses are generally compatible in this portion of the City.

Property History

The subject property Lot 19-1 (PID 1107200) was created through subdivision on April 4, 2019. The property is split designated and zoned Comprehensive Development Area and Business Park Industrial. The land has remained vacant and undeveloped, previously used as farmland.

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed rezoning is approved to proceed to the public consultation phase, the Planning & Heritage Department shall notify the public of said public meeting in accordance with Section

3.10.4.c of the Zoning & Development By-law. The public notification will also include the request for the lot consolidation.

ANALYSIS:

The subject property was subdivided in April 2019 and contains both a split Official Plan designation (Industrial/Comprehensive Development Area) and Zoning (Business Park Industrial (M-3)/ Comprehensive Development Area (CDA)). The applicant intends to amend the zone of the entire lot to the Business Park Industrial (M-3) Zone. The purpose of both this Official Plan and Zoning amendments are to accommodate two industrial type operations, a large truck maintenance shop with outdoor storage and a new head office with ancillary outdoor/indoor storage (equipment and materials) for a construction company.

The majority of the surrounding area consists of M-3 zoned land and existing development is of a business park industrial type of use with various car dealerships, automotive parts businesses and machinery equipment rental. Other land uses that are not of an industrial nature would be the existing church across the road and the Island EMS ambulance service operation that is adjacent to the proposed developments. The most sensitive land use to these proposed operations would be the 40 acre parcel directly to the north of the proposed uses that is zoned Low Density Residential (R-2) Zone.

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
<ul style="list-style-type: none"> • The adjacent properties except for the church are all business industrial types of land uses. • The proposed uses to be developed on the subject property (i.e. large truck maintenance facility and office industrial business 		<ul style="list-style-type: none"> • The subject property and proposed industrial uses are adjacent (i.e. north) of a 40 acre parcel zoned for low density residential uses.

with ancillary uses) are compatible with existing industrial businesses.

- Need for additional industrial zoned land to accommodate industrial uses.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation for the Official Plan re-designation and rezoning request to:

1. Amend Appendix “A” – Future Land Use Map of the Official Plan from Concept Planning Area to Industrial for the property located at Lot 19-1 Sherwood Road (PID #1107200); and
2. Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Comprehensive Development Area (CDA) Zone to the Business Park Industrial (M-3) Zone for the property located at Lot 19-1 Sherwood Road (PID #1107200)

proceed to public consultation.

PRESENTER:



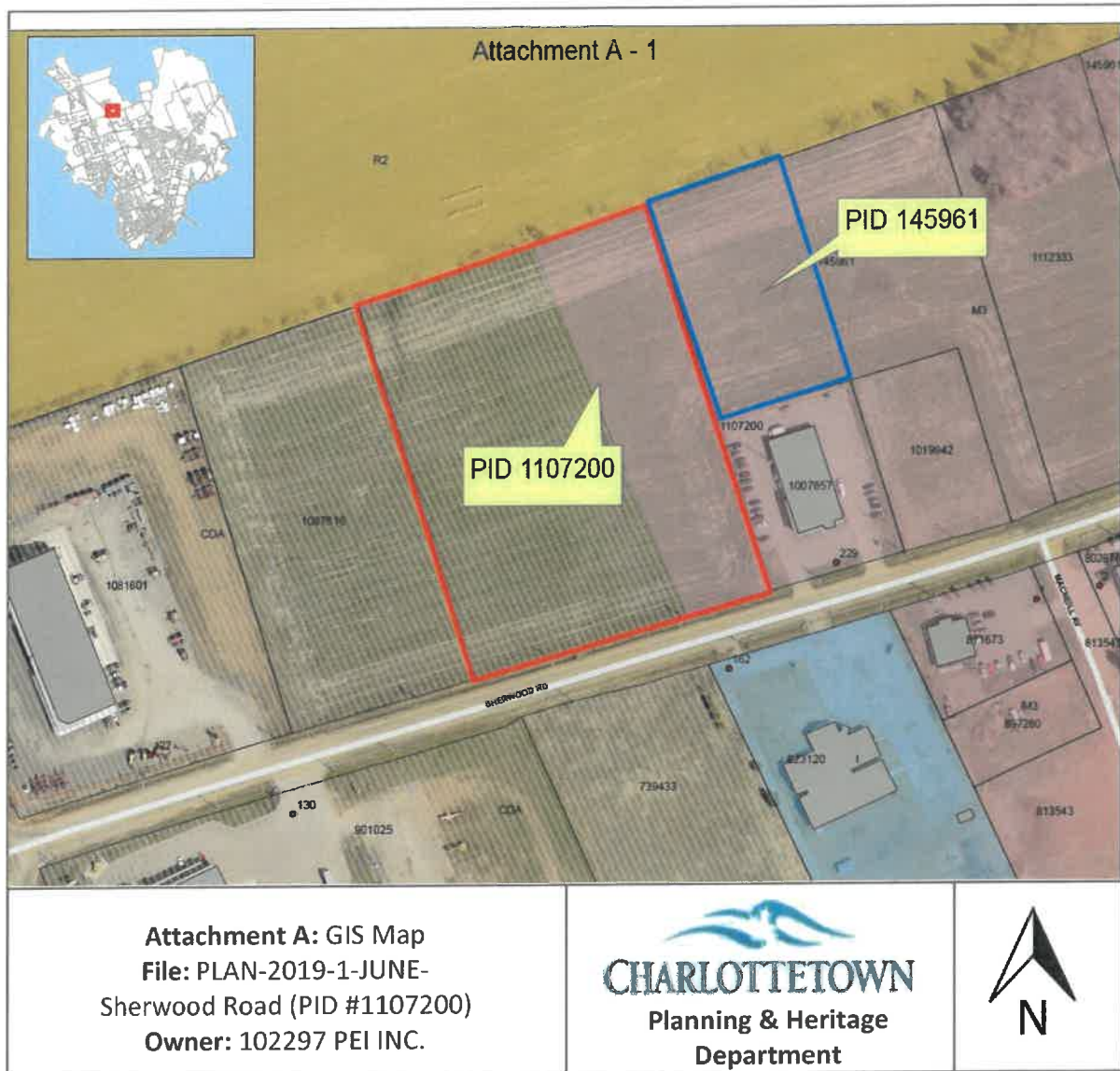
Robert Zilke, MCIP
Planner II

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

Attachment A



Attachment B



Attachment B: Site Plan
File: PLAN-2020-1-JUNE-
Sherwood Road (PID #1107200)
Owner: 102297 PEI INC.





CITY OF CHARLOTTETOWN

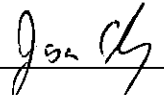
RESOLUTION

Planning
#4

MOTION CARRIED 10-0 (Carried)
MOTION LOST _____

Date: June 08, 2020

Moved by Councillor  Greg Rivard

Seconded by Deputy Mayor  Jason Coady

RESOLVED:

That the request to:

- Amend Appendix "A" – Future Land Use Map of the Official Plan from Concept Planning Area to Industrial; and
- Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from the Comprehensive Development Area (CDA) Zone to the Business Park Industrial (M-3) Zone,

for the property located at Lot 19-1 Sherwood Road (PID# 1107200), be approved to proceed to public consultation.

June 17, 2020

Dear Property Owner:

Re: Lot 19-1 Sherwood Road (PID #1107200)

The City of Charlottetown Planning & Heritage Department has received a request pertaining to the property located on Sherwood Road (PID #1107200) to change the Official Plan designation from the Comprehensive Planning Area to the Industrial designation and to rezone the property from the Comprehensive Development Area (CDA) Zone to the Business Park Industrial (M-3) Zone.

The property is presently an undeveloped vacant field. Staff would note that the applicant is also requesting a subdivision of the subject property into two lots, each of which would accommodate an industrial use - heavy truck maintenance shop and construction company office, both of which will have ancillary warehousing and outside storage. The eastern portion of the subject property once subdivided would be consolidated with a portion of parcel PID #145961 to the east. The requested consolidation does not require public consultation but this letter also serves as **notification to the property owners of the proposed lot consolidation.**

Pursuant to the requirements of the Zoning & Development By-law, and as a property owner located within 100 meters of the subject property, you are being notified of this rezoning and Official Plan designation request. A public meeting for this application will be held on **Tuesday, June 30, 2020 at 7:00 p.m. at the Courtyard, The Rodd Royalty, 14 Capital Drive.** All residents are welcome to attend.

If you are unable to attend in person, the public meeting will be accessible via videoconference or teleconference to adhere to social distancing requirements by any of these methods:

- Webex; or
- Connect by phone and/or watch the live stream at www.charlottetown.ca/video;

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested in participating at the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:00 p.m. on Thursday, June 25, 2020 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants no later 12:00 p.m. on Monday, June 29, 2020 with details on how to participate in the meeting.





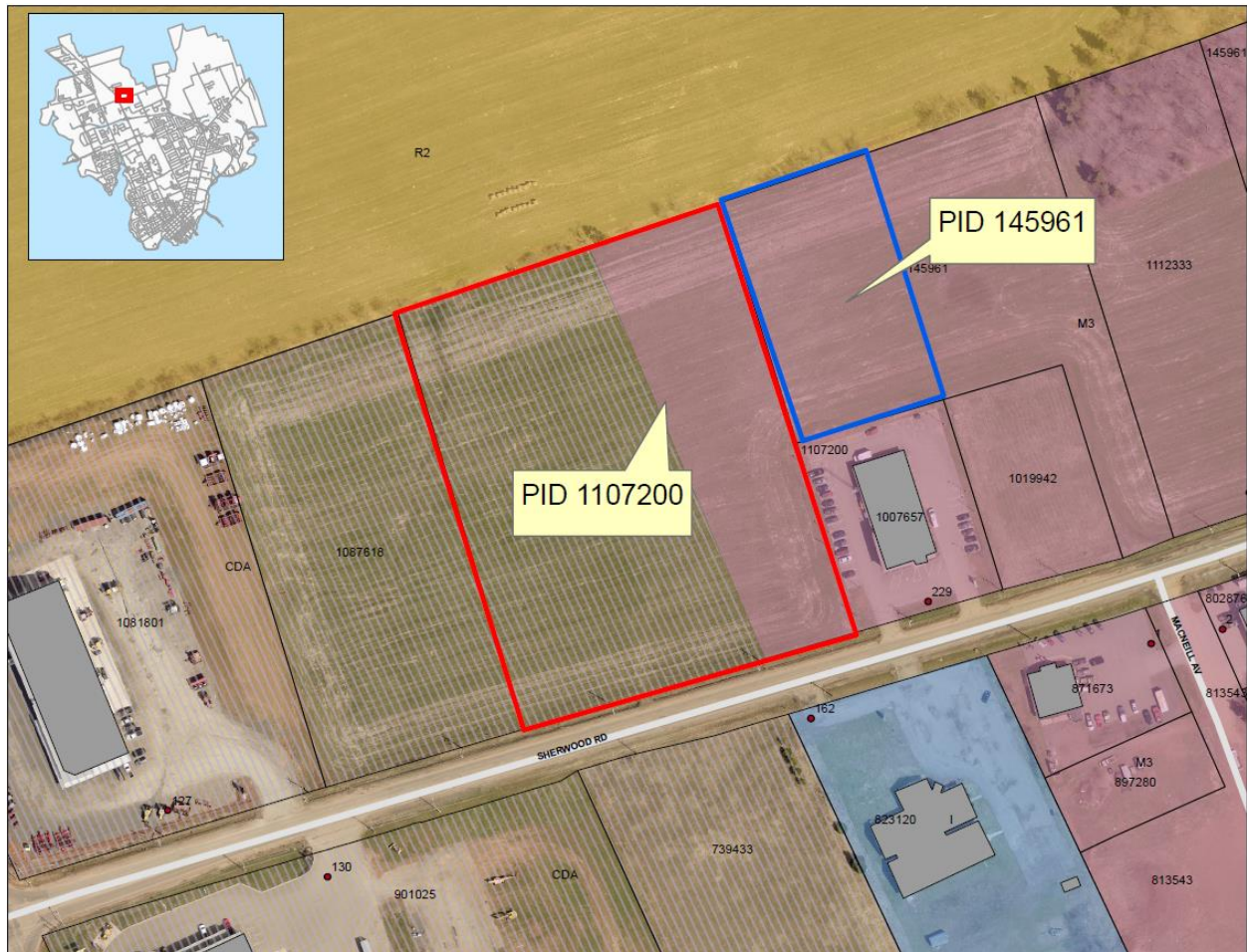
Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 on or before 12:00pm on Thursday, July 02, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

If you have any questions, in regards to this rezoning and variance request, please contact the Planning & Heritage Department at (902) 629-4158.

Yours truly,

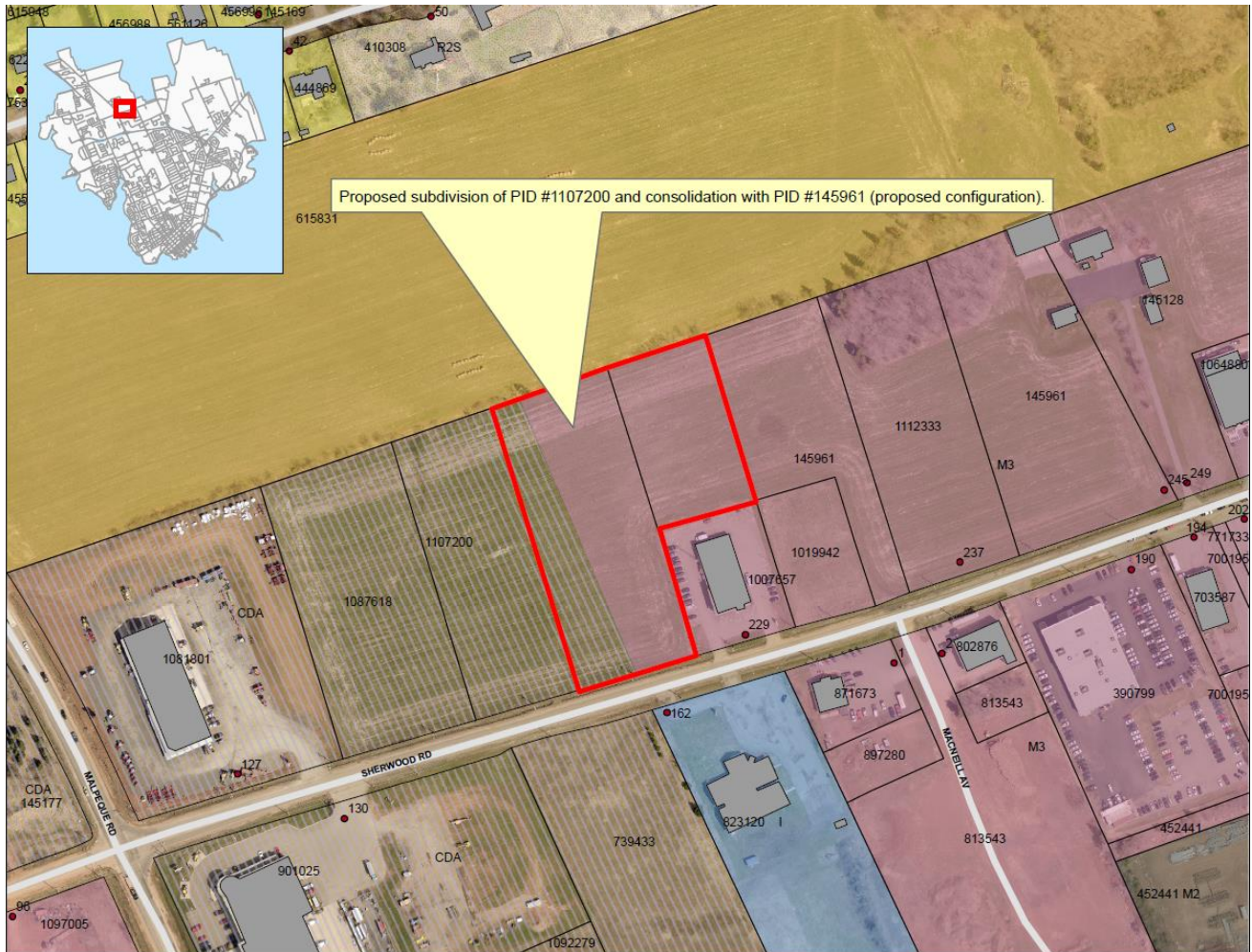
Robert Zilke, MCIP
Planner II





Portion of PID #1107200 to change the Official Plan designation from the Comprehensive Planning Area to the Industrial designation and to rezone the property from the Comprehensive Development Area (CDA) Zone to the Business Park Industrial (M-3) Zone





PID #1107200 to be subdivided into two lots, with the eastern lot to be consolidated with PID #145961





Posted two signs on site
on June 19, 2020 at
11:10 am.
- Shane Jones



CHARLOTTETOWN NOTICE OF PUBLIC MEETING

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

Lot 19-1 Sherwood Road (PID #1107200)

This is a 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.

If you are unable to attend in person, the public meeting will be accessible via **videoconference or teleconference** to adhere to social distancing requirements by any of these methods:

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Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 on or before 12:00pm on Thursday, July 02, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

**The Public Meeting will be held on:
TUESDAY, JUNE 30, 2020 AT 7:00 P.M.
COURTYARD, THE RODD ROYALTY
14 CAPITAL DRIVE**

Information Sheet for Public Meeting on Tuesday, June 30, 2020

The City of Charlottetown has received the following application for consideration:

Amendments to the Zoning & Development By-law (Bylaw PH-ZD.2)

Proposed amendments to the Zoning & Development Bylaw pertaining to decrease the minimum lot size area for a Garden Suite to 0.30 acre, 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.


All the procedures as outlined in the Charlottetown Zoning and Development Bylaw have been followed:

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, June 20, 2020 and Saturday, June 27, 2020. Notice was also posted on the City's website.

Notice was also posted on the City's website, including a PSA release dated June 18, 2020.

No letters of support/opposition have been received to date.

Notes:

TITLE: PLANNING BOARD REPORT ZONING & DEVELOPMENT BY-LAW AMENDMENTS FILE: PLAN-2019-02-MARCH-6c -7		 CHARLOTTETOWN
MEETING DATE: March 02, 2020		Page 1 of 5
DEPARTMENT: Planning & Heritage	ATTACHMENTS: Attachment A – Garden Suites Attachment B – Mobile Canteens Attachment C – Manufactured Housing Residential (MHR) Zone Attachment D – Permitted Use (i.e. Dormitory) in the Institutional (I) Zone Attachment E – Permitted Use (i.e. Storage Facility) in the Mixed-Use Corridor (MUC) Zone Attachment F - Permitted Use (i.e. Storage Facility) in the Light Industrial (M-1) Zone Attachment G - Permitted Use (i.e. Storage Facility) in the Heavy Industrial (M-2) Zone Attachment H - Permitted Use (i.e. Storage Facility) in the Business Park Industrial (M-3) Zone Attachment I – Parking Standards (Dormitory and Storage Facility) Attachment J – Definitions (Dormitory and Storage Facility)	

RECOMMENDATION:

The Planning & Heritage Department recommends that the proposed Zoning & Development By-law amendments pertaining to:

- Section 5.7.1.b Garden Suites (Lot Size);
- Section 5.17 Mobile Canteens (Change *May* to *April* under subsection 5.12.2)
- Section 13 Manufactured Housing Residential (MHR) Zone;
- Section 21 Institutional Zone (include Dormitory under Permitted Uses);
- Section 23 Mixed-Use Corridor (MUC) Zone (include Storage Facility under Permitted Use);
- Section 35 Light Industrial (M1) Zone (include Storage Facility under Permitted Use);
- Section 35 Heavy Industrial (M2) Zone (include Storage Facility under Permitted Use);

- Section 35 Light Industrial (M1) Zone (include Storage Facility under Permitted Use);
- Section 35 Heavy Industrial (M2) Zone (include Storage Facility under Permitted Use);
- Section 35 Business Park Industrial (M3) Zone (include Storage Facility under Permitted Use);
- Section 43.1 Parking Space Standards (i.e. Dormitory, Storage Facility);
- Appendix A. Definitions (i.e. Dormitory, Storage Facility)
- Appendix G. Zoning Map

be *approved* to proceed to public consultation.

BACKGROUND / ANALYSIS:

Over the last few months the Planning Department has had several requests pertaining to alternative forms of housing. Zoning & Development By-laws in their nature are fluid documents that are amended in order to respond to changing community needs, such as housing or recognizing new land uses. In order to provide more housing options in the community, Planning Committee has directed staff to relax the standards for garden suites and manufactured housing. Given the low vacancy rate and Council's priority to increase the local housing stock staff is proposing three (3) separate amendments to help address this issue. The first amendment is to decrease the minimum lot size requirement for a garden suite from 0.5 acre to 0.3 acre and the last two amendments are to create a separate zone for manufactured housing to be built and serviced by public infrastructure. The final amendment pertaining to housing is the re-insertion of Dormitory into permitted uses for the Medium Density Residential (R-3) and the Institutional (I) Zones. The other proposed amendments consist of allowing mobile canteens to start operations earlier in the year, insert Storage Facility under permitted uses for the mixed use and industrial zones and insert minimum parking space requirements for both of the proposed permitted uses Dormitory and Storage Facility.

Garden Suites Minimum Lot Size (Attachment A)

In 2018 the Zoning & Development By-law decreased the minimum lot area requirement for a garden suite from one (1) acre to 0.5 acre to encourage more infill development and densify neighbourhoods with large single detached dwelling lots. This amendment only allowed for approximately 390 additional properties with the opportunity to construct a garden suite. Since this time staff have been approached by multiple property owners seeking to construct a garden suite but are constrained by the existing lot area size requirement. Staff conducted research into the minimum garden suite lot area requirements but found various municipalities (i.e. Edmonton,

Victoria, Saanich) are more aggressive where they permit a garden suite on lot sizes below 0.1 acre if the building meets all minimum property setbacks. Reducing the minimum lot area to 0.3 acre will allow for approximately 1,900 more properties to qualify for a garden suite. This provides the municipality with the opportunity to densify historically low density neighbourhoods and provides another option to create more housing.

Mobile Canteens (Attachment B)

Staff is proposing to revise the timeframe of allowing for mobile canteens to operate earlier in the year by changing the date from May to April. This is to account for PEI Burger Love and would allow for mobile canteen businesses' to participate in this culinary event which takes place in April.

Manufactured Housing Residential (MHR) Zone (Attachment C)

Currently, the Zoning & Development By-law only permits manufactured housing (i.e. modular and mini-home) to be placed in private developments that are serviced by private streets as per the requirements of the Manufactured Housing (MH) Zone. Staff is proposing the creation of a new zone Manufactured Housing Residential (MHR) Zone that would allow for manufactured housing to be located and served by public streets. The siting requirements of this zone will be identical to that of the existing MH Zone to ensure consistency with other manufactured housing developments.

Insertion of Dormitory under Permitted Uses in the Institutional (I) Zone (Attachments D)

The previous Zoning & Development By-law permitted a Dormitory in both the Medium Density Residential (R-3) and the Institutional (I) Zones. Staff is proposing to re-insert this land use back into only the Institutional (I) Zone, since this is the only zone in which existing dormitories exist. When the By-law went through the last major amendment in 2018, this use was removed despite there being multiple dormitories throughout the City that serve both the College and University. Therefore, staff is proposing to reinsert this use back into the Institutional (I) Zone.

Insertion of Storage Facility under Permitted Uses in in the Mixed-Use Corridor (MUC), Light Industrial (M-1), Heavy Industrial (M-2), Business Park Industrial (M-3) Zones (Attachment E, F, G, H)

Recently, staff received a request for the development of an indoor storage facility. The By-law only defines and permits for outdoor storage and warehousing in the Mixed-Use Corridor and corresponding industrial zones. A storage facility is a similar use to a warehouse/distribution

centre from a land use compatibility perspective, therefore staff is proposing to allow for a storage facility in the same zones.

Parking Space Standards (Attachment I)

Introducing two new land uses (i.e. Dormitory and Storage Facility) would require establishing minimum parking standards. For the Dormitory use staff are proposing to reintroduce the parking space requirements from the previous Zoning By-law in order to avoid creating legal non-conforming situations. The parking requirements would be *"1 space for every 3 beds or 1 space per unit, whichever is greater"*.

Due to its unique nature a Storage Facility does not require much parking since users temporarily que onsite to load or unload goods. Through research staff recommends that *"1 space for each 23 sq. m (247.6 sq ft) of Office space plus 1 space per 200 sq. m (2,152.8 sq. ft) of Floor Area dedicated to storage or 1 parking space per ten (10) storage units, whichever is lesser "* be inserted into the General Provisions for Parking.

Appendix A. Definitions (Attachment J)

The first definition that staff is proposing to insert is for a Dormitory. Common land use definitions for this use is as follows: *means a Building or Structure where residents have exclusive use of a Bedroom but common washroom and/or kitchen facilities, and where each resident individually compensates the owner for providing the accommodation.*

The second definition is for a Storage Facility which is defined as *a Building or Structure consisting of individual storage units accessible by the user, used for the storage of goods, wares, merchandise, items or things.*

Appendix G. Zoning Map (Attachment K)

The proposed amendment is to include the proposed Manufactured Housing Residential (MHR) Zone to the legend on the zoning map.

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed amendments to the Zoning & Development By-law PH-ZD.2 are approved to proceed to the public consultation phase, the Planning & Heritage Department shall notify the

public of said public meeting in accordance with Section 3.10.4.c of the Zoning & Development By-law PH-ZD.2.

CONCLUSION:

The Planning & Heritage Department recommends that the proposed Zoning & Development By-law amendments pertaining to:

- Section 5.7.1.b Garden Suites (Lot Size);
- Section 5.17 Mobile Canteens (Change *May* to *April* under subsection 5.12.2)
- Section 13 Manufactured Housing Residential (MHR) Zone;
- Section 21 Institutional Zone (include Dormitory under Permitted Uses);
- Section 23 Mixed-Use Corridor (MUC) Zone (include Storage Facility under Permitted Use);
- Section 35 Light Industrial (M1) Zone (include Storage Facility under Permitted Use);
- Section 35 Heavy Industrial (M2) Zone (include Storage Facility under Permitted Use);
- Section 35 Business Park Industrial (M3) Zone (include Storage Facility under Permitted Use);
- Section 43.1 Parking Space Standards (i.e. Storage Facility);
- Appendix A. Definitions (i.e. Dormitory, Storage Facility)
- Appendix G. Zoning Map

be *approved* to proceed to public consultation.

PRESENTER:



Robert Zilke, MCIP
Planner II

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

Attachment A

Section 5.7.1 b. GARDEN SUITES minimum lot area by deleting the lot area requirement of “0.2 hectares (0.5 acre)”; and adding “0.12 hectares (0.3 acre)” as follows:

1.1 GARDEN SUITES

1.1.1 One (1) Garden Suite may be permitted in an Accessory Building if the subject property:

- a. Is a Single-detached Dwelling;
- b. Has a minimum Lot Area of ~~0.2~~ **0.12** hectares (~~0.5~~ **0.3** acre); and
- c. Does not contain a Secondary Suite.

Attachment A:
Amendments to Garden Suites
File: PLAN-2020-03-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment B

By deleting the words "May" and replace with "April" under section 5.12.2 as follows:

Mobile Canteens in the 500 Lot Area shall be permitted to operate between ~~May~~ April 1st and October 31st, at which time the Mobile Canteen must be removed from the property.

Attachment B:
Amendment to Mobile Canteens Operation
Date
File: PLAN-2020-02-MAR-



Attachment C

Insert section 13.0 MANUFACTURED HOUSING RESIDENTIAL (MHR) ZONE and renumber all corresponding sections accordingly as follows:

13 MANUFACTURED HOUSING RESIDENTIAL ZONE (MHR)

13.1 PERMITTED USES

- 13.1.1 Single-detached Dwelling;
- 13.1.2 Modular Dwelling;
- 13.1.3 Mini-home Dwelling;

13.2 REGULATIONS FOR PERMITTED USES

	Interior Lot	Corner Lot
1 Site Area (Minimum)	465 sq. m (5,005.42 sq ft)	540 sq. m (5,812.5 sq ft)
2 Site Frontage (Minimum)		
	End-on Sites 12 m (39.4 ft)	15 m (49.2 ft)
	Front on Sites 29 m (95.1 ft)	29 m (95.1 ft)
3 Front Yard (Minimum)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
4 Rear Yard (Minimum)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
5 Side Yard (Minimum)	1.83 m (6 ft)	1.83m (6 ft)
6 Flankage Yard (Minimum)		6.0 m (19.7 ft)
7 Height (Maximum)	10.0 m (32.8 ft)	10.0 m (32.8 ft)

- 13.2.1 The entire undercarriage of a Mini-home shall be skirted with an opaque material.

13.3 ACCESSORY AND SECONDARY USES

- 13.3.1 Notwithstanding the requirements, the following are permitted as accessory or secondary uses:
- a. Accessory Building;
 - b. Home Occupation; and
 - c. Home Daycare

Attachment C:
Amendments to add the Manufactured
Housing Residential (MHR) Zone
File: PLAN-2020-02-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment D

Insert "Dormitory" under Section 21.1 PERMITTED USES in the Institutional (I) Zone between "Cultural Establishment" and "Educational Institution (private)" as follows:

21 INSTITUTIONAL ZONE (I)

21.1 PERMITTED USES

- 21.1.6 Community Institutional;
- 21.1.7 Cultural Establishment;
- 21.1.8 Dormitory;
- 21.1.9 Educational Institution (private);

Attachment D:
Amendments to add Dormitory to the
Institutional (I) Zone
File: PLAN-2020-02-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment E

Insert "Storage Facility" under Section 23.1 PERMITTED USES in the Mixed-Use Corridor (MUC) Zone between "Service Repair Establishment" and "Transport Terminal" as follows:

23 MIXED-USE CORRIDOR ZONE (MUC)

23.1 PERMITTED USES

- 23.1.1 Uses permitted in the R-4 Zone, subject to the Regulations for Permitted Uses for the R-4 Zone;
- 23.1.2 Uses permitted in the Institutional (I) Zone, subject to the Regulations for permitted uses for the I Zone;
- 23.1.3 Commercial Uses permitted in the ER-Mixed Use Village Centre Zone (ER-MUVVC);
- 23.1.4 Automobile Sales and Services;
- 23.1.5 Cannabis Retail Store;
- 23.1.6 Equipment Sales, Rental Service;
- 23.1.7 Greenhouse (nursery retail);
- 23.1.8 Outdoor Retail Display;
- 23.1.9 Parking Lot;
- 23.1.10 Retail Store with connected Retail Warehouse, Light Manufacturing or assembly facility;
- 23.1.11 Retail Warehouse;
- 23.1.12 Service Repair Establishment;
- 23.1.13 Storage Facility;
- 23.1.14 Transport Terminal; and
- 23.1.15 Warehouse and/or Distribution Centre

Attachment E:
Amendments to add Storage Facility to the
Mixed-Use Corridor (MUC) Zone
File: PLAN-2020-02-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment F

Insert "Storage Facility" under Section 35.1 PERMITTED USES in the Light Industrial (M-1) Zone after "Recycling Depot" as follows:

35 LIGHT INDUSTRIAL ZONE (M-1)

35.1 PERMITTED USES

35.1.21 Recycling Depot; and

35.1.22 Storage Facility

Attachment F:
Amendments to add Storage Facility to the
Light Industrial (M-1) Zone
File: PLAN-2020-02-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment G

Insert "Storage Facility" under Section 36.1 PERMITTED USES in the Heavy Industrial (M-2) Zone between "Service Repair Establishment" and "Transport Terminal" as follows:

36 HEAVY INDUSTRIAL ZONE (M-2)

36.1 PERMITTED USES

36.1.25 Service Repair Establishment;

36.1.26 Storage Facility;

36.1.27 Transport Terminal;

Attachment G:
Amendments to add Storage Facility to the
Heavy Industrial (M-2) Zone
File: PLAN-2020-02-MAR-



CHARLOTTETOWN
Planning & Heritage Department

Attachment H

Insert "Storage Facility" under Section 37.1 PERMITTED USES in the Business Park Industrial (M-3) Zone between "Service Repair Establishment" and "Transport Terminal" as follows:

37 BUSINESS PARK INDUSTRIAL ZONE (M-3)

37.1 PERMITTED USES

37.1.33 Service Repair Establishment;

37.1.34 Storage Facility;

37.1.35 Transport Terminal;

37.1.36 Transportation Service;

Attachment H:
Amendments to add Storage Facility to the
Business Park Industrial (M-3) Zone
File: PLAN-2020-02-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment I

Section 43.1 PARKING SPACE STANDARDS is amended as follows:

Insert "Dormitory" under Use between "Daycare facility" and "Drive-thru Business"; and

Insert "Storage Facility" under Use following "School, senior high" as follows:

Daycare facility	1 space for each employee plus a drop-off area for the children
Dormitory	<i>1 space for every 3 beds or 1 space per unit, whichever is greater</i>
Drive-thru Business	1 space for every 4 sq. m (43.1 <u>sq ft</u>) of dining area plus queuing space as required by this by-law
School, senior high	1 space for each staff <i>person</i> plus 2 spaces per teaching classroom
Storage Facility	<i>1 space for each 23 sq. m (247.6 <u>sq ft</u>) of Office space plus 1 space per 200 sq. m (2,152.8 <u>sq. ft</u>) of Floor Area dedicated to storage or 1 parking space per ten (10) storage units, whichever is lesser</i>
Theatre	1 space per 5 seats

Attachment J:
Amendments to Parking
File: PLAN-2020-02-MAR-


CHARLOTTETOWN
Planning & Heritage Department

Attachment J

Appendix A. Definitions are amended as follows:

- 1) By inserting the definition alphabetically for "*Dormitory*" proceeding after "*Domestic Animals*" but before the existing definition "*Drive-thru Business*" as follows:

Domestic Animals includes dogs, cats, budgies, parrots, parakeets, hamsters, gerbils, guinea pigs, and fish.

Dormitory means a Building or Structure where residents have exclusive use of a Bedroom but common washroom and/or kitchen facilities, and where each resident individually compensates the owner for providing the accommodation

Drive-thru Business means an establishment which is designed to provide either wholly or in part, service to customers while in their motor vehicles.

and

- 2) By inserting the definition alphabetically for "*Storage Facility*" proceeding after "*Domestic Animals*" but before the existing definition "*Drive-thru Business*" as follows:

Stepback means a specified horizontal recess from the top of a Streetwall, which shall be unobstructed from the Streetwall to the sky except as otherwise specified.

Storage Facility a Building or Structure consisting of individual storage units accessible by the user, used for the storage of goods, wares, merchandise, items or things.

Storey means that portion of a Building which is situated between the top of any floor and the top of the floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it provided that any portion of a Building partly below Grade level shall not be deemed a Storey unless its ceiling is at least 6 ft above Grade and provided that any portion of a Storey exceeding 14 ft in Height shall be deemed an additional Storey for each 14 ft or fraction thereof.

Attachment J:

Amendments to Appendix A. Definitions

File: PLAN-2020-2-MAR-



Planning & Heritage Department



CITY OF CHARLOTTETOWN

RESOLUTION

Planning
#6

MOTION CARRIED

10-0 (Carried)

MOTION LOST

Date: March 09, 2020

Moved by Councillor

[Signature]

Greg Rivard

Seconded by Deputy Mayor

[Signature]

Jason Coady

RESOLVED:

That the proposed Zoning & Development Bylaw amendments pertaining to Garden Suites, Mobile Canteens, Manufactured Housing Residential (MHR) Zone, Institutional (I) Zone, Mixed Use Corridor (MUC) Zone, Light Industrial (M-1) Zone, Heavy Industrial (M-2) Zone, Business Park Industrial (M-3) Zone, Parking Space Standards; and Appendix A. Definitions, be approved to proceed to public consultation.

CHARLOTTETOWN

PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548
Fax: (902) 566-4701
www.charlottetown.ca

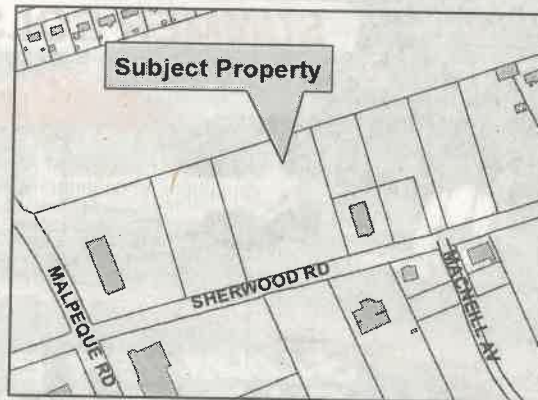
Additional information may be available on the City's website

PUBLIC MEETING

City Council will hold a Public Meeting to hear comments on the following:

Lot 19-1 Sherwood Road (PID #1107200)

This is a 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.



Amendments to the Zoning & Development By-law (Bylaw PH-ZD.2)

Proposed amendments to the Zoning & Development Bylaw pertaining to decrease the minimum lot size area for a Garden Suite to 0.30 acre, 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.

If you are unable to attend in person, the public meeting will be accessible via **videoconference or teleconference** to adhere to social distancing requirements by any of these methods:

- Webex; or
- Connect by phone and/or watch the live stream at www.charlottetown.ca/video;

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested in participating at the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:00 p.m. on Thursday, June 25, 2020 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants no later than 12:00 p.m. on Monday, June 29, 2020 with details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 on or before 12:00 p.m. on Thursday, July 02, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

**The Public Meeting will be held on:
TUESDAY, JUNE 30, 2020 AT 7:00 P.M.
COURTYARD, THE RODD ROYALTY
14 CAPITAL DRIVE**

NOTICE

The City of Charlottetown currently has active Request for Proposals, Request for Quotes and/or Tenders. To stay up to date on all listings and view complete details, please visit us at www.charlottetown.ca/tenders

7930221

GUARDIAN AD,
JUNE 20, 2020

From: Gavin, Jennifer
Sent: Thursday, June 18, 2020 4:38 PM
To: Gavin, Jennifer
Subject: PSA: Public Consultation Process Revised for Phase 4



FOR IMMEDIATE RELEASE

June 18, 2020

Public Consultation Process Revised for Phase 4

Members of the public who wish to take part in public meetings pertaining to Planning and Heritage items are encouraged to visit the City's website or contact the Planning department for details on all of the options available for participation.

A public meeting to hear comments on Lot 19-1 Sherwood Road and amendments to the Zoning and Development Bylaw (Bylaw PH-ZD.2) is scheduled for Tuesday, June 30, at 7 p.m., at the Rodd Royalty (14 Capital Drive).

Phase 4 of the Renew PEI Together plan released by the Province of PEI outlines that up to 50 people can gather indoors beginning June 26. Those who wish to attend the public meeting in person may do so. Everyone attending in person is asked to adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at:

www.princeedwardisland.ca/renewPEI

Those who are unable or uncomfortable attending in person can participate in the public meeting via videoconference or teleconference, utilizing Webex or connecting by phone. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video

Those who wish to participate in the public meeting to offer feedback or comment can also contact the Planning and Heritage department at planning@charlottetown.ca or 902-629-4158 on or before 4 p.m. on Thursday, June 25 with contact details (Name, phone number and/or email address). Staff will contact interested participants no later 12 p.m. (noon) on Monday, June 29 with the details on how to participate in the meeting. Anyone who identifies themselves to Planning and Heritage staff as wanting to participate will be given information on using WebEx, connecting by phone, or attending in person (physical distancing policies will apply).

Written comments/submissions are encouraged and can be forwarded to the Planning Department at: PO Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 before 12 p.m. (noon) on or before Thursday, July 2. Comments may also be emailed to planning@charlottetown.ca Any responses received will become part of the public record.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

Media contact:

Jennifer Gavin
Senior Communications Officer
City of Charlottetown
902-629-4102
jgavin@charlottetown.ca