



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

*Monday, April 01, 2019 at 5:00 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, April 01, 2019
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Wednesday, March 06, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Rezoning**
 1. 197 Minna Jane Drive (PID #469841) Greg
Request to rezone the property from the Comprehensive Development Area (CDA) Zone to the Highway Commercial (C-2) Zone. This request includes a major height variance from 49.2 ft to approximately 69.75 ft.
 2. Corner of Royalty Road & Upton Road (PID #388595) Greg
Request to rezone a portion of the vacant property from the Single-Detached Residential (R-1S) Zone to the Low Density Residential (R-2) Zone
 3. 88 Brackley Point Road (PID #396770) Laurel
Request to rezone the property from Single-Detached Residential (R-1L) to Medium Density Residential (R-3) Zone to construct a 30 unit apartment building and 16 townhouse units.
 - b) Variances**
 4. 200 & 202 Spring Park Road (PID #s 367938 and 367979) Laurel
Request for a minor variance to increase density of lot and a major variance to expand the parking lot in the front yard.
 5. Vacant lot off of Gerald Street (PID #359950) Robert
Request for three (3) major variances to decrease the interior side yard and flankage yard variance(s) to permit the construction of a single detached dwelling and the decrease of the flankage yard setback requirement for a detached garage.
 - c) Others**
 6. 183 Great George Street (PID #344044) Greg
Request for a site specific exemption in order to locate a mobile canteen, which would be permitted to sell food and alcohol, on the vacant property from April 1st to October 31st



annually. The site specific exemption also includes the ability to utilize a container to contain washroom facilities and two variances.

7. Amendments to the Zoning & Development Bylaw (Bylaw 2018-11) Robert
Proposed amendments to allow for Transitional Housing Facility, site regulations for Lodging Houses, Group Homes, define and regulate Asphalt, Concrete and Aggregate plant as a land use, re-insert provisions for Undersized Lots, and include landscaping requirements under General Provisions for Lot and Site Design along with other general housekeeping amendments.

8. Secondary and Garden Suite Registry By-law Robert
Proposed amendments to create and implement the Secondary and Garden Suite Registry to create and make available to the public a registry of all approved Secondary and Garden Suite(s) as per the previous Affordable Housing Amendment requirements.

7.Introduction of New Business

8.Adjournment of Public Session