

Special Council Meeting Minutes

October 17, 2018

Present

Mayor Bill Martin
Deputy Mayor Frank Costa
Councillor Bruce MacDougall
Councillor Gordie Whitlock
Councillor Brent Gallant
Councillor Norma McColeman
Councillor Brian McFeely
Councillor Greg Campbell
Councillor Tyler Desroches
Bob Ashley, Chief Administrative Officer
Brian Hawrylak, HR Officer
Members of the public

Call to Order

The meeting was called to order by Mayor Martin at 6pm.

29 Spruce Drive (Portion B) – Zoning Bylaw Amendment

Councillor MacDougall:

An application was received from Clifford, Vanessa and Melissa McQuaid. The application was initially for High Density housing (apartments) and was heard at a Public Meeting on July 3 and at the Planning board meeting on August 7, 2018. At the conclusion of the planning board meeting, the applicant chose to revise his application, changing his request from apartment building to row housing. The purpose of the amendment is to allow, but not limited to, a row house. The application is to amend the *City Zoning Bylaw* as follows:

Proposed amendment:

- Change the zoning map from Manufactured Home Park Residential (R5) zone to Medium Density Residential (R3) zone.

The application was advertised in the October 4, 2018 edition of the Journal-Pioneer and letters were mailed to property owners within 60m or 200 ft of the subject properties.

Manufactured Home Park Residential (R5) zone

Purpose

19.1 The purpose of this zone is to provide for mobile manufactured home parks.

R5 Zone - Permitted Uses		
Manufactured Home: Mobile home/ Mini-home/ Modular Home	Accessory building	Park (private)

Conditional Uses

19.3 Subject to a permit:

R5 Zone - Conditional Uses		
Home Based Business		

Medium-Density Residential (R3) Zone

17.1 The purpose of this zone is to provide for medium-density housing in the form of single-family, semi-detached, duplex dwellings, and other compatible uses.

Permitted Uses

17.2 Subject to Bylaw requirements:

R3 Zone - Permitted Uses		
single family dwelling	duplex dwellings	assisted living
semi-detached dwellings	accessory building	manufactured home: mobile home lawfully existing prior to 1999

Discretionary Uses

17.3 Subject to Council approval:

R3 Zone - Discretionary Uses		
child care facility: medium	boarding house	social services agency
group home	nursing care facility	tourism establishment: inn*
townhouse - 8 units per building maximum	row house – 8 units per building maximum	apartments: 4 units maximum
rooming house		

* Also requires Conditional Use permit

Comments and Questions

Brody Langille, representing the applicant stated that the plan is to put 2 – six unit, single level housing on the property.

There were no comments from the public.

Councillor Whitlock inquired of there were plans to make Spruce Drive 2 way or to keep it one way.

Aaron MacDonald stated that one way is sufficient to handle the current traffic flow, but a request had come in earlier to look at making it two way and staff will look at options.

Explanation of the Process

In order to process a zoning bylaw amendment, the following steps are required:

- (1) The zoning bylaw amendment is read a first time and declared as read at a first Council meeting.
- (2) The zoning bylaw amendment is referred to Technical Services Committee (Planning Board) for review and recommendation.

(Steps 1 and 2 take place at the same meeting of Council and will take place this evening)

- (3) Technical Services Committee reviews the application and prepares a recommendation to Council.
- (4) The zoning bylaw amendment is read a second time and declared as read at a second Council meeting.
- (5) The zoning bylaw amendment is read to be adopted by Council, the resolution will be either carried or defeated by vote of Council. If the zoning bylaw amendment, is adopted by Council, it is sent to the Minister of Communities, Land and Environment for signature and the amendment becomes official.

(Steps 3 - 5 take place at Council's second meeting)

Please note, that in accordance with section 4.19 of the *City Zoning Bylaw*, any person who is dissatisfied by a decision of Council in respect of the administration of this Bylaw, may appeal Council's decision within 21 days to the Island Regulatory & Appeals Commission [IRAC].

Resolutions

Moved by Councillor MacDougall and seconded by Councillor Whitlock

WHEREAS an application was received from Clifford, Vanessa and Melissa McQuaid for a portion of PID #70110 (Portion "B") for a zoning amendment from Manufactured Home Park Residential (R5) zone to Medium Density Residential (R3) zone under the *City of Summerside Zoning Bylaw*;

BE IT RESOLVED THAT zoning amendment 242, be hereby declared as read a first time.

[schedule B is attached]

ZONING AMENDMENT 242
A BYLAW TO AMEND THE CITY OF SUMMERSIDE ZONING BYLAW

The Council of the City of Summerside under authority vested in it by Section 18 and Section 19 of the *Planning Act R.S.P.E.I. 1988 Cap. P-8* hereby enacts as follows:

The zoning for a portion of PID #70110 (Portion "B") as shown on Schedule B of the *City of Summerside Zoning Bylaw*, is designated as Medium Density Residential (R3) zone, hereby excluding it from its former designation of Manufactured Home Park Residential (R5) zone.

Resolution carried 7-0

Moved by Councillor MacDougall and seconded by Councillor Whitlock

WHEREAS an application was received from Clifford, Vanessa and Melissa McQuaid for a portion of PID #70110 (Portion "B") for a zoning amendment from Manufactured Home Park Residential (R5) zone to Medium Density Residential (R3) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 242, a bylaw to amend the *City of Summerside Zoning Bylaw*, was read and declared as read a first time at this Council meeting;

BE IT RESOLVED THAT zoning bylaw amendment 242, a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby referred back to the Technical Service Committee for review and recommendation.

Resolution carried 7-0

Councillor Campbell arrived after the votes on the resolutions.

Adjournment

Motion It was moved and seconded;
That The meeting be adjourned.
Motion Carried