

Special Council Meeting Agenda

June 12, 2019

1. Call to Order 6:30pm
2. Approval of the Agenda

PUBLIC MEETING #1

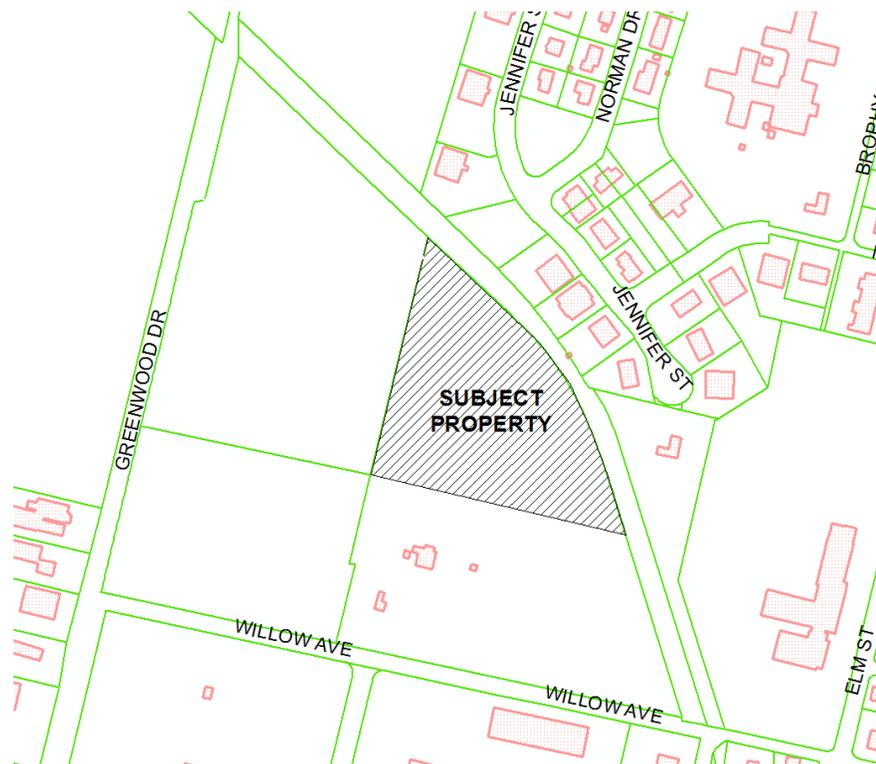
3. **145 Greenwood Drive – Official Plan and Zoning Amendments**
(Councillor Brian McFeely)

Background

An application was initiated by the City of Summerside for a portion of 145 Greenwood Drive (PID#305151). The purpose of the Official Plan and zoning amendment is to allow, a business park. The application is to amend the *City Official Plan and the Zoning Bylaw* as follows:

Proposed amendments:

- Change the land use from Residential land use to Industrial land use.
- Change the zoning map from High Density Residential (R4) zone to Light Industrial (M1) zone.



The application was advertised in the June 1st edition of the Journal-Pioneer and letters were mailed to property owners within 60m or 200 ft of the subject properties.

High-Density Residential (R4) Zone (Existing Zoning)

Purpose

18.1 The purpose of this zone is to provide for high-density housing in the form of row houses, townhouses and apartments, as well as medium-density housing in the form of single-family, semi-detached, duplex dwellings, row house, townhouse and other compatible uses.

Permitted Uses

18.2 Subject to Bylaw requirements:

R4 zone – Permitted Uses

single family dwelling	assisted living	row house
semi-detached dwelling	duplex dwelling	townhouse
apartment building	group home	nursing care facility: community care and nursing home
boarding house	child care facility: small & medium	social services agency
accessory building	rooming house	

18.3 Subject to Council approval:

R4 Zone – Discretionary Uses

Tourism establishment: inn
and B & B

Conditional Uses

18.4 Subject to a permit:

R4 Zone – Conditional Uses

Home based business	Tourism establishment: B&B and vacation rental property	Secondary suite
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Light Industrial (M1) Zone (Proposed Zoning)

Purpose

24.1 The purpose of this zone is to accommodate light industries and other compatible non-noxious industrial uses, together with some supporting and complementary commercial uses.

Permitted Uses

24.2 Subject to Bylaw requirements:

M1 Zone - Permitted Uses

INDUSTRIAL

heavy machinery sales/ repairs	marine sales/ repairs	truck driving school
industry: light	manufactured home construction	trucking depot
food processor	accessory building	cannabis production facility
alcohol manufacturer: brew-pub and micro-brewery	storage facility: automobile towing facility	Construction company: light

COMMERCIAL

animal care facility: shelter and kennel	bakery	building supply outlet
automobile: body shop/ repair shop/ sales establishment	Child care facility: small, medium & large	printing/ publishing establishment
dry cleaner: processor and outlet	storage facility: automobile storage facility, outdoor storage area, self-storage and warehouse	

OTHER

telecommunication tower		
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Discretionary Uses

24.3 Subject to Council approval:

M1 Zone - Discretionary Uses

INDUSTRIAL

recycling facility	wind energy conversion system	solar energy collector system
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COMMERCIAL

business/ professional office		
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4. Comments and Questions

- a. The applicant is invited to make comments. *(Mike Thususka)*
- b. The public is invited to make comments.

(The floor is opened to the public for questions and comments. Please state your name and civic address for the record.)

5. Explanation of the Process

In order to process an official plan and 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 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) Planning Board 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 official plan amendment is read to be adopted by Council, the resolution will be either carried or defeated by vote of Council. If the official plan amendment, is adopted by Council, it is sent to the Minister of Agriculture and Land for signature and the amendment becomes official. If the official plan amendment is defeated, the zoning bylaw amendment will be defeated as well, as the zoning amendment cannot contradict the official plan amendment.
- (6) 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 Agriculture and Land for signature and the amendment becomes official.

(Steps 3 - 6 take place at Council's second meeting)

Please note, that in accordance with section 5.21 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].

6. Resolutions (see next page)

- a. COS 19-067 First Reading, Zoning Bylaw Amendment 103;
- b. COS 19-068 Refer Zoning Amendment 103 back to Planning Board for review and recommendation;

7. Mayor thanks the applicant and public for attending

8. Adjournment

June 12, 2019

Moved by Councillor _____

Seconded by Councillor _____

Resolution:

Carried	
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For	
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Defeated	
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Against	
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WHEREAS an application was initiated by City of Summerside for a zoning amendment for a portion of PID # 305151 From High Density Residential (R4) zone to Light Industrial (M1) zone under the *City of Summerside Zoning Bylaw*;

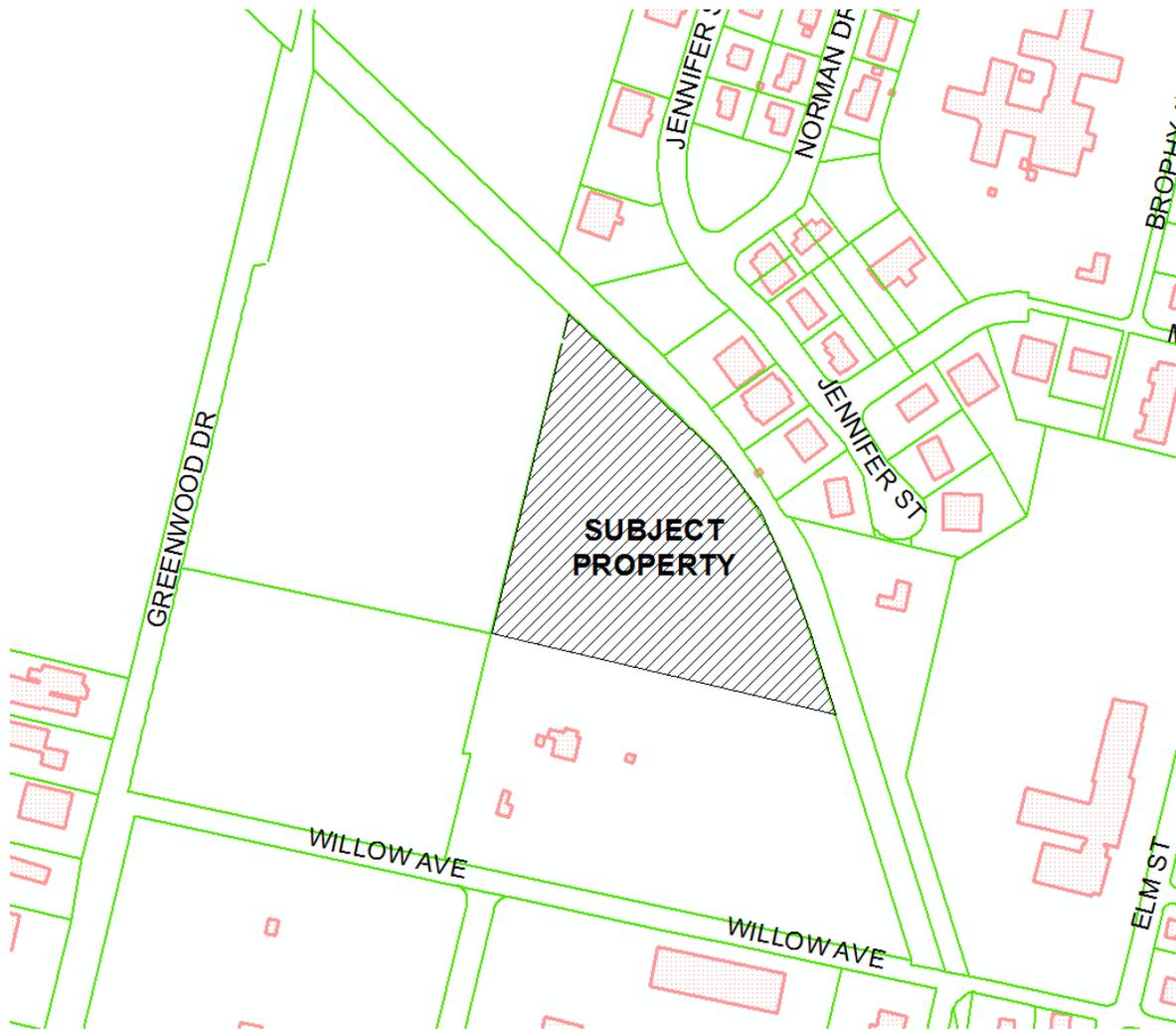
BE IT RESOLVED THAT zoning amendment 103, be hereby declared as read a first time.

[schedule B is attached]

ZONING AMENDMENT 103
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:

- I. The zoning for a portion of PID # 305151 shown on Schedule B of the *City of Summerside Zoning Bylaw*, is designated as Light Industrial (M1) zone, hereby excluding it from its former designation of High Density Residential (R4) zone.



June 12, 2019

Moved by Councillor _____

Seconded by Councillor _____

Resolution:

Carried	<input type="checkbox"/>
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For	<input type="checkbox"/>
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Defeated	<input type="checkbox"/>
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Against	<input type="checkbox"/>
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WHEREAS an application was initiated by City of Summerside for a zoning amendment for a portion of PID # 305151 from High Density Residential (R4) zone to Light Industrial (M1) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment [103](#), a bylaw to amend the *City of Summerside Zoning Bylaw*, was read and declared as read a first time at this Council meeting;

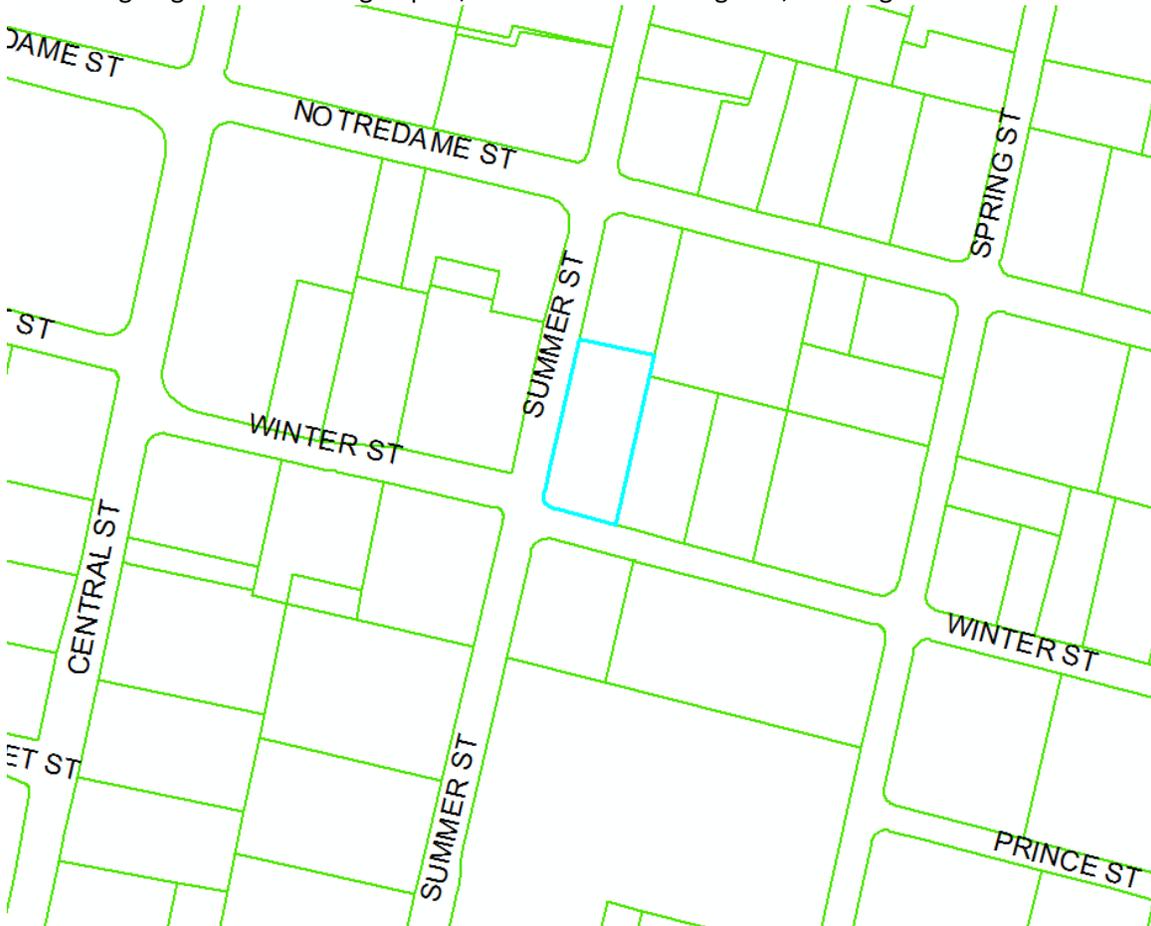
BE IT RESOLVED THAT zoning bylaw amendment [103](#), a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby referred back to the Planning Board for review and recommendation.

PUBLIC MEETING #2

1. **103 Summer Street – Discretionary Use**
(Councillor Brian McFeely)

Background

An application was received from Peter and Muriel Brown for 103 Summer Street (PID #310839). This application requires Council approval to allow an “Apartment Building” as a Discretionary Use in the Medium Density Residential (R3) zone. The applicant is proposing to convert the attached garage of the existing duplex, into another dwelling unit, creating three units in total.



The application was advertised in the June 1st edition of the Journal-Pioneer and letters were mailed to property owners within 60m or 200 ft of the subject properties.

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

* Also requires Conditional Use permit

Conditional Uses

17.4 Subject to a permit:

R3 Zone - Conditional Uses		
home based business	secondary suite	tourism establishment: B&B and vacation rental property

Apartment Building means a building containing more than two dwelling units.

2. Comments and Questions

- a. The applicant is invited to make comments. *(Peter Brown)*
- b. The public is invited to make comments.
(The floor is opened to the public for questions and comments. Please state your name and civic address for the record.)

3. Explanation of the Process

In order to process a discretionary use, the following steps are required:

- (1) The discretionary use is read at a public meeting.
(Step 1 will take place this evening)
- (2) Planning Board reviews the application and prepares a recommendation to Council.
- (3) The discretionary use is read to be adopted by Council, the resolution will be either carried or defeated by vote of Council.
(Steps 2 - 3 take place at Council's second meeting)

Please note, that in accordance with section 5.21 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].

6. Mayor thanks the applicant and public for attending
7. Adjournment