

June 22, 2021

1. Call to Order
2. Approval of the Agenda

PUBLIC MEETING #1

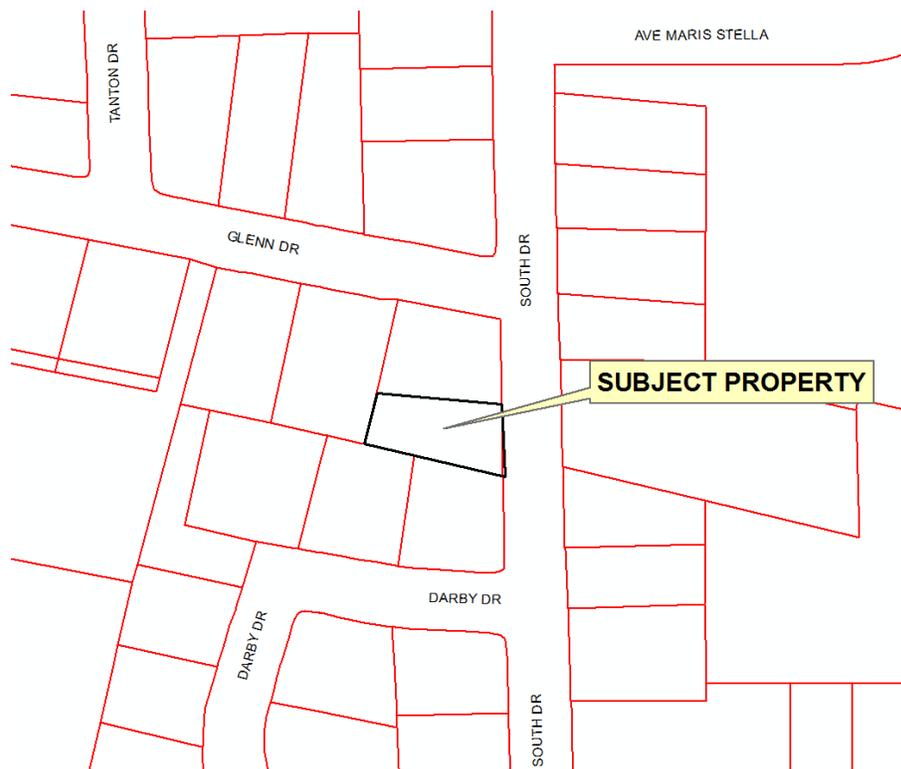
3. **129 South Drive - Zoning Amendment**
(Councillor Brian McFeely)

Background

An application was received from Claire and Andrew Carr (PID #68015). The purpose of the zoning amendment is to allow semi-detached dwelling in the proposed Low Density Mixed Residential (R2) zone as follows:

Proposed Zoning Bylaw Amendment:

- Change the zoning from Single Family Residential (R1) zone to Low Density Mixed Residential (R2) zone.



The application was advertised in the June 8th, edition of the Guardian and letters were mailed to property owners within 60m or 200 ft of the subject properties.

Single-Family Residential (R1) Zone (Current Zoning)

15.1 The purpose of this zone is to provide for low-density, single-family housing and other compatible uses.

Permitted Uses 15.2 Subject to Bylaw requirements:

R1 Zone - Permitted Uses		
single family dwelling	accessory building	assisted living

Discretionary Uses 15.3 Subject to Council approval:

* Also requires Conditional Use approval

R1 Zone - Discretionary Uses
child care facility: medium

Conditional Uses

15.4 Subject to a Development Officer approval:

R1 Zone - Conditional Uses		
home based business	secondary suite	tourism establishment: vacation rental property

Low-Density Mixed Residential (R2) Zone (Proposed Zoning)

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

Permitted Uses

16.2 Subject to Bylaw requirements:

R2 Zone - Permitted Uses		
single family dwelling	duplex dwellings	assisted living
semi-detached dwellings	accessory building	

Discretionary Uses

16.3 Subject to Council approval:

* Also requires Conditional Use approval

R2 Zone - Discretionary Uses		
child care facility: medium	boarding house	
social services agency	tourism establishment: B&B*	

Conditional Uses

16.4 Subject to a Development Officer approval:

R2 Zone - Conditional Uses		
home based business	secondary suite	tourism establishment: vacation rental property

4. Comments and Questions

- a. The applicant is invited to make comments. *(Claire/Andrew Carr) (letter attached)*
- b. The public is invited to make comments. *(written comments attached)*
(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 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 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.

(Step 3 takes place at Planning Board Meeting scheduled for June 30th @ 12:00 noon)

- (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 4- 5 take place at Council's second meeting scheduled for July 6th, @ 4:00pm, following committee meetings)

Please note, that in accordance with section 5.20 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 (Councillor Brian McFeely)

- a. COS 21-118 First Reading, Zoning Bylaw Amendment 0194;
- b. COS 21-119 Refer Zoning Amendment 194 back to Planning Board for review and recommendation;

7. Mayor thanks the applicant and public for attending

8. Adjournment

Claire Carr
197 Cambridge Street
Summerside
PE C1N 1N1

17th May 2021

Dear -----,

My husband and I recently purchased 129 South Drive and I am writing to you as your new neighbor.

As you may have noticed, we have demolished the old dilapidated home which was in terrible condition. It is our intention to build a lovely new property on the land, in-keeping with the area, and which will hopefully help to increase property values.

We are currently in the process of applying to the City for all of the necessary permissions and permits to start this new build.

We are looking to build a semi-detached home on the property, which would be the same size as a large family home, no bigger.

We wanted to try to give the neighbors an idea of what we are looking to build, so I've included a couple of pictures of what the building may look like, depending on build costs.



I am reaching out to each of the neighbors ahead of time, to see if anybody has any questions or concerns regarding our intentions with the property, so that we can try to address them in a timely and neighborly fashion.

If you would like to contact me regarding the new build, please don't hesitate to. You can reach me at the above address, or for an immediate response, please feel free to email me at ccarr81@eastlink.ca

Kind Regards

Claire

From: Roxanne Menzies
Sent: Tuesday, June 22, 2021 2:25 AM
To: Linda (Irving) Stevenson
Cc: Roxannefile Menzies
Subject: 129 South Drive

CAUTION: This email originated from outside your organization.
Exercise caution when opening
attachments or clicking links, especially from unknown senders.
Hi Linda,

I hope that you are enjoying the warmer temperatures.

I won't be able to attend the City Council meeting in person, but will
definitely be watching via the live
stream.

I don't really have an issue with a semi-detached being built at 129
South Drive assuming that the
building is similar to those provided in the letter from Claire (i.e.,
a little under 3,000 sq. feet total).

My only request is that they try to keep as many trees on the property
as possible, especially the two
that are closest to the property line with 12 Glen Drive
(perpendicular to South Drive). These are
beautiful, mature trees that enhance the look and feel of the
neighbourhood and I'd hate to see them
torn down.

Regards,
Roxanne

Subject: 129 South Drive - Zoning Bylaw Amendment

Sent: Monday, June 21, 2021 10:58 PM

To: Linda (Irving) Stevenson <linda.stevenson@city.summerside.pe.ca>

Subject: 129 South Drive - Zoning Bylaw Amendment

Was just talking to Bruce MacDougall to register my objection to proposed change of this lot to R2

This is one of the smallest lots in the area and a 2 story duplex on it will stick out like a sore thumb !!

It will necessitate another drive way between 2 intersections 1 short block apart on one of the busiest streets in the province .

It will be architecturally incompatible with surrounding structures.

The reason for requesting a rezoning should be something more than " we want to do it !! ".

Sticking duplexes among single family dwellings does nothing to increase the value of the latter and indeed may impair the value !!

It is obvious to me, and should be to council that the rezoning request process needs a lot of work !!

Sincerely

J.M. Dymont
9 Darby Dr.
Summerside.

PID 68031

Attention:
re: 129 South Drive - zoning Bylaw Amendment
June 17/2021

I am not in favor of zone (R1) changing to zone (R2)
once the zone is changed from (R1) to (R2) it can never be changed back again.

reasons: The proposed size + height is out of proportion with other homes in area. The other homes in area being single family homes, no semi-detached homes (which is like having 2 homes side by side). Also this would be like having neighbours looking down at the rest of us.

Traffic would be heavier and could be as many as 4 cars, since it is two double door garages.

I feel ^{that} the property values for smaller homes would decrease not increase in value.

In the letter the Carr's have sent out, it mentioned, depending on building costs, and then what would it be (just whatever.)

It seems to me that the Carr's is using this idea to make a large sum of money ^{of} off this property by reselling it at the expense of other people in this area.

Sincerely yours
Ann Gallison



KEVIN MENZIES
12 GLENN DR
SUMMERSIDE PE
C1N 4M4

JUNE 18, 2021

RE: 129 SOUTH DRIVE - ZONING BYLAW AMENDMENT

I WOULD LIKE THE ZONING BYLAW TO REMAIN UNCHANGED AS SINGLE FAMILY RESIDENTIAL. THERE IS GOOD HARMONY HERE.

I THINK THAT A SEMI-DETACHED BUILDING WOULD BE TOO LARGE FOR A LOT OF THAT SIZE. TWO MORE DRIVEWAYS ON SOUTH DRIVE WOULD ADD TO THE CONGESTION.

THIS NEIGHBORHOOD IS BETTER WITH SINGLE FAMILY RESIDENTIAL UNITS.

YOURS TRULY,

Kevin Menzies

June 22, 2021

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 received from Claire and Andrew Carr for a zoning amendment for PID # 68015 from Single Family Residential (R1) zone to Low Density Mixed Residential (R2) zone under the *City of Summerside Zoning Bylaw*;

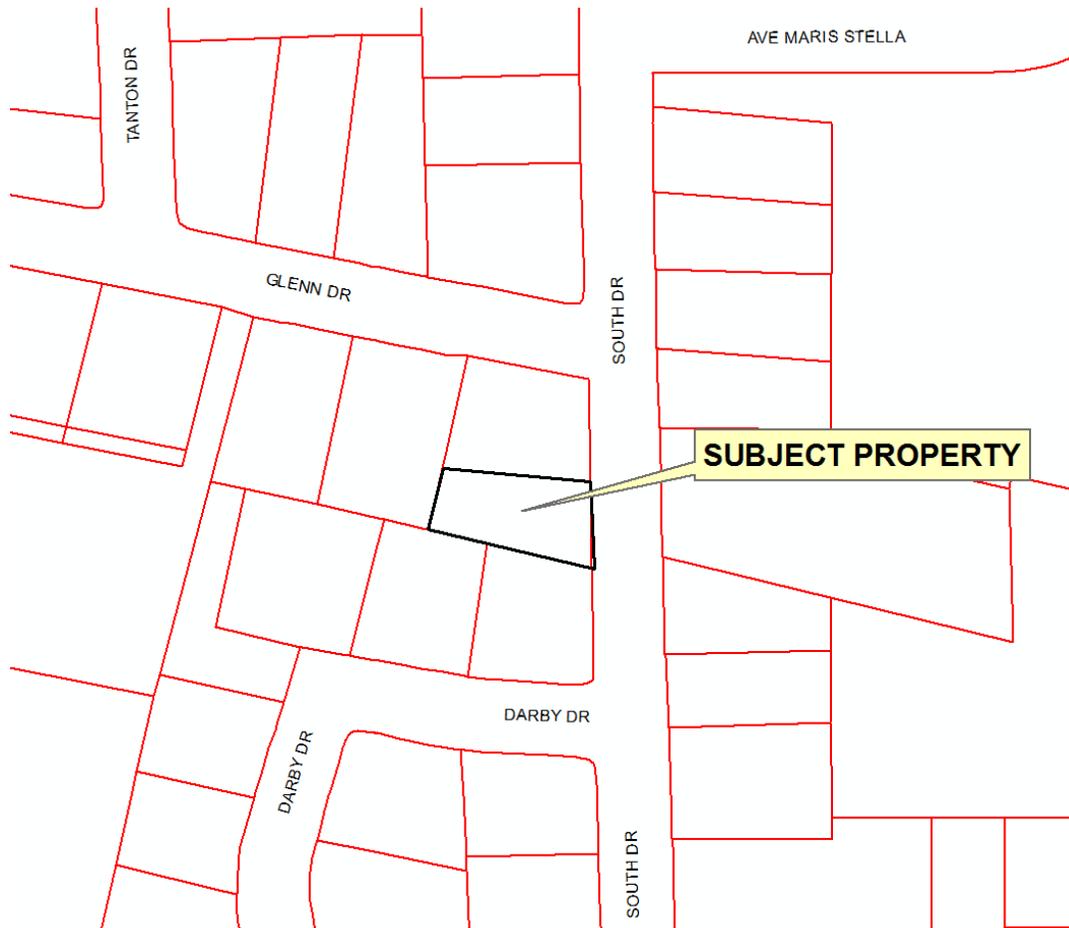
BE IT RESOLVED THAT zoning amendment 194 be hereby declared as read a first time.

[schedule B is attached]

ZONING AMENDMENT 194
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 PID # 68015 shown on Schedule B of the *City of Summerside Zoning Bylaw*, is designated as Low Density Mixed Residential (R2) zone, hereby excluding it from its former designation of Single Family Residential (R1) zone.



June 22, 2021

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 received from Claire and Andrew Carr for a zoning amendment for PID # 68015 from Single Family Residential (R1) zone to Low Density Mixed Residential (R2) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 194, 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 194, 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

3. 515 Central Street - Official Plan and Zoning Amendment (Councillor Brian McFeely)

Background

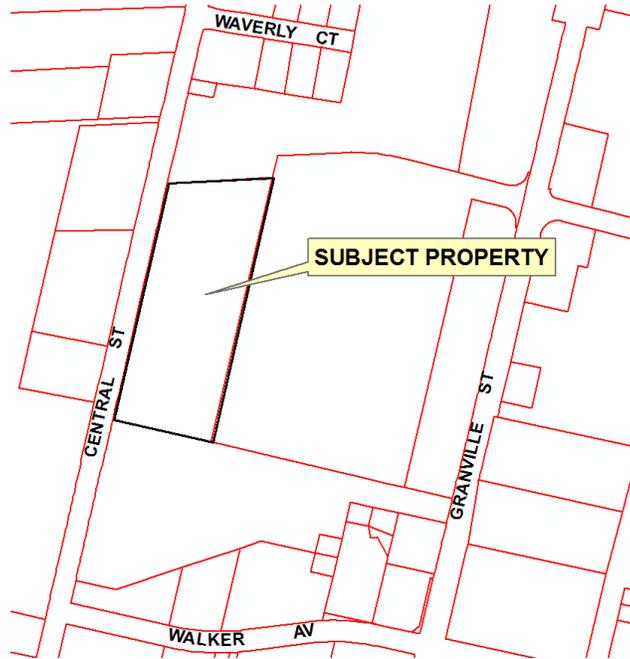
An application was received from Centennial Motors Ltd. for a portion of PID #663211. The purpose of the official plan and zoning amendment is to allow an automobile establishment in the proposed C2 zone as follows:

Proposed Official Plan Amendment:

- Change the future land use map from Residential to Commercial.

Proposed Zoning Bylaw Amendment:

- Change the zoning from Single Family Residential (R1) zone to Service Commercial (C2) zone.



The application was advertised in the June 8th edition of the Guardian and letters were mailed to property owners within 60m or 200 ft of the subject properties.

Single-Family Residential (R1) Zone (Current Zoning)

15.1 The purpose of this zone is to provide for low-density, single-family housing and other compatible uses.

Permitted Uses 15.2 Subject to Bylaw requirements:

R1 Zone - Permitted Uses		
single family dwelling	accessory building	assisted living

Discretionary Uses 15.3 Subject to Council approval:

R1 Zone - Discretionary Uses
child care facility: medium

Conditional Uses 15.4 Subject to Development Officer approval:

R1 Zone - Conditional Uses		
home based business	secondary suite	tourism establishment: vacation rental property

Service Commercial (C2) Zone (Proposed Zoning)

23.1 The purpose of this zone is to provide for large and medium-sized commercial uses which need road frontage for ready vehicular access and advertising exposure.

Permitted Uses 23.2 Subject to Bylaw requirements:

C2 Zone - Permitted Uses		
COMMERCIAL		
animal care facility: hospital and kennel	food store: convenience and grocery	private club
automobile establishment: body shop, repair shop, sales establishment, service station and washing establishment	funeral home	restaurant: dining room, take-out and drive-through
bakery	industry: office-style	retail store: small and large
bank/financial institution	liquor store	service centre
building supply outlet	tourism establishment: motel/hotel	shopping centre
bus terminal	accessory building	storage facility: automobile storage facility, outdoor storage area, self-storage and warehouse
office: business/professional and medical	parking lot	alcohol manufacturer: brew pub, ferment on premises and micro-brewery
commercial school	personal service shop	taxi station
child care facility: small, medium and large	plant nursery	fitness centre
dry cleaner: outlet	printing/publishing establishment	video arcade
farmers/fishers market	cannabis retail store	
RESIDENTIAL		
rowhouse	townhouse	residential dwellings lawfully existing prior to 1999
social services agency	commercial/residential building	ancillary residence
INSTITUTIONAL		
community centre	entertainment facility	public library, museum and gallery
emergency services facility	place of worship	office: government
college/university		

Discretionary Uses 23.3 Subject to Council approval:

C2 Zone - Discretionary Uses		
COMMERCIAL		
tavern/bar/lounge	flea market	tourism establishment: tourist home and inn,
crematorium - accessory use to a funeral home	pool hall	

INSTITUTIONAL

utility facility		
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Conditional Uses

23.4 Subject to a Development Officer approval:

C2 Zone - Conditional Uses**RESIDENTIAL**

home based business	tourism establishment: B&B and vacation rental property	secondary suite
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4. Comments and Questions

a. The applicant is invited to make comments. *(Ira Kember)*

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.

(Step 3 takes place at Planning Board meeting scheduled for June 30th @ 12:00 noon)

(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 Communities, Land and Environment 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 Communities, Land and Environment for signature and the amendment becomes official.

(Steps 4 - 6 take place at Council's second meeting scheduled for July 6th @4:00pm, following Committee Meetings)

Please note, that in accordance with section 5.20 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 (Councillor Brian McFeely)
 - a. COS 21-120 First Reading, Zoning Bylaw Amendment 200;
 - b. COS 21-121 Refer Zoning Amendment 200 back to Planning Board for review and recommendation;
 - c. Resolution COS 21-122 Formal Adoption, Official Plan Amendment 186
 - d. Resolution COS 21-123 Second Reading, Zoning Bylaw Amendment 187
 - e. Resolution COS 21-124 Formal Adoption, Zoning Bylaw Amendment 187
 - f. Resolution COS 21-125 Restricted Use – Medical Office
 - g. Resolution COS 21-126 Restricted Use – School Premise
 - h. Resolution COS 21-127 Mobile Sales Establishment

7. Mayor thanks the applicant and public for attending

8. Adjournment

June 22, 2021

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 received from Centennial Motors Ltd. for a zoning amendment for a portion of PID # 663211 from Single Family Residential (R1) zone to Service Commercial (C2) zone under the *City of Summerside Zoning Bylaw*;

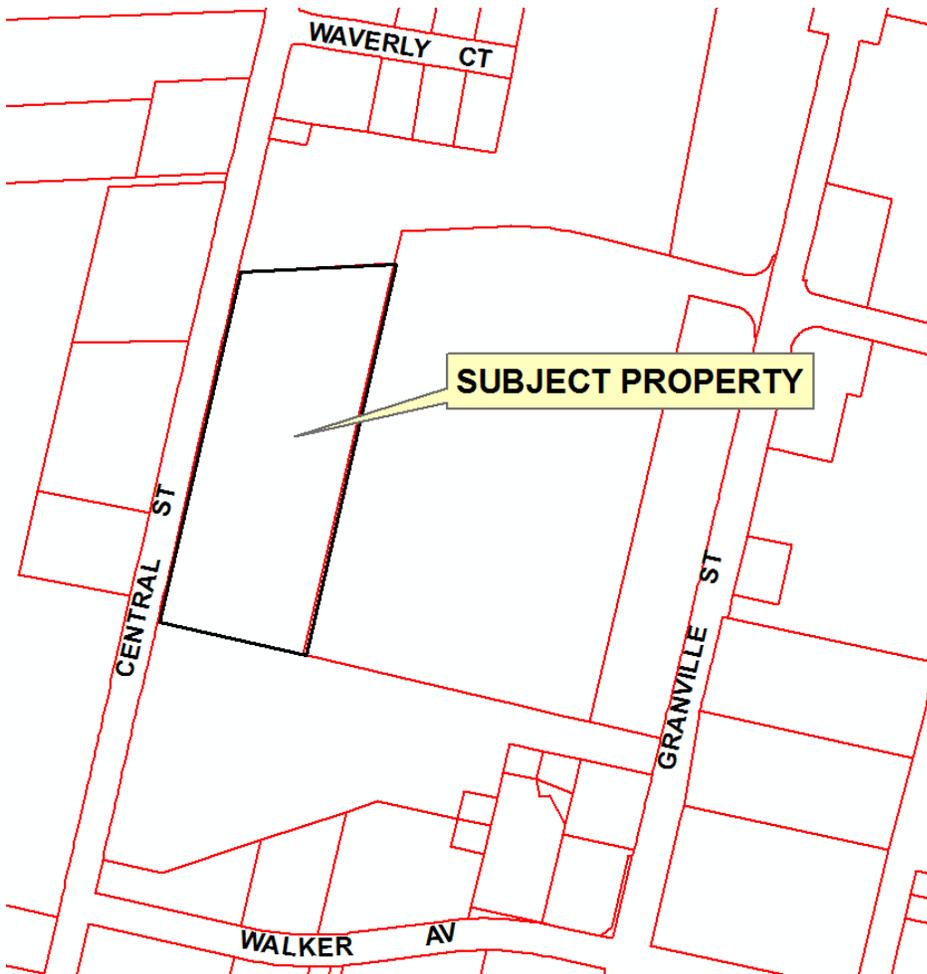
BE IT RESOLVED THAT zoning amendment 200 be hereby declared as read a first time.

[schedule B is attached]

ZONING AMENDMENT 200
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 # 663211 shown on Schedule B of the *City of Summerside Zoning Bylaw*, is designated as Service Commercial (C2) zone, hereby excluding it from its former designation of Single Family Residential (R1) zone.



June 22, 2021

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 received from Centennial Motors Ltd. for a zoning amendment for a portion of PID # 663211 from Single Family Residential (R1) zone to Service Commercial (C2) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 200, 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 200, a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby referred back to the Planning Board for review and recommendation.

June 22, 2021

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 received from Arsenault Brothers Holdings Inc. to amend the future land use plan, for a portion of PID # 836353 from Commercial land use to Residential land use under the *City of Summerside Official Plan*;

AND WHEREAS in accordance with section 5.7 of the zoning bylaw, Council shall consider the following general criteria, as applicable:

- Conformity with all requirements of this Bylaw;
- Conformity with the Official Plan;
- Suitability of the site for the proposed development;
- Compatibility of the proposed development with surrounding land uses, including both existing and projected uses;
- Any comments from residents or other interested persons;
- Adequacy of existing water, sewer, road, storm water and electrical services, city parking, and parklands for accommodating the development, and any projected infrastructure requirements;
- Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally;
- Compatibility of the development with environmental, scenic and heritage resources;
- Impacts on City finances and budgets;
- Other matters as specified in this Bylaw;
- Other matters as considered relevant.

Be It Resolved That official plan amendment 186, to amend the *City of Summerside Official Plan* be hereby formally adopted.

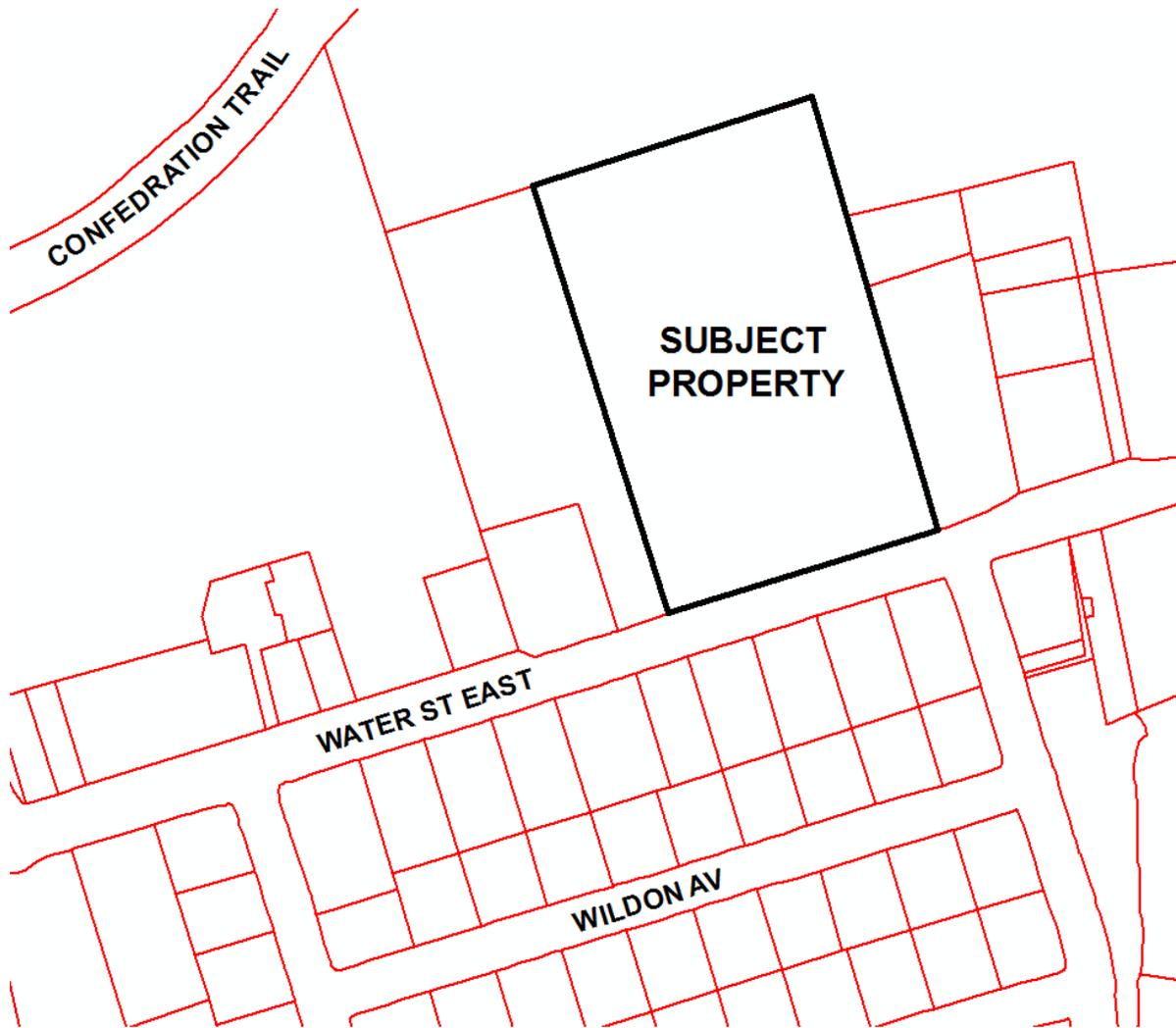
[schedule B is attached]

This bears the recommendation of the Planning Board meeting held on June 21, 2021.

**OFFICIAL PLAN AMENDMENT 186
TO AMEND THE CITY OF SUMMERSIDE OFFICIAL PLAN**

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

- I. The land use for a portion of PID # 836353 as shown on Schedule B of the *Future Land Use Plan*, is designated as Residential land use, hereby excluding it from its former designation of Commercial land use under the *City of Summerside Official Plan*;



**Resolution
COS 21-123**

June 22, 2021

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 received from Arsenault Brothers Holdings Inc. for a zoning amendment for a portion of PID # 836353 from Service Commercial (C2) zone to High Density Residential (R4) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 187, a bylaw to amend the *City of Summerside Zoning Bylaw* was read and declared as read a first time at the Council meeting held on June 15, 2021;

AND WHEREAS in accordance with section 5.7 of the zoning bylaw, Council shall consider the following general criteria, as applicable:

- Conformity with all requirements of this Bylaw;
- Conformity with the Official Plan;
- Suitability of the site for the proposed development;
- Compatibility of the proposed development with surrounding land uses, including both existing and projected uses;
- Any comments from residents or other interested persons;
- Adequacy of existing water, sewer, road, storm water and electrical services, city parking, and parklands for accommodating the development, and any projected infrastructure requirements;
- Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally;
- Compatibility of the development with environmental, scenic and heritage resources;
- Impacts on City finances and budgets;
- Other matters as specified in this Bylaw;
- Other matters as considered relevant.

BE IT RESOLVED THAT zoning amendment 187, a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby declared as read a second time.

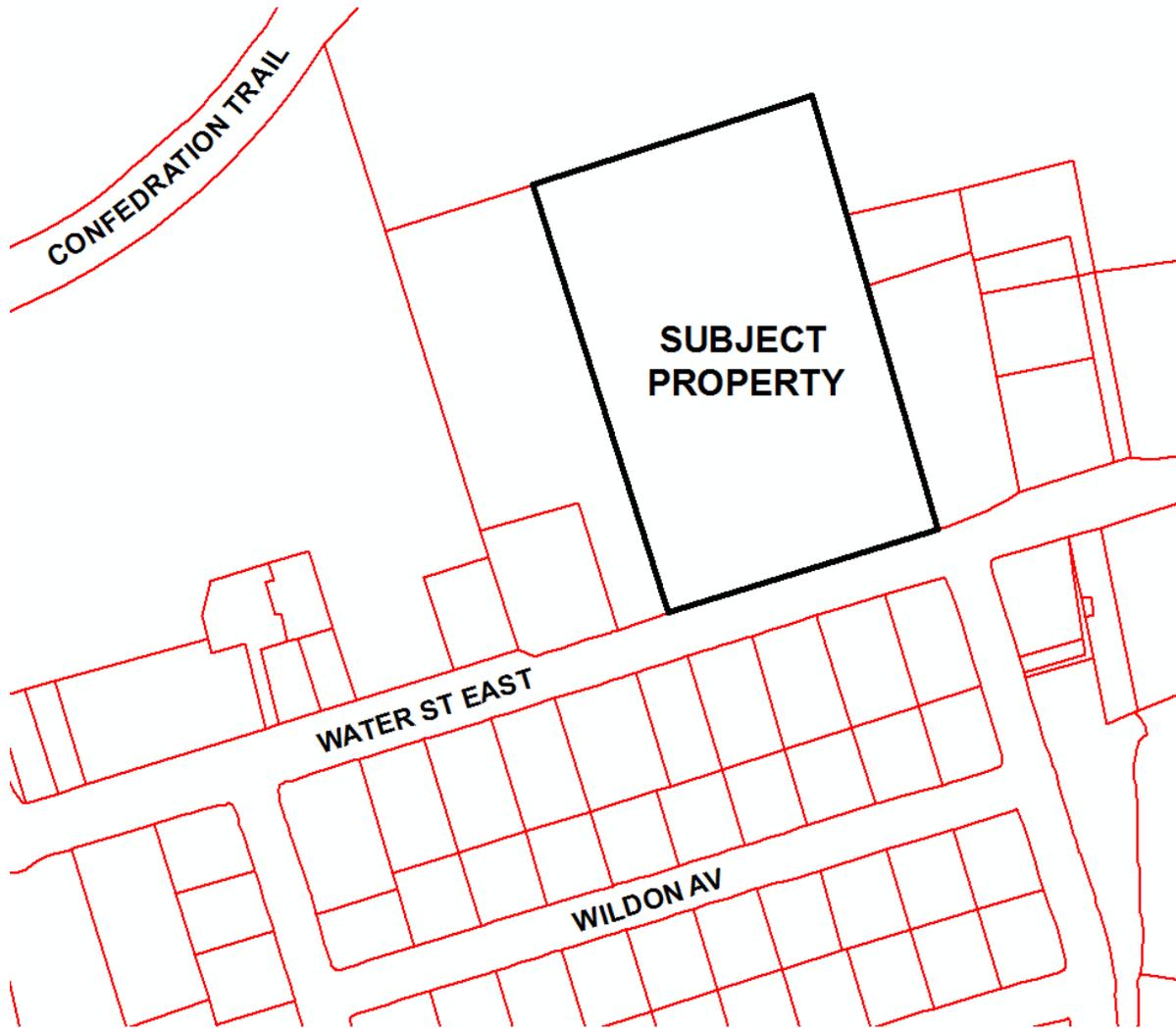
This bears the recommendation of the Planning Board meeting held on June 21, 2021.

[schedule B is attached]

ZONING AMENDMENT 187
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 # 836353 shown on Schedule B of the *City of Summerside Zoning Bylaw*, is designated as High Density Residential (R4) zone, hereby excluding it from its former designation of Service Commercial (C2).



*Resolution
COS 21-124*

June 22, 2021

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 received from Arsenault Brothers Holdings Inc. for a zoning amendment for a portion of PID # 836353 from Service Commercial (C2) zone to High Density Residential (R4) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS zoning bylaw amendment 187, a bylaw to amend the *City of Summerside Zoning Bylaw*, was read and declared as read at two separate meetings of Council held on different days;

BE IT RESOLVED THAT zoning bylaw amendment 187, a bylaw to amend the *City of Summerside Zoning Bylaw* be hereby formally adopted.

June 22, 2021

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 received from Land and Sea Enterprises Ltd. for a Restricted Use to allow a “*Medical Office*” in the existing main building at 100 Industrial Crescent (PID # 472613) in the Light Industrial (M1) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS the existing main building at 100 Industrial Crescent consists of 5 units;

BE IT RESOLVED THAT the Council approve a Restricted Use for a “*medical office*” in one unit of the existing main building at 100 Industrial Crescent (PID #472613), in the Light Industrial (M1) zone under the *City of Summerside Zoning Bylaw*;

This bears the recommendation of the Planning Board Meeting of June 21, 2021.

June 22, 2021

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 received from Land and Sea Enterprises Ltd. for a Restricted Use to allow a “*School Premise – student/instructor residence*” for the Atlantic Commercial Diving Centre (up to a maximum of 14 – 2 bedroom units with kitchen, living room and bathroom) in a proposed building at 100 Industrial Crescent, PID #472613, in the Light Industrial (M1) zone under the *City of Summerside Zoning Bylaw*;

AND WHEREAS the “*School Premise*” is intended to serve as a student/instructor residence for the Atlantic Commercial Diving Centre, on the same subject property;

BE IT RESOLVED THAT the Council approve a Restricted Use for a “*School Premise – student/instructor residence*” for the Atlantic Commercial Diving Centre (up to a maximum of 14 – 2 bedroom units with kitchen, living room and bathroom) in a proposed building at 100 Industrial Crescent, PID #472613, in the Light Industrial (M1) zone under the *City of Summerside Zoning Bylaw*;

This bears the recommendation of the Planning Board Meeting of June 21, 2021.

June 22, 2021

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 Craig O'Neill is requesting Council approval in accordance with Section 13 of the *Licensing Bylaw CS-21* to operate a mobile sales establishment at 245 Heather Moyse Drive (Summerside Port Corporation Inc., property owner).

And Whereas Section 13 of the *Licensing Bylaw* provides that Council shall allow or refuse an application based on the following considerations:

- safety;
- desirability;
- impact on established businesses in the City;
- public convenience; and
- such other considerations as it deems appropriate.

Be It Resolved that Council grant approval to Craig O'Neill to operate a mobile sales establishment (Locavore) at 245 Heather Moyse Drive (Summerside Port Corporation Inc., property owner). The license is subject to,

- Paying a license fee of \$1000 for a non-local business as per Licensing Bylaw CS-21 Regulations;
- Special events require written approval of the event organizer, submitted to the City three days in advance.
- A food health permit is approved by the Province;
- Litter disposal containers are provided on-site;
- Hours of operation 11:00 am to 8:00 pm;
- Letter(s) of permission from property owner(s).
- Connection of any pipe, hose, etc. to the City system requires City approval.

This bears the recommendation of the Planning Board Meeting of June 21, 2021.