

Planning Board Committee Meeting Minutes

May 14, 2020

Present

Mayor Basil Stewart
Deputy Mayor Norma McColeman
Councillor Bruce MacDougall
Councillor Justin Doiron
Councillor Barb Ramsay, Co-Chair
Councillor Greg Campbell
Councillor Brian McFeely, Chair
Councillor Carrie Adams, Co-Chair
Rob Philpott, Chief Administrative Officer
Aaron MacDonald, Director of Technical Services
Linda Stevenson, Development Officer
Brian Hawrylak, HR Officer

Call to Order

The meeting was called to order

Agenda was approved

***** Due to COVID 19 restrictions, this meeting was held via video conference and was live streamed to YouTube.** The applicant, Cory Laureijs was present at City Hall with staff.

Preliminary Subdivision Approval – Waterview Heights

SUPPORTING EXPLANATION:

Purpose: Subdivide a portion of PID #1059641, creating 11 single family dwelling lots. The Planning Board is required to make a recommendation to Council on this application and preliminary approval is required by Council, before the development can proceed.

Background: An application was received from 101539 PEI Inc. (Corry Laureijs), to subdivide a portion of this parcel into 11 lots, intended for single family dwellings. The proposed lots and the extensions of Acadian Av. And Bernard Av. are indicated on preliminary survey plan prepared by Locus Survey Ltd. dated May 11, 2020.

Report: As required under Section 3.6 of the *Subdivision and Site Development Bylaw*, Council Planning Board and the Development Officer shall consider the following general criteria when reviewing development applications under this Bylaw, as applicable:

a. *Conformity with this Bylaw.*

Staff Comment: This subdivision promotes “smart growth” making effective use of the land and applies to the principle of “orderly and following”.

b. *Conformity with the Official Plan.*

Staff Comment: This subdivision of land conforms to the Official Plan (Section 5.11) and the criteria (e, f, g and h) identified in the Parks and Greenspace plan (Section 8.4).

Official Plan Section 5.11

Objective To promote all housing types in the City

Policies	The following are Council’s statements of policy
	1. <i>Promote a sufficient diversity of housing types, residential densities and tenure options to meet varied segments of market demand.</i>

c. *Conformity with the Zoning Bylaw.*

Staff Comment: The proposed lots within the subdivision meet the criteria for the low density zoning.

d. *The orderly and following nature of the development.*

Staff Comment: This development promotes residential growth and is an example of infilling vacant land.

e. *Physical suitability of the site for the proposed development, including avoidance of natural hazards, undue water run-off, or environmental damage.*

Staff Comment: The site is suitable for development. The development will have no impact regarding natural hazards or environmental damage as these matters are not applicable with this development. Water run-off will be directed to City storm drainage system or designated site drainage system.

f. *Compatibility of the proposed development with the present and future surrounding patterns of streets, lots and services, including conformity with any City concept plans.*

Staff Comment: This development promotes the pattern of streets in the area, the lots and servicing will be designed to meet City standards.

g. *Adequacy of the applicant’s proposals for traffic circulation, parking, pedestrian access, water supply, sewage disposal and storm drainage, including the adequacy of City streets and services to handle increased loads.*

Staff Comment: There will be minimal change to traffic flow on Acadian Av. and Bernard Av. as the new development is only 11 additional lots. The proposed residential street will be designed to meet a 50 km/hr local street with the speed limit posted at 40 km/hr. The proposed street would have an 8.8 meter width, with concrete curbs. The paved shoulder on the proposed street will allow for safe pedestrian traffic. The City’s water supply and water main lines in the area are adequate for the new subdivision. The developer/owner will be required to install new storm drainage mains, water and sewer mains and

new service laterals will need to be installed to the property lines. All infrastructure will be designed and installed to meet City standards at the developers cost.

h. Suitability of parkland provisions

Staff Comment: Parkland dedication is required for this development as a residential major subdivision. At Council's discretion the parkland shall be 5% of land or \$1750 per acre cash-in-lieu for low density residential land use. The area of the development is 13,509 sq. m (3.34 acres). The land dedication would be 675.45 sq. m, the cash-in-lieu value would be in the amount of \$5845. Staff recommend, the City accept cash-in-lieu as there is adequate parkland/greenspace in the area. The parkland contributions shall be put in a fund reserved solely for acquiring or expanding public parks within the City.

i. Impacts on City finances and budgets.

Staff Comment: Not applicable

j. Proof of conformity with any applicable Provincial legislation and regulations.

Staff Comment:

k. Other matters as considered relevant.

Staff Comment: The proposed streets will be named as per the continuation of existing streets.

RECOMMENDATION: Technical Services staff recommend the application from 101539 PEI Inc. (Corry Laureijs) for preliminary subdivision to subdivide a portion of PID #1059641 into 11 lots, intended for single family dwellings be recommended to be approved by Council, subject to the following:

1. The developer shall satisfy all municipal servicing requirements.
2. The developer satisfy the parkland dedication requirements.
3. The developer enters into a subdivision construction agreement.

As per Section 8.5 of the Subdivision and Site Development Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward for Council for a final decision.

PLANNING BOARD RECOMMENDATION: This application bears the recommendation of the Planning Board:

Moved by: Councillor Adams

Seconded by: Councillor Ramsay

Motion:

Carried	X
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For	4
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Defeated	
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Against	0
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The Committee recommends that the resolution on this matter be brought forward for Council consideration.

Mobile Sales Establishment – High on the Hog – Tara Arsenault

SUPPORTING EXPLANATION:

Purpose: The purpose of the application is to allow a Mobile Sales Establishment, “High on the Hog” (Tara Arsenault), to operate at Heather Moyse Dr. from May to December, weather permitting. Ms. Arsenault’s proposed hours of operation are 11:00am to 9:00pm, Monday through Sunday.

Background: This is Ms. Arsenault’s second year applying for a mobile sales establishment license, in 2019 she was located at Waugh’s Food Centre Ltd and also attended a few other special events in the City. The location being proposed is owned by the Summerside Port Corporation Inc.

“Mobile Sales Establishment” means a business located in a motorized vehicle or moveable structure that is towed or moved by a motorized vehicle and where all of the goods, wares or foodstuffs that are offered for sale are contained entirely within the motorized vehicle or moveable structure, but does not include a lunch truck.

Report: Under the Section 13 City of Summerside Licensing Bylaw SS-05, the bylaw states the following:

13. Mobile Sales Establishment License

- a. Any person or company seeking a license to operate a mobile sales establishment in the city shall make application therefore to the council.
- b. Licenses may be granted for a mobile sales establishment to conduct business on a maximum of two locations in the city and each application shall be accompanied by a letter of permission from the owner(s) of the property on which the mobile sales establishment will be located.
- c. Council shall allow or refuse the application based upon considerations of safety, desirability, impact on established businesses in the city, public convenience and such other considerations as it deems appropriate.
- d. Council may attach terms and conditions to the approval of the license if granted including but not limited to:
 - i. hours and days of operation.
 - ii. health code requirements.
 - iii. litter control.

- iv. approved locations.
- e. The license for a mobile sales establishment shall be valid for the calendar year in which the application is made only. A new application is required to council for each calendar year.
- f. No appeal shall lie from a decision of council respecting a mobile sales establishment license.

Staff Comments:

1. Ms. Arsenault will provide written permission from the Summerside Port Corp Inc. for the Heather Moyse Drive location. Ms. Arsenault is permitted to set up at a second location should she wish to do so. If she does secure a second location, the location will be considered by Council, prior to that location being approved.

RECOMMENDATION: Technical Services Staff recommend Council approve the Mobile Sales Establishment license to the applicant, Tara Arsenault, to operate “High on the Hog” at Heather Moyse Drive, owned by Summerside Port Corporation Inc.

The planning board recommendation whether carried or defeated will be brought forward for Council for a final decision.

PLANNING BOARD RECOMMENDATION: This application bears the recommendation of the Planning Board:

Moved by: Councillor Ramsay

Seconded by: Councillor Adams

Motion:

Carried	X
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For	4
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Defeated	
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Against	0
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The Committee recommends that the resolution on this matter be brought forward for Council consideration.

Adjournment

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