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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Monday, October 05, 2020 at 4:00 p.m.**  
*Council Chambers, 2<sup>nd</sup> Floor, City Hall, 199 Queen Street*  
*Live streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)*

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- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, October 05, 2020
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, September 08, 2020
- 5. Business arising from Minutes**
- 6. Reports:**
  - a) Variances:**
    1. 42 Highland Ave (PID #354597) Robert  
Request for variances to reduce the minimum side yard setback requirement of 1.2 m (3.9 ft) to 0.9 m (3 ft) and to reduce the minimum rear yard setback requirement of 1.2 m (3.9 ft) to approximately 0.3 m (1 ft) in order to permit the placement of the existing accessory building.
    2. Reconsideration for 385 Queen Street (PID #356923) Robert  
Request for reconsideration of the minor variance to reduce the required lot frontage from 98.4 ft to 94.1 ft in order to construct ten (10) residential apartment dwellings.
  - b) Rezonings:**
    3. 428 Queen Street (PID #368134), 430 Queen Street (PID #368126) and a portion of 432 Queen Street (PID #368118) Robert  
Request to rezone PID #368134 from Medium Density Residential (R-3) Zone to Mixed-Use Corridor (MUC) Zone; amend the Official Plan Map from Medium Density Residential to Commercial for the properties with PID #s (368126, 368134 and a portion of 368118) to construct a parking lot for MacQueen’s Bike Shop; and consolidate PID#’s (368126, 368134 and a portion of 368118) to form a new Lot 2020-1.
    4. 168 Weymouth St (PID #345108) Robert  
Request to amend the Official Plan Map from Downtown Neighbourhood to Downtown Mixed Use Neighbourhood and to rezone the subject property from Downtown Neighbourhood (DN) Zone to Downtown Mixed Use Neighbourhood (DMUN) Zone to operate a professional office (i.e. Accountants) on the first two floors with the remaining third floor to be used for residential.
    5. Lot 18-2 Sherwood Road (PID #455642) Robert  
Request to amend the Official Plan designation from Industrial to Commercial and to rezone the subject property from Business Park Industrial (M-3) Zone to Highway Commercial (C-2) Zone in order to construct three (3) apartment buildings that will provide 200 dwelling units.
    6. 45 Towers Road (Lot 2014-4) (PID #1076694) Laurel  
Request to amend a comprehensive development plan and amend a development agreement to change the use on a lot from a 90-bed community care facility with an additional 8,000 sq. ft of commercial space to a 74-unit apartment building.



7. 505 Malpeque Road (PID #145466) Laurel  
Request to rezone a portion of the property (approximately 8000 sq. ft.) located at 505 Malpeque Road from C-2 Highway Commercial to R-1L Single Detached Residential Zone and amend the Official Plan Map from Commercial to Low Density Residential in order to construct a single detached dwelling.
8. 12 Valley Street (PID #358192) & 281 University Avenue (PID #358051 & PID #358077) Greg  
Request to rezone a portion (approximately 416.3 sq m) of the property located at 12 Valley Street from the Low Density Residential (R-2) Zone to the Mixed-Use Corridor (MUC) Zone and amend the Official Plan Map from Low Density Residential to Commercial. This application also includes a request to consolidate 12 Valley Street with 281 University Avenue and a major variance to reduce the minimum flankage yard setback required in the Mixed-Use Corridor (MUC) Zone from 6.0 m (19.7 ft) to approximately 1.59 m (5' 2 1/2") to allow the construction of an addition to the Provincial Credit Union at 281 University Avenue.
9. MacRae Drive / Norwood Road (PID #192401) Greg  
Request to rezone a portion of the property from the Single-Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone in order to create a subdivision containing a combination of single-detached dwellings and semi-detached dwellings. This is a request to proceed to public consultation.

**c) Others**

10. Lot 07-15 and Lot 07-16 Cobirt Drive (PID #406736) Greg  
Request to consolidate two properties in the Light Industrial (M-1) Zone in order to construct a building for EMCO (HVAC Charlottetown) containing retail, office and a warehouse.
11. 65 Walsh Road (PID #941260 and 1091958) Laurel  
Request to consolidate two properties in the Light Industrial (M-1) Zone in order to construct a building for (MF Schurman Company) containing a warehouse.
12. Biocommons (PID #386524, Lot 3 and Parcel W1), (PID # 386524, Lot 6 and Parcel W8) and PID # 386524, Lot 20 with W4) Laurel  
Request to consolidate three (3) lots with former walkways in the Bio Commons Park. There is no requirement to maintain the walkways since the Bio Commons Park has been rezoned from Comprehensive Development Area (CDA) to Light Industrial (M-1) Zone. This will allow the lots to become larger.
13. River Ridge Drive (PID #857441) Laurel  
Request to consolidate Lots 1A, 2A and 3A of PID #368134 in the River Ridge Subdivision to form one new Lot 20-1 and a request to consolidate Lots 4A and 5A of PID # 368134 in the River Ridge Subdivision to form one new Lot 20-2 to construct two new 58-unit apartment buildings on each lot.
14. Tim Hortons Drive-thru on Maypoint Road Alex  
Request to permit a Tim Hortons drive-thru subject to proposed upgrades to Maypoint Road/ Capital Drive

**7. Introduction of New Business**

**8. Adjournment of Public Session**