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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Monday, February 01, 2021 at 4:30 p.m.**  
**Council Chambers, 2nd 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, February 01, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, January 04, 2021
5. **Business arising from Minutes**
6. **Reports:**

**a) Variances:**

1. **5 Great George Street Water Lot (PID #335307)** *Robert*  
Request for a temporary use variance to locate a floating dock with multiple commercial uses consisting of eating and drinking establishments. Presently, the Zoning & Development By-law does not define floating uses and would therefore require special approval. The temporary use approval would only be valid for the summer of 2021.
2. **1 Weymouth Street Water Lot (PID #335430)** *Robert*  
Request for approval of a temporary use variance for the development of a floating eating establishment located on a water lot. Presently, the Zoning & Development By-law does not define floating uses and would therefore require special approval. The temporary use approval would only be valid for the summer of 2021.
3. **1 Owen Terrace (PID# 276378)** *Emily*  
Request for two (2) variances to accommodate an addition to an existing single-detached dwelling:
  - Reduce the side yard setback requirement from 1.83m (6ft) to approximately 0.91m (3ft);
  - Reduce the front yard setback requirement from 6.0m (19.7ft) to approximately 5.1m (16.7ft);
4. **32 Tannery Court – Lot 15 (PID #1123058)** *Emily*  
Request for a home occupation (massage therapy business) to operate within a proposed dwelling (currently under building permit review) throughout the week, Monday – Friday from 8:00 am to 4:00 pm with up to four (4) appointments per day and a 0.5-hour buffer time between each appointment. The Zoning & Development By-law does not permit massage therapy as a home occupation use, however appointment-based home occupation uses may be considered following the Major Variance process.

**b) Rezoning:**

5. **Norwood Road/Friar Drive (PID #416305)** *Robert*  
Request to amend the Official Plan designation from Low Density Residential to Mobile Home Residential; and to rezone the subject property from Low Density Residential (R-2) Zone to Manufactured Housing Residential (MHR) Zone. The purpose of the re-designation and rezoning application is for the development of a mobile home neighbourhood.



**c) Others:**

**6. 6 Prince Street (PID #739128) Robert**

Request to consolidate two (2) properties in the Waterfront (WF) Zone in order to construct an outdoor amenity space (i.e. seating, band stand, fire pits, and patio) in support of the Founders' Food Hall & Market.

**7. Zoning & Development Bylaw Amendments (PH-ZD.2) Robert**

Proposed amendments to the Zoning & Development Bylaw pertaining to:

- Section 3.3 Development and Building Permits: Expiry of incomplete building & development permit applications after six months of inactivity;
- Section 3.9.1 Major Variances: Clarify regulations subject to the variance process;
- Section 4.19 Amenity Space for apartment buildings: Define requirements for both indoor and outdoor amenity space;
- Section 6.2 Undersized Lots: Clarify minimum development rights by allowing for a single detached dwelling;
- Section 6.7 Garbage Area requirements: Standardize site requirements for garbage storage areas on multi-residential developments;
- Section 45 General Provisions for Signage: Insertion of additional fascia sign requirements for buildings over four (4) storeys in height in the 500 Lot Area;
- Appendix A. Definitions: Delete "Amenity Area" and its definition and replace with "Amenity Space" and its definition.

**8. Zoning & Development Bylaw Amendments (PH-ZD.2) Laurel**

Proposed amendments pertaining to:

- Section 21.1.1 Medium Density Mixed Use Residential (MUR) Zone to clarify the permitted uses within the zone as Townhouse Dwellings, Semi-detached or Duplex Dwellings, Single-detached Dwellings, Nursing Homes and Community Care Facilities;
- Section 17 Medium Density Residential Townhouse(R-3T) Zone to remove and repeal apartment dwellings as a permitted use in the zone.

**9. Official Plan Amendments (PH-OPA.1) Laurel**

Amend Schedule "A" Future Land Use Map to remove the designation Concept Planning Area and replace all properties designated as such with Comprehensive Planning Area.

**10. Zoning & Development Bylaw Amendments (PH-ZD.2) & Official Plan Amendments (PH-OPA.1)**

*Alex*

Proposed amendments to the Zoning & Development Bylaw to:

- Develop regulations for Water Lot(s); and
- Amend Appendix A. Definitions: Insertion of "Water Lot" as a defined term.

Proposed amendments to the Official Plan to:

- insert reference for Water Lots with goals and objective statements to enable development to occur on these types of lots.

**7. Introduction of New Business**

**8. Adjournment of Public Session**

*As the City continues to follow physical distancing protocols set out by PEI Public Health, the maximum seating for the public will be limited to 15 within the 2<sup>nd</sup> Floor foyer and 5 at the main floor. Upon arrival, individuals will be required to provide information for contact tracing purposes.*