



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, April 06, 2021 at 4:30 p.m.
Council Chambers, 2nd Floor, City Hall, 199 Queen Street
Live streaming: www.charlottetown.ca/video

1. **Call to Order**
2. **Declaration of Conflicts**
3. **Approval of Agenda** – Approval of Agenda for Tuesday, April 06, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, March 16, 2021
5. **Business arising from Minutes**
6. **Reports:**
 - a) **Variances:**
 1. **25 Pownal Street (PID #335588) Emily**

Request to reduce the minimum lot frontage requirement of 65.6 feet to 40.0 feet for four (4) or more apartment dwelling units in the DN Zone in order to convert a vacant former commercial space on the ground floor to a residential dwelling unit, resulting in a total of five (5) dwelling units on the property. No changes to the existing building footprint are proposed.
 2. **129 Pownal Street (PID #341834) Laurel**

Request to reduce the required lot frontage from 20m (65.6 ft) to approximately 18.1 m (59.5 ft) in order to allow the existing office building to be converted to a six (6) unit apartment building.

**Pursuant to Section 3.8 (Minor Variances) of the Zoning and Development By-law, Variance #2 is minor in nature, therefore if no objections are received within 14 days of public notice, the Planning and Development Department has delegated authority to approve this request.*
 - b) **Rezoning:**
 3. **Angus Drive (Lot 40) (PID #419143) & 413 St. Peters Road (PID #419135) Laurel**

Request to amend Appendix G – Zoning Map of the Zoning & Development Bylaw for:

 - Angus Drive (Lot 40) from Single Detached Residential (R-1L) Zone to Mixed Use Corridor (MUC) Zone; and
 - 413 St Peters Road from Low Density Residential (R-2) Zone to Mixed Use Corridor (MUC) Zone;

And to amend Appendix A- Future Land Use Map of the Official Plan Map for:

 - Angus Drive (Lot 40) & 413 St Peters Road from Mature Neighbourhood to Village Centre Commercial;

And further to consolidate Lot 40 Angus Drive (PID #419143), 413 St. Peters Road (PID #419135) and 415 St. Peters Road (PID #192187) being Mel's Convenience Store into one (1) parcel, in order to facilitate road upgrades by the Province to St Peter's Road and construct a second means of access for the convenience store to and from Angus Drive.



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4. **7-9 Pownal Street (PID #1105451)** *Laurel*

- Request to Amend “Appendix C – Approved Site Specific Exemptions” as per Section 3.11 Site-Specific Exemptions of the Zoning and Development Bylaw to exempt 7-9 Pownal Street (PID #1105451) from Section 34.2 of the Zoning and Development Bylaw from the required Permitted Uses at Grade on Walkable Streets; and
- Create “Appendix B – Approved Site Specific Exemptions” for the Official Plan to amend Section 4.2.3(2) of the Official Plan to exempt 7-9 Pownal Street (PID #1105451) from the designated permitted uses on a Walkable Street,

In order to allow residential dwelling units on the ground floor abutting a walkable street.

5. **199 Grafton Street (PID #342790)** *Laurel*

Request to Amend “Appendix C – Approved Site-Specific Exemptions” as per Section 3.11 Site-Specific Exemptions of the Zoning and Development Bylaw to exempt 199 Grafton Street (PID #342790) from Section 30.2 Regulations for Permitted Uses and Section 30.3 Bonus Height Development Standards of the Zoning and Development Bylaw in order to allow for the construction of a multi-unit residential building with affordable housing and parking within the building.

c) **Others:**

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

- Water Lot Developments/Regulations
- Amendments to permit limited signage inside of murals

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 2nd Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.