



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, August 03, 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, August 03, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, July 05, 2021
5. **Business arising from Minutes**
6. **Reports:**
 - a) **Variances:**
 1. **Viceroy Avenue (PID# 349035) Emily**

Request for the following Variances to permit two (2) new single-detached dwellings on the lot which is proposed to be subdivided into two (2) separate parcels:

 - One (1) Minor Variance to reduce the minimum front yard setback requirement from 19.7ft to 18ft; and
 - One (1) Major Variance to reduce the minimum rear yard setback requirement from 24.6ft to 15.2ft

**Pursuant to Section 3.8 (Minor Variances) of the Zoning and Development By-law, Variance #1 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.*
 2. **14 Athol Drive (PID# 589697) Emily**

Request for the two (2) Major Variances to increase the maximum permitted floor area from 750sqft to 2,400sqft and increase the maximum permitted height from 17.5ft to 27.7ft in order to permit a new accessory (detached garage) building on the north portion of the lot.
 3. **35 Prince Street (PID #337089) Robert**

Request for a variance to extend the legal non-conforming use (i.e., Eating & Drinking Establishment) on the subject property by amending the existing Development Agreement in order to allow the applicant to apply for a liquor license for the Eating & Drinking Establishment.
 4. **25 Greenfield Ave (PID #352971) Robert**

Request for a lot frontage variance from 18m (59.1 ft) to 17m (55.9ft) in order to subdivide an existing oversized corner lot into two (2) lots laid out in an east-west axis direction to maintain the east-west lot configuration of surrounding properties.
 5. **Lot 18-2 Sherwood Road (PID #455642) Robert**

Request for a minor variance to increase the buildings from the maximum allowable height of 15m (49.20 ft) to 15.9m (52.45 ft) in order to construct two (2) apartment buildings in the Highway Commercial (C-2) Zone.

**Pursuant to Section 3.8 (Minor Variances) of the Zoning and Development By-law, the Variance request 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.*



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6. **298 Euston Street (PID #347047)** *Evan*

Request for a major variance to reduce to the minimum side yard setback from the established 1.14 m (3.74 ft) to approximately 0.51m (1.67 ft) in order to allow an addition (approximately 128 sq. ft.) to the existing single-detached dwelling

b) Rezoning:

7. **MacWilliams Road (PID #684514)** *Evan*

Request to amend Appendix “A” – Future Land Use Map of the Official Plan for a portion of the subject property with access on MacWilliams Road (PID# 684514) from Medium Density Residential to Low Density Residential and from Recreational to Low Density Residential; and

Amend Appendix “G” – Zoning Map of the Zoning and Development Bylaw for a portion of the subject property with access on MacWilliams Road (PID# 684514) from:

- Low Density Residential Single (R-2S) to Narrow Single Detached Residential (R-1N);
- Medium Density Mixed Use Residential (MUR) to Narrow Single Detached Residential (R-1N);
- Medium Density Mixed Use Residential (MUR) to Low Density Residential Single (R-2S);
- Medium Density Mixed Use Residential (MUR) to Medium Density Residential Townhouse (R-3T); and
- Medium Density Residential Townhouse (R-3T) to Narrow Single Detached Residential (R-1N)

in order to allow for the subdivision of ninety-one (91) residential lots.

8. **Corner of Royalty Road and Lower Malpeque Road (PID #818856)** *Alex for Laurel*

Request to amend Appendix “A” – Future Land Use Map of the Official Plan for a portion of the subject property (PID# 818856) from Low Density Residential to Institutional; and

Amend Appendix “G” – Zoning Map of the Zoning and Development Bylaw for a portion of the subject property (PID# 818856) from:

- Single Detached Residential (R-1L) Zone to Institutional (I) Zone;
- Single Detached Residential (R-1L) Zone to Low Density Residential (R-2) Zone.

c) Others:

9. **Beach Grove Road (PID #1131820)** *Robert*

Request to proceed to public consultation for a site specific amendment to the Institutional (I) Zone in order to permit the construction of a 30-unit seniors social housing apartment development.

10. **247 Royalty Road (PID #404632)** *Evan*

Request to Amend “Appendix C – Approved Site Specific Exemptions” as per Section 3.11 Site-Specific Exemptions of the Zoning and Development Bylaw and a request to amend “Appendix A” – Future Land Use Map of the Official Plan from Low Density Residential to Commercial, to allow for a commercial use (“automobile service center”) to be operated on a residential property out of an accessory building, which is prohibited as a Home Occupation and currently not a permitted use in the Single Detached Residential (R-1L) Zone.



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11. **Towers Road (PID #'s 390559, 390534 and 390542)** *Alex for Laurel*
Request for approval of final architectural design drawings and working site plans as per the Comprehensive Development Area Zone requirements Section 42.2.6 of the Zoning and Development Bylaw stating that the final architectural design drawings and working site plans for the development of the property are required to be re-submitted to the Planning Board and Council for review and recommendation on consistency with the Development Concept Plan.
 12. **1 Haviland Street (PID #'s 999730, 335026 and 626309)** *Robert*
Request for Lot consolidation in the Waterfront (WF) Zone to consolidate PID #999730, 335026 and a portion of PID #626309 to form one Lot 21-2 and approve the remanant Parcel Lot 21-1.
 13. **Reconsideration for 199 Grafton Street (PID #342790)** *Alex*
This is a 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 in the Downtown Mixed Use Neighbourhood Zone and Section 30.3 Bonus Height Development Standards in the Downtown Mixed Use Neighbourhood (DMUN) Zone in order to allow a six (6) storey, 84-unit apartment building with parking located within and under the building.

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.