



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, September 07, 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, September 07, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, August 03, 2021
5. **Business arising from Minutes**
6. **Reports:**

a) Variances:

1. **9 Poplar Avenue (PID #391672)** *Jennifer*

Request to operate a home occupation (Dog Grooming business) in a portion of an existing single detached dwelling. The business would occupy approximately 336 sq ft of the proposed 1,880 sq ft dwelling and the operation of the business will be 3 days a week from 8:00 am to 1:00 pm with up to four (4) appointments per day.

2. **20 Innovation Way (PID #1046283 & 1128362)** *Evan*

Request for a major variance to reduce the minimum rear yard setback from 7.5 meters (24.6 ft) to 4.59 m (15.0 ft) to allow for an 35,000 sq ft expansion to the existing Honibe facility. This major variance is being sought as the rear exterior wall of expansion is proposed to align with the pre-existing portion of the Honibe facility. This application also includes a request for a lot consolidation.

b) Rezoning:

3. **88 Brackley Point Road (PID #396770)** *Laurel*

Request to amend Appendix G – Zoning Map of the Zoning & Development Bylaw for a portion of the property from Single Detached Residential (Large) (R-1L) Zone to Medium Density Residential Townhouse (R-3T) Zone and Narrow Single Detached Residential (R-1N) Zone; and mend Appendix A- Future Land Use Map of the Official Plan Map for a portion of the property from Low Density Residential to Medium Density Residential.

The proposal is to demolish the single-detached dwelling and subdivide the property into nine (9) lots in order to facilitate the construction of three (3) townhouse dwellings consisting of two (2) 6-unit dwellings and one (1) 4-unit dwelling for a total of 16 townhouses. Two (2) lots are also proposed to be rezoned to the Single-Detached Residential (Narrow) (R-1N) Zone and the balance of the land will remain R-1L Zone. There will be 22 units in total.



4. **Corner of Royalty Road and Lower Malpeque Road (PID #818856)** *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.

5. **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.

6. **Beach Grove Road (PID #1131820)** *Alex for Robert*
Amend Appendix C Approved Site Specific Exemptions to allow for a site specific amendment to the Institutional (I) Zone in order to permit the construction of a 30-unit apartment development.

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.