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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Monday, November 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, November 01, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, October 04, 2021
5. **Business arising from Minutes**
6. **Reports:**
  - a) **Variations:**
    1. **240 Fitzroy Street (PID#34494)** *Jen*  
Request for a Major Variance to extend a legal non-conforming use (office space) on the subject property.
    2. **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.
  - b) **Rezoning:**
    3. **3 First Street (PID# 276501)** *Emily*  
This is a request to Amend Appendix “G” – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Narrow Single Detached Residential (R-1N) Zone. This is a request to proceed to public consultation.
    4. **38 Palmers Lane (PID #275156) and a portion of 40 Palmers Lane (PID #275164)** *Laurel*  
This is a request to:
      - Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential for 38 Palmers Lane (PID #275156);
      - Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential Townhouse (R-3T) Zone for 38 Palmers Lane (PID #275156); and
      - Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Apartment Residential (R-4) Zone to Medium Density Residential Townhouse (R-3T) Zone for a portion of the property at 40 Palmers Lane (PID #275164) Zone

The proposal is to construct two (2) townhouse dwellings consisting of a four (4) unit building and an eight (8) unit building on the property. The four (4)-unit townhouse is proposed to front on Palmers Lane and parking for this townhouse will be located at the rear of the building. The second townhouse building would be a stacked townhouse dwelling and is proposed to be constructed behind the four (4) unit townhouse. Parking for this building is proposed to be located on a portion of the existing parking lot behind the adjoining 12-unit apartment building. This portion of the parking lot is proposed to be consolidated with the greater parcel to provide parking for the eight (8) unit townhouse.



c) **Others:**

5. **Corner of Towers Road and Mount Edward Road (PID #'s 390559, 390534 and 390542)** *Laurel*  
This is a request for approval of the final architectural design drawings and site plan as per the Comprehensive Development Area (CDA) Zone provisions of the Zoning and Development Bylaw. The applicant has refined their building elevations for the proposed townhouses and are seeking input from the public on the building design before Council grants final approval. Council has previously approved the overall concept plan for this development and the only remaining Council approval at this time relates to the final design of the townhouses.
6. **25 MacLeod Crescent (PID #'s 1106400 & 1123686)** *Laurel*  
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 25 MacLeod Crescent (PID #'s 1106400 & 1123686) from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property.
7. **251 Sherwood Road & land north of 251 Sherwood Road (PID #145128)** *Laurel*  
This is a request for a lot consolidation of two parcels containing PID # 145128 to form one (1) parcel.
8. **Water Lot Developments/Regulations** *(Alex)*  
**Water Lot Developments/Regulations as it pertains to:**  
**Zoning & Development Bylaw (PH-ZD.2) Amendments:**
  - Amend Sections 1.4.2 and 8.1.1 Tables to include Water Lot – Commercial (WL-C) and Water Lot – Open Space Water (WL-OS) symbols;
  - Create New Sections 35. Water Lot – Commercial (WL-C) Zone and Section 36. Water Lot – Open Space Water (WL-OS) Zone and subsections; and subsequent sections being renumbered;
  - Amend Appendix A. Definition by amending the definition for "Building" and by adding definitions for Floating Commercial Structure, Float Home, Live-Aboard Vessel, Marina Commercial, Open Space (Water) and Water Lot;
  - Amend Appendix G – Zoning Map to reflect Water Lot – Commercial (WL-C) and Water Lot – Open Space Water (WL-OS) Zone.  
**Official Plan (PH-OPA.1) Amendments:**
  - Create New Subsection 3.5.4 Waterfront Development
  - Amend Appendix A – Future Land Use Map to reflect Water Lot Designation.
9. **Reconsideration for Corner of Towers Road and Mount Edward Road (PID #'s 390559, 390534 and 390542) Townhouses #1, #2, & #3 Site & Foundation Permit Approval** *Alex*  
This is a request to reconsider Council's Decision of August 26, 2021 approving the foundation plans for three (3) townhouse dwellings on the Corner of Mount Edward Road & Towers Road.

**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 within the 2<sup>nd</sup> Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.*