



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Monday, February 07, 2022 at 4:30 p.m.
Via videoconference (Webex)
Live streaming: www.charlottetown.ca/video

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, February 07, 2022
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, January 04, 2022
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**
 - 1. 231 Richmond Street (PID# 340703) Emily**

Request for the following Major Variances to permit a new three (3) storey apartment building containing three (3) dwelling units:

 - Reduce the required lot frontage for a 3-unit apartment building from 34.8ft to approximately 27ft.
 - Reduce the required side yard setback from 2.25ft (side yard setback of existing building on the abutting property) to approximately 1.75ft.
 - 2. 50 Belvedere Avenue (PID # 372581) Laurel**

Minor Variance request to reduce the required lot area from 22,282.2 sq. ft. to 22,012.197 sq. ft. to increase the number of units on the property from 17 to 18 units. This request represents approximately a 1% minor variance.

**Pursuant to Section 3.8 (Minor Variances) of the Zoning and Development Bylaw, if no objections are received within 14 days of public notice, the Planning and Development Department has delegated authority to approve this request.*
 - 3. 351 North River Road (PID #'s 1014224 and 373415) Laurel**

Major Variance request to reduce the lot frontage from 59.1 ft. to 25 ft. to create a flag lot under Section 46.12.3 of the Zoning and Development Bylaw.
 - 4. 184 Great George Street (PID# 346312) Robert**

Request for a Major Variance to permit a non-conforming use of a Building or Lot which has been discontinued for a period of six (6) months or more to be re-established the previous non-conforming use (i.e., fuel station and service shop). The owner intends to renovate the existing fuel station/service shop and replace the existing canopy and structure.
 - b) Rezoning:**
 - 5. 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. The purpose of the rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a new single-detached dwelling.



6. **85 Malpeque Road (PID #388181)** *Robert*

This is a request to:

- Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
- Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone.

This request is to allow for an expansion to the existing nursing home located at 73 Malpeque Road. There is an existing lot consolidation application to consolidate the subject property (i.e. 85 Malpeque Road) with 73 Malpeque Road.

7. **18 Park Street (PID #365494)** *Robert*

This is a request to:

- Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix “G” – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone.

The purpose of the rezoning request is to permit the conversion of the existing commercial building onsite into a four (4) unit residential apartment building.

c) **Others:**

8. **Short-Term Rental (STR) Strategies Moving Forward** *Alex*

Updates on other STR Bylaws (Summary Conviction Bylaw and Registration Bylaw)

7. **Introduction of New Business**

8. **Adjournment of Public Session**

With the evolving Covid-19 health situation, the City of Charlottetown continues to adjust their operations and practices in the wake of the constantly changing COVID-19 environment. During this time, all committee meetings, meetings of Council, etc. are to be held remotely.