



PLANNING BOARD AGENDA
NOTICE OF MEETING

~~Monday, April 04, 2022 at 4:30 p.m.~~

Tuesday, April 05, 2022 at 4:30 pm

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 Monday, April 04, 2022
4. Adoption of Minutes - Minutes of Planning Board Meeting on Monday, March 07, 2022
5. Business arising from Minutes
6. Reports:
 - a) Variances:
 1. **5 Great George Street Water Lot (PID #335307)** Robert (Alex)
Request for a temporary use variance to locate a floating dock with multiple commercial uses consisting of eating and drinking establishments. Presently, the Zoning & Development By-law amendments for water lots have not received ministerial approval would therefore require special approval. The temporary use approval would only be valid until October 31st, 2022.
 2. **1 Weymouth Street Water Lot (PID #335430)** Robert (Alex)
Request for approval of a temporary use variance for the development of a floating eating establishment located on a water lot. Presently, the Zoning & Development By-law amendments for water lots have not received ministerial approval would therefore require special approval. The temporary use approval would only be valid until October 31st, 2022.
 - b) Rezonings:
 3. **18 Park Street (PID #365502)** Robert
This is a request for a site-specific exemption in the Low Density Residential (R-2) Zone in order to allow for the conversion of the existing legal non-conforming commercial building (i.e. Sign Craft) into a four (4) unit apartment building at 18 Park Street (PID #365502). Note that there are multiple exemptions to the required lot frontage and both interior side yard setbacks of the existing legal non-conforming building.
 4. **Portion of 1B Palmers Lane (PID #275735)** Laurel
This is a request to amend:
 - Appendix “A” - the Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential; and
 - Appendix “G” – Zoning Map of the Zoning and Development Bylaw from R-1S (Single Detached Residential) Zone to R-3 (Medium Density Residential) Zonefor a portion of the property (approximately 457 sq. m.) located at 1B Palmers Lane (PID #275735).

The applicant has also requested for a lot consolidation to append this portion of property at 1B Palmers Lane with 1 Palmers Lane (PID #275313). 1 Palmers Lane is currently occupied by a 6-unit apartment building which is slated to be demolished. The current lot area (1 Palmers Lane) is large enough to support nine (9) units under the density requirements of the Zoning and Development Bylaw.



If the rezoning and lot consolidation is approved, three additional (3) apartment units would be permitted on site. These additional units will not result in an increase in the overall building footprint. The overall request is to allow for the construction of a four (4) storey, 12-unit apartment building on the property (each floor consisting of three (3) units).

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. The maximum seating for the public will be limited within the 2nd Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.