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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Wednesday, February 21<sup>st</sup>, 2024 at 4:30 pm**  
*Council Chambers, 2<sup>nd</sup> 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 Wednesday, February 21, 2024
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, February 13, 2024
- 5. Business arising from Minutes**
- 6. Reports:**

**a) Variances:**

**1. 24 Lower Malpeque Road (PID #696989)**

*Michael F., Planner II*

This is a request to consider a Major Variance to allow for the construction of a new apartment building having 67 dwelling units at a height of 5-storeys or 19.70 metres (64.5 feet) in the Highway Commercial Zone (C-2) of the Zoning and Development By-law whereas a maximum height of 15.0 metres (49.2 feet) is otherwise permitted by the (C-2) zone for apartment buildings.

**b) Rezoning:**

**1. Hidden Valley (PID #1047562)**

*Laurel P.T., Planner III*

This is a request to recommend to Council to amend Appendix “A” the Official Land Use Map of the City of Charlottetown from Low Density Residential to High Density Residential and a request to recommend to Council to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Low Density Residential Single Zone (R-2S) to the Apartment Residential Zone (R-4) concerning Phase 3 of the Hidden Valley Subdivision for property located on the west side of Malpeque Road being a portion of PID #1047562 to allow for future multi-unit residential development consisting of apartment dwelling units in the form of 10 separate apartment buildings (approximately 600 units total) on the same site.



**2. Lot 160, Fairdale Drive (PID #192153)**

*Laurel P.T., Planner III*

This is a request to recommend to Council to amend Appendix “A” the Official Land Use Map of the City of Charlottetown from Medium Density Residential to High Density Residential and a request to recommend to Council to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Medium Density Mixed Use Residential Zone (MUR) to the Apartment Residential Zone (R-4B) concerning the Montgomery Heights Plan of Subdivision to allow for future multi-unit residential development consisting of apartment dwelling units in the form of 6 separate apartment buildings (approximately 192 units total) on six (6) separate lots through a new plan of subdivision.

**7. Introduction of New Business**

**8. Adjournment of Public Session**

