



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Wednesday, March 20th, 2024 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 Wednesday, March 20, 2024
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Wednesday, March 13, 2024
- 5. Business arising from Minutes**
- 6. Reports:**

a) Variances:

1. 3-5 Herbert Street (PID# 1083245)


Brandon A., Planner I

This is a request for Major Variance to permit a reduced minimum rear yard setback of 5.76 metres (18.9 feet) for one unit of a semi-detached dwelling in the (R-2) zone whereas a minimum rear yard setback of 7.5 metres (24.6 feet) is otherwise required. The requested Major Variance is intended to facilitate the future subdivision of the subject property containing an existing semi-detached dwelling such that each new lot will contain one unit of the existing semi-detached dwelling.

2. 14 Oak Drive (PID# 390401)

Brandon A., Planner I

This is a request for Major Variance to permit a reduced minimum lot frontage of 6.09 metres (19.9 feet) for a proposed single-detached dwelling on an interior lot in the (R-2S) zone whereas a minimum lot frontage of 18 metres (59.1 feet) is otherwise required. The requested Major Variance is intended to facilitate the future subdivision of the subject property to create a flag-shaped lot which can be considered under Section 48.12.3 (Lot Size) of the Zoning & Development By-law where an existing legal lot was created with less than 25 feet of frontage and consideration is provided through a variance application.



3. 480-82 Queen Street (PID# 371203)

Laurel P.T., Planner III

This is a request for Major Variance to permit a reduced minimum rear yard setback of 4.39 metres (14.4 feet) for a proposed 4-unit townhouse on a corner lot in the (R-3T) zone whereas a minimum rear yard setback of 7.5 metres (24.6 feet) is otherwise required.

b) Rezoning & Site-specific:

1. 199 Grafton Street / 156 Prince Street (PID #342790)

David G., Manager of Development Planning

This is a request to recommend to Council to approve the request to amend the Charlottetown Official Plan concerning Section 4.2.3 as it applies to the subject property. This is also a request to recommend to Council to approve the request for site-specific exemption to increase the height of a proposed apartment building from six (6) storeys to eight (8) storeys in the Downtown Mixed Use Neighbourhood Zone (DMUN). The request would therefore also amend Appendix "C" – Approved Site Specific Exemptions of the Charlottetown Zoning & Development By-law as well as amend Appendix "I" – Bylaw Revision History.

7. Introduction of New Business

8. Adjournment of Public Session

