



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, July 18th, 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 Thursday, July 18th, 2024
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, July 2nd, 2024
5. **Business arising from Minutes**
6. **Reports:**

a) **Variances:**

1. **62 Sherwood Road (PID# 455642)**

David G., Manager of Development Planning

This is a request for a Major Variance to increase the maximum allowable height of a proposed seventy-five (75) unit apartment building from 15 metres (49.20 feet) to 18.17 metres (59.62 feet) in the Highway Commercial (C-2) Zone. The property is currently an undeveloped vacant field that is adjacent to a property to the north (PID# 1145416) containing two (2) existing apartment buildings that were recently constructed.

b) **Rezoning and Site-Specific:**

1. **94 Watts Avenue (PID# 757484)**

Sonia K., Planner II

This is a request for a site-specific exemption to the Zoning & Development Bylaw to permit a Commercial Daycare Centre to operate on the subject property within the Heavy Industrial (M-2) Zone. The application proposes to re-purpose an existing single-storey building (360 sq m) on the subject property as a Commercial Daycare Centre. The existing daycare currently operates on a different site along Watts Avenue that is within the Business Park Industrial (M-3) Zone where it is otherwise currently permitted as-of-right.

2. **145 Richmond Street (PID# 340422)**

David G., Manager of Development Planning

This is a request for a site-specific exemption to the Zoning & Development Bylaw to permit signs that project a business name, image or advertisement onto a building or any other surface from a source external to the sign and to allow for animated and video signs on the subject property within the Park/Cultural (PC) Zone.

3. **149-151 Great George Street (PID#s 342386 & 342402)**

David G., Manager of Development Planning

This is a request for a site-specific exemption to the Zoning & Development Bylaw to permit an 8-storey, 85 unit apartment building with ground-floor commercial space on the subject property within the Downtown Core (DC) Zone that would be subject to the bonus height provisions of the Zoning & Development Bylaw. The development is seeking relief from Bylaw requirements that relate to lot frontage, lot depth, setback and step-back requirements in regard to bonus height.

4. **20 Ralden Avenue (PID# 396937)**

David G., Manager of Development Planning

This is a request for a site-specific exemption to the Zoning & Development Bylaw to permit an automotive repair shop to operate on the subject property within the Low Density Residential (R-2) zone within an existing single-storey building (325 sq m). The subject property contains an existing legal non-conforming use (plumbing and heating repair service) located within the existing building on the site.

7. **Introduction of New Business**

8. **Adjournment of Meeting**

