



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, September 3rd, 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 Tuesday, September 3rd, 2024
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Thursday, August 29th, 2024
5. **Business arising from Minutes**
6. **Reports:**

a) **Variances:**

1. **130 Fitzroy Street (PID# 344234)**

Stephanie M., Planner I

This is a request for a Major Variance to allow for the establishment of a painted mural on the wall of an existing parking garage structure on the subject property located at 130 Fitzroy Street (PID# 344234) whereas murals or any sign painted upon a building or structure within the 500 Lot Area is otherwise prohibited unless it has been reviewed by the Arts Advisory Board and approved by Council through the Major Variance process as per Section 47.3.1.p) of the Zoning & Development Bylaw.

2. **133 Queen Street (PID# 340240)**

Stephanie M., Planner I

This is a request for a Major Variance to allow for the establishment of a new fascia sign affixed to the Queen Street facing portion of the building at a height above the first row of second storey windows whereas fascia signs must be erected below the bottom of the second storey windows in the Downtown Main Street (DMS) Zone as per Section 47.12.4 of the Zoning & Development Bylaw unless the building is four or more storeys in height.



3. **Unaddressed Property – Patterson Drive and Promenade Acadia (PID# 442400)**

David G., Manager of Development Planning

This is a request for a Major Variance to allow for the establishment of a Group Home (proposed custodial care for up to 5 youth residents) on the subject property in the Medium Density Residential (R-3) Zone that would be located within 300 metres of an existing Group Home Limited whereas a Group Home must maintain a minimum radius of 300 metres to another Group Home or Group Home Limited for those areas that are not within the 500 Lot Area as per Section 5.8.2.a) of the Zoning & Development Bylaw.

4. **26 Exhibition Drive (PID# 880559)**

Michael F., Planner II

This is a request for a Major Variance on the subject property in the Light Industrial (M-1) Zone to allow for a reduced rear yard setback (reduced from a required 7.5 metres to be 3.5 metres) in order to enable the construction of an addition to an existing industrial building.

5. **73 Malpeque Road (PID# 388173)**

Michael F., Planner II

This is a request for a Major Variance on the subject property in the Institutional (I) Zone to allow for an increased number of bedrooms on site for a community care nursing home facility. Current regulations under the Zoning & Development Bylaw require 370 square metres of land for the first three (3) bedrooms and an additional 100 square metres of land per each additional bedroom beyond three (3) on a site. Existing regulations would limit the maximum number of bedrooms on the property to 146 whereas the application seeks to allow for up to 162 bedrooms.



6. 9 Birch Hill Drive (PID# 390591)

Michael F., Planner II

This is a request for a Major Variance on the subject property in the Single Detached Residential (R-1L) Zone to allow for a reduced setback between a main residence (single-detached dwelling) and a Garden Suite (reduce from required 2.4 metres to be 1.2 metres) and to allow for a reduced minimum lot area (reduce from required 0.5 acres to be 0.3 acres) in order to permit a Garden Suite on the subject property.

b) Rezoning & Site-Specific:

1. 171-181 Kensington Road (PID#s 385930, 385948 and 555177)

David G., Manager of Development Planning

This is a request to recommend to Council to proceed to public consultation concerning a request to rezone the identified subject properties from the Single Detached Residential (R-1L) Zone to the Medium Density Residential Townhouse (R-3T) Zone in order to facilitate future development of the site with twelve (12) townhouse units. A future lot consolidation to accommodate the request will also be required.

2. Unaddressed Properties – Brackley Point Road (PID#s 1173640 and 1173657)

David G., Manager of Development Planning

This is a request to recommend to Council to proceed to public consultation concerning a request to rezone the identified subject properties fronting onto Brackley Point Road from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone in order to facilitate the expansion of an outdoor play area and parking area that would be associated with an existing Commercial Daycare Centre located on an abutting property identified as 55 Pope Avenue (PID# 452839). A future lot consolidation to accommodate the request will also be required.

7. Introduction of New Business

8. Adjournment of Meeting

