



PUBLIC MEETING AGENDA NOTICE OF MEETING

Tuesday, June 22, 2021 at 7:00 p.m.

Victorian Room, Rodd Charlottetown Hotel, 75 Kent Street

(Also accessible via Videoconference (Webex) and live stream at www.charlottetown.ca/video)

1. Call to Order
2. Declaration of Conflicts
3. Approval of Agenda
4. Discussions:

a) **Reconsideration for Angus Drive (Lot 40) (PID #419143) & 413 St. Peters Road (PID #419135)**

Please be advised that on Monday, May 31, 2021, Council reviewed their decision of April 26, 2021 to reject the request to:

- Amend Appendix G – Zoning Map of the Zoning & Development Bylaw for:
 - Angus Drive (Lot 40) (PID #419143) from Single Detached Residential (Large) (R-1L) Zone to Mixed Use Corridor (MUC) Zone; and
 - 413 St. Peters Road (PID #419135) from Low Density Residential (R-2) Zone to Mixed Use Corridor (MUC) Zone;
- Amend Appendix A- Future Land Use Map of the Official Plan Map for:
 - Angus Drive (Lot 40) (PID #419143) & 413 St. Peters Road (PID #419135) from Mature Neighbourhood to Village Centre Commercial;
- And further, to consolidate Angus Drive (Lot 40) (PID #419143), 413 St. Peters Road (PID #419135) and 419 St. Peters Road (PID #192187),

in order to facilitate road upgrades by the Province to St. Peters Road and construct a second means of access for the convenience store to and from Angus Drive.

Section 3.15 of the Zoning and Development Bylaw (the “ZD Bylaw”) permits an aggrieved person to request a reconsideration by Council if it is determined that the original decision rendered by Council satisfied a prescribed threshold test. Council has determined that this application did meet the threshold test and have scheduled a public meeting to provide the applicant, the developer and affected property owners or their representatives an opportunity to present their submissions.

b) **Zoning & Development Bylaw Housekeeping Amendments (PH-ZD.2) pertaining to:**

- **Section 1.4.2:** Include MHR Zone into Zoning Table;
- **Section 3.1.1:** Amend Fee Schedule reference from Appendix “E” to Appendix “F”;
- **Section 3.3 Development and Building Permits:** Expiry of incomplete building & development permit applications after six months of inactivity;
- **Section 3.9 Major Variances:** Clarify regulations subject to the variance process and update section to permit limited signage with approved murals;
- **Section 4.1.2 Accessory Buildings:** Replace “Gross Floor Area” with “Building Footprint” in the Accessory Buildings Table and include a subsection to prohibit basements in accessory structures;
- **Section 4.19 Amenity Space:** Create new subsection 4.19 Amenity Space for apartment buildings to define requirements for both indoor and outdoor amenity space;



- **Section 4.2.2 Decks and Other Projections into Yards:** Amend the height above grade for a deck to 0.3m (1 ft);
- **Section 6.2 Undersized Lots:** Repeal and replace section to clarify minimum development rights by allowing for a single detached dwelling;
- **Section 6.7 Garbage Area requirements:** Insert new subsection 6.7 to standardize site requirements for garbage storage areas on multi-residential developments; and renumber subsequent subsections;
- **Section 8.1.1 Zones:** Include MHR into Zoning Table;
- **Section 17 Medium Density Residential Townhouse (R-3T) Zone:** Remove and repeal apartment dwellings as a permitted use in the zone
- **Section 21.1.1 Medium Density Mixed Use Residential (MUR) Zone:** Clarify the permitted uses within the zone as Townhouse Dwellings, Semi-detached or Duplex Dwellings, Single-detached Dwellings, Nursing Homes and Community Care Facilities;
- **Section 44.5.1.b. Parking Lots:** Remove gravel as a permitted material for stable surface;
- **Section 45 General Provisions for Signage:** Insert additional fascia sign requirements for buildings over four (4) storeys in height in the 500 Lot Area;
- **Appendix A. Definitions:** Delete “Amenity Area” and its definition and replace with “Amenity Space” and its definition; insert definition for “Footprint”; and amend definition for “Multi-unit Dwelling”

c) **Official Plan Housekeeping Amendments (PH-OPA.1) pertaining to:**

- Amend Schedule “A” Future Land Use Map of the Official Plan to remove the designation Concept Planning Area and replace all properties designated as such with Comprehensive Planning Area

5. Introduction of New Business

6. Adjournment of Public Session

Following the COVID-19 Post Circuit Breaker measures, the City of Charlottetown is required to take further steps to help reduce the spread of COVID-19 and mitigate impacts on the health and safety of residents. Organized gathering limit of 50 with three additional multiples of 50 is permitted with a prior approval of the operational plan (up to 200 total).

For contact tracing purposes and due to the room capacity limit of 100 seats, those wishing to participate in person must register in advance and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at www.princeedwardisland.ca/covid19. Those who are unable or uncomfortable attending in person can participate in the public meeting via videoconference (Webex). Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

To register to attend the meeting either in person or by alternate means, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:00 p.m. on Friday, June 18, 2021 to provide their contact details (name, phone number and/or email address). Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference (Webex). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants no later 4:00 p.m. on Monday, June 21, 2021 with details on how to participate in the meeting.

The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City’s Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or, comments may be emailed to planning@charlottetown.ca on or before 12:00 noon on Wednesday, June 23, 2021. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum.

Anyone wishing to view the proposed amendments can visit the City’s website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.