



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Monday, July 05, 2021 at 4:30 p.m.
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 Monday, July 05, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, June 07, 2021
5. **Business arising from Minutes**
6. **Reports:**
 - a) **VariANCES:**
 1. 20 Bishop Street (PID#359331) Emily
Request to permit an addition to a non-conforming single-detached dwelling on an undersized lot.
 2. Cumberland Street (PID#363994) Laurel
Request to reduce the required lot frontage from 25m (82 ft) to approximately 22.1 m (72.8 ft) and required lot area from 575sq. m (6,189.5 sq ft.) to approximately 517.9 sq. m. (5,575.68 sq. ft) in order to allow for an additional fifth residential dwelling unit.
 - b) **Rezoning:**
 3. 88 Brackley Point Road (PID #396770) Laurel
 - Request to amend Appendix G – Zoning Map of the Zoning & Development Bylaw for a portion of the property at 88 Brackley Point Road from Single Detached Residential (Large) (R-1L) Zone to Medium Density Residential Townhouse (R-3T) Zone and Single Detached Narrow (R-1N) Zone; and
 - Amend Appendix A- Future Land Use Map of the Official Plan Map for a portion of the property at 88 Brackley Point Road from Low Density Residential to Medium Density Residential;
 4. MacWilliams Road (PID #684514) Laurel
 - Request to amend Appendix G – Zoning Map of the Zoning & Development Bylaw for the property on MacWilliams Road (PID # 684514) from Mixed Use Residential (MUR) Zone and Low Density Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone; and
 - Amend Appendix A- Future Land Use Map of the Official Plan Map for a portion of the property at MacWilliams Road from Medium Density Residential to Low Density Residential;
 - c) **Others:**
 5. Zoning & Development Bylaw Housekeeping Amendments (PH-ZD.2) Robert
Proposed amendments to the Zoning & Development Bylaw 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;



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- 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 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”
6. Zoning & Development Bylaw Amendments (PH-ZD.2) Laurel
Proposed amendments pertaining to:
- 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;
7. Official Plan Amendments (PH-OPA.1) Laurel
- Amend Schedule “A” Future Land Use Map to remove the designation Concept Planning Area and replace all properties designated as such with Comprehensive Planning Area.

7. Introduction of New Business

8. Adjournment of Public Session

As the City continues to follow physical distancing protocols set out by PEI Public Health, the maximum seating for the public will be limited to 15 within the 2nd Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.