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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Monday, October 04, 2021 at 4:30 p.m.**  
**Council Chambers, 2nd Floor, City Hall, 199 Queen Street**  
**Live streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

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- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, October 04, 2021
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, September 07, 2021
- 5. Business arising from Minutes**
- 6. Reports:**
  - a) Variance:**
    1. **14 Athol Drive (PID# 589697) Emily**  
Request for the two (2) Major Variances to increase the maximum permitted floor area from 750sqft to 1,500sqft and increase the maximum permitted height from 17.5ft to 22.5ft in order to permit a new accessory (detached garage) building on the north portion of the lot.
  - b) Rezoning:**
    2. **38 Palmers Lane (PID #275156) Laurel**  
Request to rezone the property at 38 Palmers Lane from Low Density Residential Zone (R-2) to Medium Density Residential Townhouse Zone (R-3T) and amend the Official Plan Map from Low Density Residential to Medium Density Residential.
  - c) Others:**
    3. **25 MacLeod Court (PID #'s 1106400 & 1123686) Laurel**  
Request to Amend “Appendix C – Approved Site Specific Exemptions” as per Section 3.11 Site-Specific Exemptions of the Zoning and Development Bylaw to exempt 25 MacLeod Court (PID #'s 1106400 & 1123686) from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property;
    4. **Towers Road (PID #'s 390559, 390534 and 390542) Laurel**  
Request for approval of final architectural design drawings and working site plans as per the Comprehensive Development Area Zone requirements Section 42.2.6 of the Zoning and Development Bylaw stating that the final architectural design drawings and working site plans for the development of the property are required to be re-submitted to the Planning Board and Council for review and recommendation on consistency with the Development Concept Plan.
    5. **404 Mount Edward Road (PID #390864) Evan**  
Request for Council to determine the required queueing space for a new proposed 2,312 sq ft Tim Horton's.



6. **Water Lot Developments/Regulations** (Alex)

**Water Lot Developments/Regulations as it pertains to:**

**Zoning & Development Bylaw (PH-ZD.2) Amendments:**

- Amend Sections 1.4.2 and 8.1.1 Tables to include Water Lot – Commercial (WL-C) and Water Lot – Open Space Water (WL-OS) symbols;
- Create New Sections 35. Water Lot – Commercial (WL-C) Zone and Section 36. Water Lot – Open Space Water (WL-OS) Zone and subsections; and subsequent sections being renumbered;
- Amend Appendix A. Definition by amending the definition for “Building” and by adding definitions for Floating Commercial Structure, Float Home, Live-Aboard Vessel, Marina Commercial, Open Space (Water) and Water Lot;
- Amend Appendix G – Zoning Map to reflect Water Lot – Commercial (WL-C) and Water Lot – Open Space Water (WL-OS) Zone.

**Official Plan (PH-OPA.1) Amendments:**

- Create New Subsection 3.5.4 Waterfront Development
- Amend Appendix A – Future Land Use Map to reflect Water Lot Designation.

7. **Short-term Rental Regulatory Framework** Robert

Short-term rentals are defined as the rental of a dwelling unit or a portion of a dwelling unit for a period of less than 28 consecutive days. The proposed short-term rental regulations will have a number of different implications for residents, homeowners/renters, hosts, and the tourism industry. The request is to proceed to public consultation with a proposed regulatory framework.

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 2<sup>nd</sup> Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.*