



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Monday, June 06, 2022 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 Monday, June 06, 2022
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, May 02, 2022
5. **Business arising from Minutes**
6. **Reports:**
 - a) **Variations:**
 1. **85 Maple Hills Ave (PID #134114)** *Robert*
Request for a Major Variance to reduce the flankage/side yard setback reduction from 7.5 m (24.6 ft) to 6.2 m (20.5ft) for an addition to the existing building. The proposed addition is to increase storage space for commercial rental. Note that the street does not presently exist, but there are plans for this to be installed to provide access to additional lots.
 2. **46-48 Victoria Street (PID #353446)** *Emily*
Request for the following variances to permit a new dwelling unit on the upper level of the existing dwelling, resulting in a total of four (4) apartment dwelling units on the subject property. No change to the existing building floor area is proposed.
 - I. Reduce the minimum lot frontage requirement of 82ft to 50ft;
 - II. Reduce the minimum lot area requirement of 1,237.9 sq.ft. per unit to 1,237.5 sq.ft. per unit*
**Pursuant to Section 3.8 (Minor Variances) of the Zoning and Development By-law, the lot area variance request is minor in nature, therefore if no objections are received within 14 days of public notice, the Planning and Development Dept has delegated authority to approve this request.*
 3. **70 Grafton Street (PID# 340273)*** *Emily*
101 Longworth Avenue (PID# 363671)* *Emily*
131 Sydney Street (PID# 339077)* *Emily*
330 University Avenue (PID# 359687)* *Emily*
**Request for a Major Variance to permit a temporary structure (outdoor patio) to occupy required on-site parking for the 2022 summer season (ending October 31, 2022) in order to serve Eating & Drinking Establishment patrons while maintaining processes that promote social distancing and limit crowding in response to COVID-19.*
 - b) **Rezoning/Site Specific Exemption:**
 4. **15 Saint Dunstan Street (PID #1075993)** *Robert*
Request to proceed to Public Meeting to amend an existing CDA development agreement to permit a 5,000 sq.ft. building expansion to increase the retail sales area. The current approved development concept plan allows for one (1) main building (i.e. retail sales) with a minimum of seventy (70) surface parking spaces and three (3) barrier free spaces.



5. **Sandlewood Subdivision, extension of Mutch Crescent (PID #773051)** *Laurel*

Request to proceed to a public meeting to rezone the remaining land in the subdivision from Single-Detached Residential, Small (R-1S) to Single-Detached Residential, Narrow (R-1N) to permit the subdivision of 46 narrow lots for single-detached dwellings.

c) **Others:**

6. **Zoning & Development Bylaw (PH-ZD.2) Housekeeping Amendments** *Alex*

The following are proposed amendments dealing with Water Lot Regulations, Reconsideration Process and other housekeeping amendments pertaining to the following sections:

- **Section 3.3: Development and Building Permits:** Housekeeping amendment to add a missing word;
- **Section 3.15: Reconsideration process:** Repeal the overall reconsideration process;
- **Section 5.9: Home Occupations:** Clarify the definition of the proprietor of a home occupation;
- **Section 8.1: Zones Table:** Housekeeping amendment to fix the numbering of the Zones table;
- **Section 35: Water Lot amendments:** Minor changes to the recently approved regulations that were developed to deal with development on water lots;
- **Section 47.2: Election Signs:** Align the requirements of the three (3) levels of government as to when election signs can be erected;
- **Section 48.3: Subdivision requirement:** Housekeeping amendments to increase the required copies of proposed subdivision plans and clarify notification requirements for lot consolidation of R-3 & R-4 lots;
- **Appendix A: Definition of Terms:** Housekeeping amendment for the definition of “building”;
- and
- **Appendix F: Fee Schedule:** Housekeeping amendment to align Fee Schedule reference to Fees Bylaw;

7. **Introduction of New Business**

8. **Adjournment of Public Session**

PEI is currently in Step 3 of Transition Plan to Living with COVID-19. The City of Charlottetown continues to adjust their operations and practices in the wake of the constantly changing COVID-19 environment. The maximum seating for the public will be limited within the 2nd Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.