



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, March 4th, 2025, 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, March 4th, 2025
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Wednesday, February 12th, 2025
5. **Business arising from Minutes**
6. **Reports:**

a) Proposed Housing-keeping Amendments:

1. City of Charlottetown Zoning & Development Bylaw (PH-ZD.2)

Sebastian H., Policy Planner III

This is a request to recommend to Council to proceed to public consultation concerning a housekeeping request to amend Sections 3.8.3.b (Minor Variances), 3.9.3.b (Major Variances), 3.10.4.a (Rezoning), 3.15.4 (Reconsideration) and Appendix A (Definitions) of the City of Charlottetown Zoning & Development Bylaw (PH-ZD.2) as it regards process for public circulations with regard to Planning Act applications with specific regard to mailed notices.

b) Rezoning & Site-specific Amendments:

1. Unaddressed Parcels – Malpeque Road (PID#s 134957 and 1180348)

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 Low Density Residential Single (R-2S) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation under the Official Plan from Low Density Residential to Comprehensive Planning Area in order to facilitate future development of the combined site with a new plan of subdivision that would include approximately 800 dwelling units, commercial development and public park space spread across 3 phases of development. A future lot consolidation to accommodate the request will also be required.

2. **7 MacKinnon Road (PID# 374215)**

David G., Manager of Development Planning

This is a request to proceed to rezone the subject property located at 7 MacKinnon Road (PID# 374215) from Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone in order to allow for the establishment of a 7-unit apartment building on the subject property. This application was previously deferred for a decision by Council on October 8, 2024 pending further feedback from City Departments.

3. **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 and to change the land-use designation under the Official Plan from Low Density Residential to Medium Density Residential in order to facilitate future development of the combined site with nine (9) townhouse units. A future lot consolidation to accommodate the request will also be required.

4. **Unaddressed Parcels – Lots 24, 25, 26 Evelyn Street (PID#s 1178193, 1178201, 1178219)**

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 Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone and to change the land-use designation under the Official Plan from Low Density Residential to Medium Density Residential in order to facilitate future development of each parcel with stacked townhouse dwellings (4 units per parcel proposed).





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5. Unaddressed Parcel – Lot 5 St. Martha’s Court (PID# 390740)

Laurel P., Planner III

This is a request to recommend to Council to proceed to public consultation for a request to approve a development concept plan for Lot 5 on St Martha’s Court in the Comprehensive Development Area (CDA) Zone in order to facilitate future development of the site with two, eighty-two (82) unit apartment buildings with a total density of one hundred sixty-four (164) units.

7. Introduction of New Business

8. Adjournment of Meeting

