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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Tuesday, April 1<sup>st</sup>, 2025, at 4:30 pm**  
*Council Chambers, 2<sup>nd</sup> 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 Tuesday, April 1<sup>st</sup>, 2025
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, March 4<sup>th</sup>, 2025
5. **Business arising from Minutes**
6. **Reports:**
  - a) **Variances:**

1. **166 Royalty Road (PID# 388694)**

*David G., Manager of Development Planning*

This is a request for a Minor Variance to allow for a reduced minimum lot area of 323 square metres (3,485 square feet) per unit of a semi-detached dwelling in the (R-2S) zone as it would apply to the subject property whereas a minimum lot area of 348 square metres (3,745.70 square feet) is otherwise required by the (R-2S) zone per each unit of a semi-detached dwelling on an interior lot. If approved, the requested Minor Variance would allow for the future subdivision of the subject property into six (6) new interior residential lots with development of one unit of a semi-detached dwelling located on each lot. All lots would otherwise meet all remaining provisions and requirements of the (R-2S) zone for interior residential lots containing one unit of a semi-detached dwelling.

- b) **Zoning Bylaw Amendments:**

1. **St. Martha's Court (PID# 1119726)**

*Laurel P., Planner III*

This is a request to amend the current Development Concept Plan and Development Agreement in place for Lot 2019-1 on St. Martha's Court to increase the number of dwelling units in the proposed apartment building from 7 units to 8 units.



**2. Vacant Lands – New School in Montgomery Heights Subdivision (PID#s 1100528 and 193284)**

*Laurel P., Planner III*

This is a request to proceed to public consultation to rezone portions of the lands adjacent to the L.M. Montgomery Elementary school in the Montgomery Heights subdivision as identified from Medium Density Mixed Use Residential (MUR) to Institutional (I), from Low Density Residential (R-2) to Institutional (I) and from Low Density Residential Single (R-2S) to Medium Density Mixed Use Residential (MUR) as well as to amend Appendix "A" the Official Plan Map for portions of these lands from Medium Density Residential to Institutional, from Low Density Residential to Institutional and from Low Density Residential to Medium Density Residential.

**7. Introduction of New Business**

**8. Adjournment of Meeting**

