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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Tuesday, May 6<sup>th</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, May 6<sup>th</sup>, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, April 1<sup>st</sup>, 2025
- 5. Business arising from Minutes**
- 6. Reports:**

**a) Proposed House-keeping Amendments:**

**1. Zoning and Development Bylaw**

*Sebastian H., Policy Planner III*

This is a request by the Planning and Heritage Department that the suggested Housekeeping Amendments relating to the following sections of the Zoning and Development Bylaw be recommended by the Planning Board to Council for approval:

- Section 3.8.3 b Minor Variances
- Section 3.9.3 b Major variances
- Section 3.10.4 a Rezoning
- Section 3.15.4 Reconsiderations
- Appendix A: Definition of Terms

**b) Variances:**

**1. 154 Great George Street (PID# 342717)**

*David G., Manager of Development Planning*

This is a request for a Major Variance to allow for the installation of a vinyl-wrap mural on an existing structure (traffic control cabinet) located within the public right-of-way abutting the subject parcel within the 500 Lot Area. As per Section 47.3.1(p) of the Zoning & Development Bylaw, murals or any signs painted on a building or structure within the 500 Lot Area require Council consideration through the Major Variance process.

2. **230 Euston Street (PID# 346536)**

*David G., Manager of Development Planning*

This is a request for a Major Variance to allow for the installation of a vinyl-wrap mural on an existing structure (traffic control cabinet) located within the public right-of-way abutting the subject parcel within the 500 Lot Area. As per Section 47.3.1(p) of the Zoning & Development Bylaw, murals or any signs painted on a building or structure within the 500 Lot Area require Council consideration through the Major Variance process.

3. **250 Queen Street (PID# 346155)**

*Stephanie M., Planner I*

This is a request for a Major Variance to allow for the installation of printed artwork on an existing structure located on the subject parcel in the Downtown Main Street (DMS) Zone within the 500 Lot Area. As per Section 47.3.1(p) of the Zoning & Development Bylaw, murals or any signs painted on a building within the 500 Lot Area require Council consideration through the Major Variance process.

4. **96 Kensington Road (PID# 1009471)**

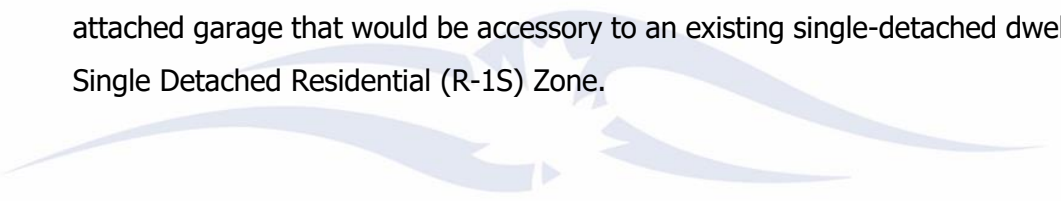
*Stephanie M., Planner I*

This is a request for a Major Variance to install two (2) electronic signs on an existing freestanding sign on the subject parcel in the Mixed-Use Corridor (MUC) Zone. As per Section 47.14.3(d) of the Zoning & Development Bylaw, electronic signs within the (MUC) Zone shall not be installed within 30.5 metres (100 feet) of a residential zone.

5. **10 Orchard Court (PID# 366260)**

*Stephanie M., Planner I*

This is a request for a Major Variance to reduce the west side yard setback by 0.11 metres (0.36 feet) and the rear yard setback by 6.29 metres (20.6 feet) for a proposed attached garage that would be accessory to an existing single-detached dwelling in the Single Detached Residential (R-1S) Zone.





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6. **101 Longworth Avenue (PID# 363671)**

*David G., Manager of Development Planning*

This is a request for a Minor Variance to allow for a temporary outdoor patio to occupy a required parking space and one (1) required loading space on the subject parcel within the Mixed-Use Corridor (MUC) Zone until the end of October 2025.

c) **Rezoning:**

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

*Laurel P., Planner III*

This is a request 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.

2. **171-181 Kensington Road (PID#s 385930, 385948 and 555177)**

*David G., Manager of Development Planning*

This is 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.

3. **10 Freda Lane (PID# 1179670)**

*David G., Manager of Development Planning*

This is a request for a Zoning Bylaw Amendment to rezone the subject property as identified from the (CDA) zone to the (R-3) zone to facilitate the future development of a 3-storey, 30-unit apartment building on the site.



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4. **139 Kensington Road & Unaddressed Parcel (PID#s 278234 & 278226)**

*David G., Manager of Development Planning*

This is a request for a Zoning Bylaw Amendment to rezone the subject properties as identified from the (R-1S) zone to the (R-3) zone to facilitate the future development of a 5-storey, 41-unit apartment building on the subject properties. Applications for Major Variance for increased building height and reduced minimum lot area as well as for lot consolidation will also be required.

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

*David G., Manager of Development Planning*

This is a request for a Zoning Bylaw Amendment to rezone the 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).

6. **161-167 Mount Edward Road (PID#s 390260, 390237 and 566976)**

*David G., Manager of Development Planning*

This is a request to rezone a portion of the identified subject properties from the Low Density Residential (R-2) Zone to the Comprehensive Development Area (CDA) Zone in order to facilitate future development of the site with up to 150 apartment dwelling units built across multiple phases as well as re-designate a portion of the lands in the Official Plan from Low Density Residential to Comprehensive Planning Area. A future lot consolidation to accommodate the request will also be required.





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

*David G., Manager of Development Planning*

This is 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.

**7. Introduction of New Business**

**8. Adjournment of Meeting**

