



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, June 3rd, 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, June 3rd, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Thursday, May 22nd, 2025
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**

- 1. 3-5 Alice Avenue (PID# 1110683)**

David G., Manager of Development Planning

This is a request for Major Variance to allow for an existing semi-detached dwelling to project into the rear yard setback by 4.71 metres (15.45 feet) for a reduced rear yard setback of 2.79 metres (9.15 feet). If the Major Variance is approved, an application for lot subdivision to subdivide the existing semi-detached dwelling along the party wall will be considered.

- 2. 139 Kensington Road & Unaddressed Parcel (PID#s 278234 & 278226)**

David G., Manager of Development Planning

This is a request for Major Variance to allow for an increased building height of 18.3 metres (60.04 feet) whereas a maximum building height of 15 metres (49.2 feet) is otherwise permitted for apartment dwellings in the (R-3) zone and to Permit a minimum lot area of 100 square metres per apartment unit whereas a minimum lot area of 140 square metres is required per apartment unit on a corner lot in the (R-3) zone. The subject property was recently rezoned from the (R-1S) to the (R-3) zone through a resolution of Council dated May 13, 2025.



b) Rezoning:

1. Unaddressed Parcels – Violet Circle and Evelyn Street (PID# 778308) – Lots 16, 17, 28, 29

Sonia K., Planner II

This is a request to rezone the subject properties from the Low Density Residential Single (R-2S) to the Medium Density Residential (R-3) Zone in order to facilitate the future development of the four (4) subject lots with stacked townhouse units.

2. 33 Moreau Drive (PID# 366997)

Michael F., Planner II

This is a request to rezone the subject property located at 33 Moreau Drive (PID# 366997) from the Low Density Residential (R-2) Zone to the Medium Density Residential Townhouse (R-3T) Zone in order to allow for the construction of a stacked townhouse unit development proposing to have a total of five (5) dwelling units.

c) Lot Consolidations:

1. Vacant Lands MacWilliams Road and Lucy Maud Montgomery School, 69 MacWilliams Rd. (PID#s 1100528, 193284 and 663823)

Laurel P., Planner III

This is a request to consolidate a portion of PID# 193284 and a portion of PID# 1100528 with PID# 663823 being the current site of Lucy Maud Montgomery School within the Institutional (I) Zone, Medium Density Mixed Use Residential (MUR) Zone, Low Density Residential (R-2) Zone and the Low Density Single (R-2S) Zone in order to construct a new school on the combined site. The proposed lot consolidation will require approval from City Council.

7. Introduction of New Business

8. Adjournment of Meeting

