



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, September 2nd, 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, September 2nd, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, August 5th, 2025
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**

- 1. 300 Fitzroy Street (PID# 352617)**

Stephanie M., Planner 1

This is a request for Major Variance to allow for the construction of a detached accessory dwelling unit (garden suite) on property within the Downtown Neighbourhood (DN) Zone. More specifically, the variance is asking to allow for a garden suite to be constructed on a lot being less than 0.5 acres (0.2 hectares) in area, allow for three (3) accessory buildings on a lot being less than 0.5 acres (0.2 hectares) in size and to increase the maximum total combined area of all accessory buildings to 80.81 square metres.

- 2. 103 Pioneer Avenue (PID# 1003185)**

Stephanie M., Planner 1

This is a request for Minor Variance to allow for the construction of a residential addition on property within the Medium Density Residential (R-3) Zone that would project into the front yard setback. More specifically, the variance is asking to allow for a new entry way mudroom to be added to the front of an existing group home that would project into the required front yard setback by 0.88 metres (2.89 feet). A front yard setback of 6.0 metres (19.7 feet) is otherwise required.



b) Rezoning:

1. Birchwood Street – unaddressed property (PID# 363515)

Laurel P., Planner III

This is a request to proceed to public consultation concerning request to rezone the subject property from the Low Density Residential (R-2) Zone to the Institutional (I) Zone to facilitate a lot consolidation with abutting property located at 49 Longworth Avenue (PID# 363341) and to facilitate the establishment of an accessory building to an existing public school.

2. 66 McGill Avenue (PID# 355073)

Michael F., Planner II

This is a request to proceed to public consultation concerning request to rezone the subject property from the Single Detached Residential (R-1S) Zone to the Medium Density Residential Townhouse (R-3T) Zone in order to permit up to three (3) units within a converted dwelling.

c) Reconsideration:

1. Haviland Street (PID# 1100635)

David G., Manager of Development Planning

This is a request to reconsider a Development Permit issued by the City of Charlottetown (Permit# 214-BLD-25) with respect to site mobilization and construction hoarding on the subject property in the Waterfront (WF) Zone. The subject property is proposed to be developed in future with a 7-storey, 49-unit apartment building.

7. Introduction of New Business

8. Adjournment of Meeting

