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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Thursday, October 9<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 Thursday, October 9<sup>th</sup>, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, September 2<sup>nd</sup>, 2025
- 5. Business arising from Minutes**
- 6. Reports:**
  - a) Variances:**

- 1. 53 Lewis Point Road (PID# 568832)**

*Stephanie M., Planner I*

This is a request for Major Variance to allow for the construction of a residential addition (attached garage with added foyer and new bedroom) on property within the Single Detached Residential (R-1L) Zone. More specifically, the variance is asking to allow for a reduced flankage yard setback of 2.43 metres (8 feet) for the residential addition whereas a flankage yard setback of 6 metres (19.7 feet) is otherwise required on a corner lot in the (R-1L) zone.

- 2. 87 Pownal Street (PID# 339978)**

*Sonia K., Planner II*

This is a request for Major Variance to allow for the establishment of a tourist accommodation where a single-detached dwelling does not exist on the subject property within the Downtown Mixed Use Neighbourhood (DMUN) Zone whereas Section 5.11.1 of the Zoning & Development Bylaw requires that a tourist accommodation is only permitted within a single-detached dwelling.



3. **185 Parkwood Crescent (PID# 442202)**

*Sonia K., Planner II*

This is a request for Major Variance to allow for the establishment of an appointment-based home occupation (hair salon) within an existing single-detached dwelling on the subject property within the Single Detached Residential (R-1L) Zone. Section 5.9.3 of the Zoning & Development Bylaw allows for additional uses as home occupations not otherwise listed in the Bylaw as permitted uses including those that are appointment-based following the process of review for a Major Variance.

4. **14-16 Vail Drive (PID# 355826)**

*David G., Manager of Development Planning*

This is a request for Major Variance to allow for an existing semi-detached dwelling to have a reduced front yard setback of 3.7 metres (12.1 feet), reduced rear yard setback of 4.1 metres (13.4 feet), reduced minimum lot area of 274 square metres per unit of a semi-detached dwelling on an interior lot and a reduced minimum lot area of 244 square metres per unit of a semi-detached dwelling on a corner lot within the Medium Density Residential (R-3) Zone. 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.

5. **88-90 Sydney Street (PID# 338053)**

*Laurel P., Planner III*

This is a request for Major Variance to reduce the required minimum lot frontage from 20 metres (65.6 feet) to 12.8 metres (42 feet) in order to allow for an increase in density on the subject property from 3 dwelling units to 12 dwelling units. The subject property is within the Downtown Neighbourhood (DN) Zone and was recently damaged by fire.



**b) Rezoning:**

**1. Unaddressed Parcel – Viceroy Avenue (PID# 349035)**

*David G., Manager of Development Planning*

This is a request to rezone the subject property from the current Single Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone in order to facilitate the future subdivision of the subject property into three (3) new lots each containing a semi-detached dwelling for a total of six (6) new dwelling units total.

**2. Birchwood Street – unaddressed property (PID# 363515)**

*Laurel P., Planner III*

This is a request to rezone the subject property from the Low Density Residential (R-2) Zone to the Institutional (I) Zone and to change the land-use designation under the Official Plan to Institutional 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.

**3. 16-18 Hemlock Court (PID# 440875)**

*Michael F., Planner II*

This is a request to proceed to public consultation concerning a site-specific Zoning & Development Bylaw amendment that proposes to permit an additional dwelling unit (third unit) for the subject property within the Single Detached Residential (R-1L) Zone.

**7. Introduction of New Business**

**8. Adjournment of Meeting**

