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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

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

- 1. 21 Bardin Crescent (PID# 562413)**

*Stephanie M., Planner I*

This is a request for Major Variance to allow for the establishment of an appointment-based home occupation (nail/pedicure service) within an existing single-detached dwelling in the Single Detached Residential (R-1L) Zone.

- 2. 566 Malpeque Road (PID# 145805)**

*Sonia K., Planner II*

This is a request for Major Variance to allow for the establishment of a 20 foot by 20 foot (400 square feet) addition to an existing accessory structure (garage) located in the rear yard of the property within the Single Detached Residential (R-1L) Zone. As per Section 4.1.2.b) of the Zoning & Development Bylaw, the maximum total allowable size of accessory buildings and structures for lots being between 0.5 and 0.99 acres in area is 850 square feet. Due to presence of existing accessory structures on the property, this limit would be exceeded with the proposed accessory structure addition.



3. **Lot 160 – Hidden Valley Subdivision (PID# 1183359)**

*David G., Manager of Development Planning*

This is a request for Minor Variance to allow for the establishment of a 40-unit, 4-storey apartment building on the subject property within the Apartment Residential (R-4) Zone. The Minor Variance request is seeking to permit a maximum building height of 16.19 metres (53.125 feet) whereas a maximum height of 15 metres (49.2 feet) is otherwise permitted and to reduce the required minimum lot area per unit to allow for 40 apartment units on-site whereas only 38 apartment units are otherwise permitted based on existing lot area for the subject property.

b) **Rezoning:**

1. **3 Oakland Drive (PID# 192245)**

*Laurel P., Planner III*

This is a request for public consultation to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Institutional and request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw to rezone the subject property from the current Single Detached Residential (R-1L) Zone to the Institutional (I) Zone in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for office and teaching space related to environmental and watershed management programs.

2. **Violet Circle – Lot 8 (PID# 778308)**

*Sonia K., Planner II*

This is a request to proceed to public consultation to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw for the subject property from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone in order to permit the construction of a 4-unit stacked townhouse on the subject property.

**3. Stannol Drive – Portion of (PID# 1047562)**

*Laurel Palmer, Planner III*

This is a request to proceed to public consultation for a request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2S (Low Density Single) to (R-3) Medium Density for the vacant lands located on the south end of Stannol Drive to facilitate the development of two 12-unit stacked townhouse rows.

**c) Lot Consolidations and Subdivisions:**

**1. Minna Jane Drive (PID#s 388280 and 1110642)**

*Laurel P., Planner III*

This is a request to consolidate existing portions of property identified as PID#s 388280 and 1110642 having frontage onto Minna Jane Drive in the Highway Commercial (C-2) Zone.

**2. 2-6 Ellis Road & 27 Brackley Point Road (PID#s 396408 and 396390)**

*David G., Manager of Development Planning*

This is a request to consolidate existing portions of property identified as PID#s 396408 and 396390 having frontage onto Ellis Road and Brackley Point Road in the Mixed-Use Corridor (MUC) Zone for legal and technical purposes.

**3. 156-158 St. Peter's Road (PID#s 385658 and 385575)**

*David G., Manager of Development Planning*

This is a request to sever a portion of property (0.13 hectares – 0.34 acres) belong to PID# 385575 and merge it with an abutting property identified as 156-158 St. Peter's Road (PID# 385658) for the purpose of a lot consolidation for legal and technical purposes.

**7. Introduction of New Business**

**8. Adjournment of Meeting**

