



PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, March 3rd, 2026, at 5:00 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, March 3rd, 2026
4. Adoption of Minutes – Minutes of Planning Board Meeting on Tuesday, February 3rd, 2026
5. Business arising from Minutes
6. Reports:
 - a) Variances:

1. **1-3 Summer Street (PID# 368142)**

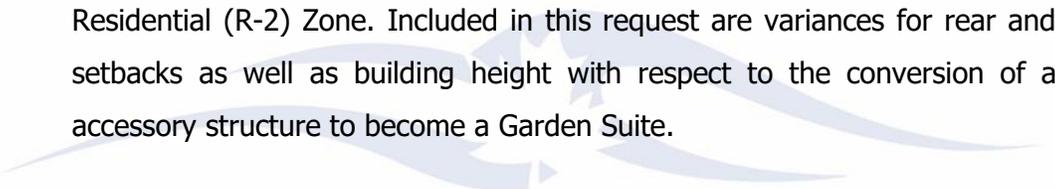
Sonia Kamal, Planner II

This is a request for Major Variance to allow for an existing semi-detached dwelling to have a reduced rear yard setback of 3.7 metres (12.1 feet), reduced minimum lot area of 278 square metres per unit of a semi-detached dwelling on an interior lot and a reduced minimum lot area of 280 square metres per unit of a semi-detached dwelling on a corner lot within the Low Density Residential (R-2) 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.

2. **113 Upper Prince Street (PID# 359638)**

David Gundrum, Manager of Development Planning

This is a request for Major Variance to allow for a Garden Suite (detached ADU) on a property having a lot size of less than 0.2 hectares (0.5 acres) in area within an existing detached accessory structure. The subject property identified as 113 Upper Prince Street has lot area of approximately 0.13 hectares (0.32 acres) in the Low Density Residential (R-2) Zone. Included in this request are variances for rear and side yard setbacks as well as building height with respect to the conversion of an existing accessory structure to become a Garden Suite.



3. **6 Prince Street (PID# 739128)**

David Gundrum, Manager of Development Planning

This is a request for Major Variance to allow for a container (shipping container) to be placed on the subject property in the Waterfront (WF) Zone to be used for a commercial business (e-bike tours and e-bike storage) whereas a container shall not be used as a commercial or Accessory Building as per Section 5.2.2 of the Zoning & Development Bylaw.

4. **11 Keaton Drive (PID# 1136563)**

David Gundrum, Manager of Development Planning

This is a request for Major Variance to allow for an appointment-based beautician service to operate within a portion of a singled-detached dwelling within the Single Detached Residential (R-1S) Zone as a Home Occupation accessory to the principal use. As per Section 5.9.3.g) of the Zoning & Development Bylaw, home occupations including uses having appointments on an hourly basis may be considered following the process of review of a Major Variance.

b) Rezonings & Site-Specific Amendments:

1. **66 McGill Avenue (PID# 355057)**

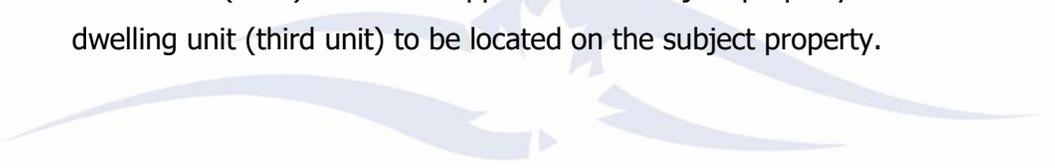
Michael Fraser, Planner II

This is a 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 that is currently legal non-conforming.

2. **16-18 Hemlock Court (PID# 440875)**

Michael Fraser, Planner II

This is a request for a site-specific amendment to the existing Single Detached Residential (R-1L) Zone that applies to the subject property to allow for an additional dwelling unit (third unit) to be located on the subject property.



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

Sonia Kamal, Planner II

This is 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 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.

4. **147 Hillsborough Street (PID# 342907)**

David Gundrum, Manager of Development Planning

This is a request to proceed to public consultation concerning a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property to allow for a transitional housing facility as an additional permitted use that is not otherwise permitted in the (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individuals on-site.

5. **68 Queen Street (PID# 336982)**

Laurel Palmer, Planner III

This is a request to proceed to public consultation concerning a request to rezone the subject property identified as 68 Queen Street (PID# 336982) from the existing Downtown Main Street (DMS) Zone to the Downtown Mixed Use Neighbourhood (DMUN) Zone in order to allow for the future development of a 7-storey multi-use residential and commercial building on the subject property within the 500 Lot Area. The proposed future development would also overlap with nearby parcels identified as PID#s 336974, 336966, 336909, 336917 and 1172915. The proposed development is also subject to applications for Design Review, Major Variance and future Lot Consolidation.