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PLANNING BOARD AGENDA  
NOTICE OF MEETING

Tuesday, April 7<sup>th</sup>, 2026, 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, April 7<sup>th</sup>, 2026
4. Adoption of Minutes – Minutes of Planning Board Meeting on Tuesday, March 3<sup>rd</sup>, 2026
5. Business arising from Minutes
6. Reports:
  - a) Variances:

1. **191 Cumberland Street (PID# 346718)**

*Stephanie MacDonald, Planner I*

This is a request for Major Variance to allow for allow for an addition (covered exterior basement entry) to project into the rear yard setback by 4.03 m (13.22 ft) and for the eaves to project into the rear yard setback by 5.4 m (17.72 ft) for an existing single-detached dwelling in the Downtown Neighbourhood (DN) Zone.

2. **28 Lewis Point Road (PID# 586800)**

*Stephanie MacDonald, Planner I*

This is a request for Major Variance to allow for a Garden Suite to exceed the maximum height by 2.34 m (7.69 ft). whereas a Garden Suite is capped at a maximum building height of 4.6 metres (15.1 feet) as per Section 5.7 of the Zoning & Development Bylaw.

- b) Rezoning & Site-Specific Amendments:

1. **68 Queen Street (PID# 336982)**

*Laurel Palmer, Planner III*

This is 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 Lot Consolidation.

2. **147 Hillsborough Street (PID# 342907)**

*David Gundrum, Manager of Development Planning*

This is 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.

3. **231 Brackley Point Road (PID# 623090)**

*Michael Fraser, Planner II*

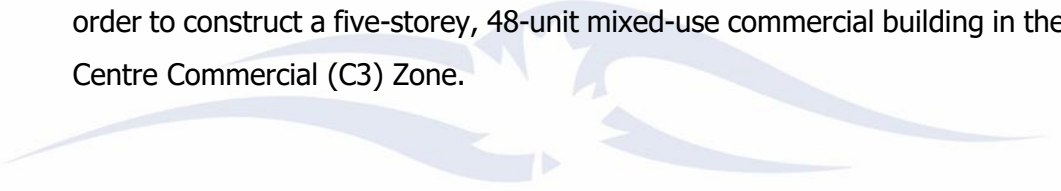
This is a request to rezone the subject property from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone and to change the land-use designation in the Official Plan from Institutional to Industrial in order to allow for the development of commercial condo buildings on the subject property that would involve future lot consolidation with neighbouring and abutting parcels identified as 235 Brackley Point Road (PID# 885269), 241 Brackley Point Road (PID# 437616) and unaddressed parcel identified as PID# 523073.

c) **Lot Subdivisions & Consolidations:**

1. **600 North River Road (PID#s 444679 & 600817)**

*Sonia Kamal, Planner II*

This is a request to consolidate portions of PID #444679 (two parcels) and PID #600817 (two parcels) at 600 North River Road, comprising a total of four parcels, in order to construct a five-storey, 48-unit mixed-use commercial building in the Shopping Centre Commercial (C3) Zone.





# CHARLOTTETOWN

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**7. Introduction of New Business**

**8. Adjournment of Meeting**

