



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, July 7th, 2026, 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, July 7th, 2026
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, June 2nd, 2026
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**

- 1. 180 Kent Street (PID# 342626)**

Stephanie MacDonald, Planner 1

This is a request for a Major Variance to allow for the installation of a vinyl-wrap mural on an existing structure (traffic control cabinet) located within the public right-of-way abutting the subject parcel within the 500 Lot Area. As per Section 47.3.1(p) of the Zoning & Development Bylaw, murals or any signs painted on a building or structure within the 500 Lot Area require Council consideration through the Major Variance process.

- 2. 247 Prince Street (PID# 346247)**

Stephanie MacDonald, Planner 1

This is a request for a Major Variance to allow for the installation of a vinyl-wrap mural on an existing structure (traffic control cabinet) located within the public right-of-way abutting the subject parcel within the 500 Lot Area. As per Section 47.3.1(p) of the Zoning & Development Bylaw, murals or any signs painted on a building or structure within the 500 Lot Area require Council consideration through the Major Variance process.





3. **27 Summer Street (PID# 547810)**

David Gundrum, Manager of Development Planning

This is a request for a Major Variance to allow for an appointment-based home occupation (small electronics repair business) proposed to be located within an existing single-detached dwelling within the Mixed-Use Corridor (MUC) Zone for property addressed as 27 Summer Street (PID# 547810). As per Section 5.9.3(g) of the Zoning & Development Bylaw, home occupation uses operating on an appointment basis may be considered following the review of a Major Variance with Planning Board and Council.

4. **65 Carraigbrook Lane (PID# 1192483)**

David Gundrum, Manager of Development Planning

This is a request for a Major Variance to allow for an increased maximum height of 17.25 metres (56.60 feet) for a proposed 4-storey apartment building on property within the (R-4) Zone whereas a maximum building height of 15 metres (49.21 feet) is otherwise permitted and also for an increased maximum density of 59 apartment units based on lot size whereas 56 units would otherwise be permitted.

b) Rezonings:

1. **307 Patterson Drive (PID# 676585)**

David Gundrum, Manager of Development Planning

This is a request to rezone the subject property from the existing Low Density Residential (R-2) Zone and place it in the Business Office Commercial (C-1) Zone for the purpose of harmonizing existing zoning across a common site containing an existing commercial building (convenience store).

2. **Towers Road – Unaddressed Property (PID#s 390534, 1179670)**

David Gundrum, Manager of Development Planning

This is a request to rezone the subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone for the purpose of developing both sites in future with retail commercial uses.

3. **Mount Edward Road – Unaddressed Property (PID# 440545)**

David Gundrum, Manager of Development Planning

This is a request to rezone the subject property from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation under the Official Plan to Comprehensive Development Area to facilitate future development of the property with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

4. **St. Peters Road – Unaddressed Property (PID# 140087)**

Laurel Palmer, Planner 3

This is a request to amend the City of Charlottetown Official Plan and a request to amend the Zoning & Development Bylaw to place the subject property within the Village Centre Commercial land-use designation of the Official Plan and the East Royalty Mixed Use Village Centre (ER-MUVC) Zone of the Zoning & Development Bylaw in order to facilitate future development of the subject property.

c) **Other:**

1. **7 Pond Street (PID# 367631)**

David Gundrum, Manager of Development Planning

This is a request to construct a 30 metre (98.42 feet) tall slim monopole antenna tower with ancillary radio equipment (telecommunications tower) on subject property identified as 7 Pond Street (PID# 367631) that is within the Institutional (I) Zone containing an existing place of worship (Holy Redeemer Catholic Parish).

7. **Introduction of New Business**

8. **Adjournment of Meeting**

