



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, September 1st, 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, September 1st, 2026
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, August 4th, 2026
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**

- 1. 65 Kensington Road (PID# 277491)**

David Gundrum, RPP, MCIP, Manager of Development Planning

This is a request for a Major Variance to allow for the establishment of a 2-storey detached accessory structure (garage) on the subject property that would contain a Garden Suite, otherwise also called a detached Accessory Dwelling Unit (ADU) on a property having lot area of approximately 0.2 acres (0.08 hectares) whereas a minimum lot area of 0.5 acres (0.2 hectares) is otherwise required for a detached ADU. The applicants are also seeking relief from Zoning requirements for an increased maximum size of 73 square metres (786 square feet) and increased maximum building height of 25 feet (7.62 metres) for the detached accessory structure that would contain an ADU as well as reduced side yard setback of 1.30 metres (4.26 feet) and reduced rear yard setback of 1.90 metres (6.23 feet).



2. 49 Trailview Drive (PID# 1128842)

David Gundrum, RPP, MCIP, Manager of Development Planning

This is a request for a Major Variance to permit the future subdivision of 49 Trailview Drive (PID# 1128842) to create a new buildable lot within the (R-1L) Zone. The Major Variance request proposes to reduce the minimum required lot frontage from 18 metres (59.1 feet) to approximately 7.76 metres (25.45 feet) for the proposed new lot.

b) Rezoning:

1. St. Martha's Court - Lot 2019-5 (PID# 390740)

Laurel Palmer, RPP, MCIP, Planner 3 (Senior Planner)

This is a request to proceed to public consultation concerning a request to consider a development concept plan for Lot 2019-5 (PID# 390740) on St. Martha's Court in the Comprehensive Development Area (CDA) Zone in order to facilitate future development of the site with three (3) apartment buildings having a combined total of one hundred and eighty-six (186) dwelling units.

c) Subdivisions & Lot Consolidations:

1. 176-178 King Street (PID# 336271)

David Gundrum, RPP, MCIP, Manager of Development Planning

This is a request to consolidate two (2) parcels in the Downtown Neighbourhood (DN) Zone to facilitate a proposed future lot subdivision that will require further review and consideration with respect to the Heritage Preservation Bylaw due to the presence of an existing Heritage Designation that applies to the subject property. The subject property contains an existing single-detached dwelling that is proposed to be retained and preserved.



d) Other (Agreements):

1. 68 Queen Street (PID#s 336982, 336974, 336909, 336917, 336966, 1172915)

Laurel Palmer, RPP, MCIP, Planner 3 (Senior Planner)

This is a request to allow for the encroachment of building footings and overhead canopies into the public right-of-way to facilitate the construction of a proposed multi-use residential and commercial building within the 500 Lot Area for properties addressed as 68 Queen Street. If approved, the City will enter into a legal agreement with the property owners to formalize the requested encroachments.

7. Introduction of New Business

8. Adjournment of Meeting

