

EC2025-284

PLANNING ACT

SUBDIVISION AND DEVELOPMENT REGULATIONS

AMENDMENT

Pursuant to sections 8 and 8.1 of the *Planning Act* R.S.P.E.I. 1988, Cap. P-8, Council made the following regulations:

1. **The *Planning Act* Subdivision and Development Regulations (EC693/00) are amended by the addition of the following after section 67:**

H – CHARLOTTETOWN PARK STREET SPECIAL PLANNING AREA

67.01 Charlottetown Park Street Special Planning Area

- (1) The Charlottetown Park Street Special Planning Area as shown in Appendix A, Map No. 13, is designated as a special planning area and the provisions of this section apply to it.

Objectives for development

- (2) The specific objectives for development within the Charlottetown Park Street Special Planning Area are to utilize government-owned lands
- (a) for social, educational, housing and health and safety community supports, including those intended
- (i) to address the needs of those facing homelessness or housing insecurity by providing temporary emergency shelter, and
- (ii) to connect vulnerable individuals with programs and services in their community that meet their needs; and
- (b) to address provincial interests outlined in subsection 2.1(1) of the Act as it relates to the orderly and sustainable development of safe and healthy communities and the adequate provision of a full range of housing options.

Minister’s authority to grant permit

- (3) The Minister may grant a permit within the Charlottetown Park Street Special Planning Area where the proposed development
- (a) is located on government-owned lands; and
- (b) meets the objectives set out in subsection (2).

Permit not required

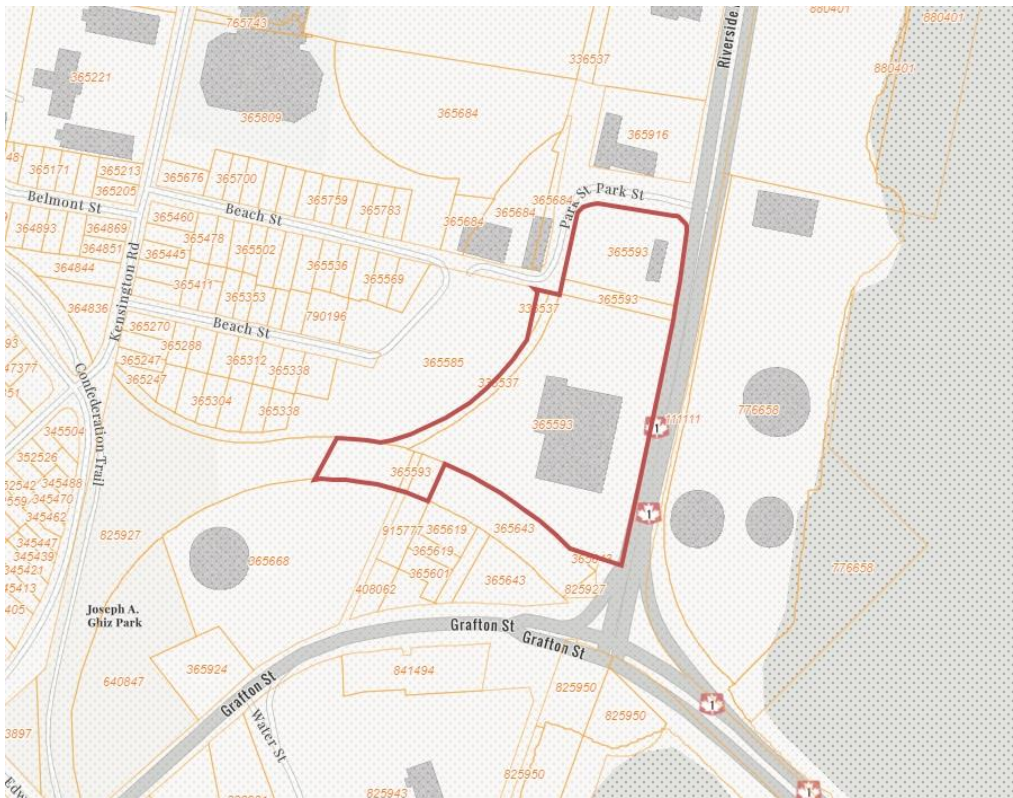
- (4) Notwithstanding subsection (3), a permit under the Act is not required to be issued in respect of the area or part of the area that is designated as the Charlottetown Park Street Special Planning Area so long as the current use of the Special Planning Area and the existing buildings is continued.

Properties

- (5) Pursuant to clauses 8.1(d) and (e) of the Act, with respect to those properties, or portions of those properties, identified in Map No. 13 of Appendix A,
 - (a) the properties, or the portions of them,
 - (i) are designated for institutional purposes, and
 - (ii) shall be within the exclusive jurisdiction of the Minister; and
 - (b) any requirements pursuant to the City of Charlottetown Zoning and Development Bylaw are suspended.
- 2. **Appendix A to the regulations is amended by the addition of Map No. 13 as set out in the Schedule to these regulations immediately following Map No. 12.**
- 3. **These regulations come into force on March 29, 2025.**

SCHEDULE

APPENDIX A
MAP # 13 – CHARLOTTETOWN PARK STREET SPECIAL PLANNING AREA



EXPLANATORY NOTES

SECTION 1 amends the Planning Act Subdivision and Development Regulations (EC693/00) by adding a new section 67.01 to establish the Charlottetown Park Street Special Planning Area, to state the objectives for development within the special planning area, to suspend the application of the City of Charlottetown Zoning and Development Bylaw and designate the Minister as the authority having jurisdiction within the special planning area, and to clarify the other rules that apply within the special planning area.

SECTION 2 amends Appendix A to the regulations to add a new Map No. 13, in numerical order, showing the geographical boundaries of the special planning area.

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SECTION 3 provides for the commencement of these regulations.