



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Wednesday, February 5th, 2025, at 4:30 pm
Parkdale Room, 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 Wednesday, February 5th, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, January 7th, 2025
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**

- 1. 58 Victoria Street (PID# 344234)**

Michael F., Planner II

This is a request for a Minor Variance to allow for the establishment of an attached single-storey, single-car garage structure (proposed building footprint of 50.5 square metres / 544 square feet) on the subject property containing an existing single-detached dwelling where the proposed attached garage structure would have a reduced rear yard setback of 5.43 metres (17.81 feet) whereas a rear yard setback of 6 metres (19.68 feet) is otherwise required by the Zoning & Development Bylaw. The total projection into the required rear yard setback for the proposed attached garage structure would therefore be 0.57 metres (1.87 feet).

- 2. 45 Spring Park Road (PID# 340240)**

Stephanie M., Planner I

This is a request for a Minor Variance to allow for an existing single-detached dwelling on the subject property having an existing legal non-conforming side yard setback to be permitted to project into the side yard (south side) by 0.89 metres (2.92 feet) and to allow for the eave overhang of the dwelling to be placed at a point of 1.33 metres (4.36 feet) into the required 1.83 metre (6 foot) side yard setback of the (R-3) zone. The request is intended to facilitate retrofitting of the existing dwelling that would include a new outer wall building envelope for energy efficiency purposes.



3. **72 Queen Elizabeth Drive (PID# 350355)**

Stephanie M., Planner I

This is a request for a Major Variance to allow for a massage therapist business to operate on the subject property as a home occupation under the regulations of the Zoning & Development Bylaw within an existing single-detached dwelling. As per Section 5.9.3(g) of the Zoning & Development Bylaw, home occupation uses including those with appointments typically on an hourly basis or as scheduled, may be considered following the process for review of a Major Variance.

7. **Introduction of New Business**

8. **Adjournment of Meeting**

