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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Tuesday, December 2<sup>nd</sup>, 2025, 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, December 2<sup>nd</sup>, 2025
- 4. Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, November 4<sup>th</sup>, 2025
- 5. Business arising from Minutes**
- 6. Reports:**
  - a) Variances:**

- 1. 289 Sydney Street (PID# 339549)**

- David G., Manager of Development*

- This is a request for Major Variance to allow for a reduced lot frontage of 7.1 metres (23.2 feet) in the Downtown Neighbourhood (DN) Zone whereas a minimum lot frontage of 10.6 metres (34.8 feet) is otherwise required. If the Major Variance is approved, an application for lot subdivision to create a vacant new lot for development will be considered.

- 2. 22 Second Street (PID# 276873)**

- Stephanie M., Planner 1*

- This is a request for Major Variance to allow for a reduced side yard setback (south setback) of 0.30 metres (1 foot) in the Low Density Residential (R-2) Zone for a proposed new accessory building (detached garage) whereas a minimum side yard setback of 1.2 metres (3.9 feet) is otherwise required for accessory buildings as per Section 4.1.2.d) of the Zoning & Development Bylaw.





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**b) Lot Consolidations and Subdivisions:**

**1. 62 & 68 Violet Circle (PID#s 778308, 1188465)**

*David G., Manager of Development*

This is a request to consolidate two (2) lots within the Medium Density Residential (R-3) Zone identified as 62 and 68 Violet Circle (PID#s 778308, 1188465) for legal and technical reasons related to securing CMHC financing to support attainable housing.

**2. 43 & 49 Evelyn Street (PID#s 1189505, 1189513)**

*David G., Manager of Development*

This is a request to consolidate two (2) lots within the Medium Density Residential (R-3) Zone identified as 43 and 49 Evelyn Street (PID#s 1189505, 1189513) for legal and technical reasons related to securing CMHC financing to support attainable housing.

**7. Introduction of New Business**

- **2026 Draft Planning Board Meeting Schedule**

**8. Adjournment of Meeting**

