



Letters Received from
June 16, 2021 to June 22, 2021 (12:00 p.m.)

Angus Drive (Lot 40) (PID #419143) & 413 St. Peters Road (PID #419135)

/efc Jun-22-2021

Catane, Ellen

From: Planning Department
Sent: Wednesday, June 16, 2021 1:48 PM
To: Reza Abdipour; Planning Department; Thompson, Laurel; Forbes, Alex
Subject: RE: Roundabout st peter..

Hello TK Reza,
Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4112
Fax: 902-629-4156

ecatane@charlottetown.ca
www.charlottetown.ca



From: Reza Abdipour <abdipour.reza@yahoo.com>
Sent: Wednesday, June 16, 2021 12:34 PM
To: Planning Department <planning@charlottetown.ca>
Subject: Roundabout st peter..

We are agree for make roundabout Angus Drive/Hanmac Dr
Tk.Reza.21 hanmac

[Sent from Yahoo Mail on Android](#)

Catane, Ellen

From: Planning Department
Sent: Thursday, June 17, 2021 8:13 AM
To: Dianne Bowley; Mayor of Charlottetown (Philip Brown); Jankov, Alanna; MacLeod, Terry; Tweel, Mitchell; Ramsay, Kevin; Doiron, Bob; Rivard, Greg; McCabe, Julie L.; Forbes, Alex; Planning Department; Thompson, Laurel
Subject: RE: Rezoning on Angus Drive

Hello Dianne,
Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4112
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From: Dianne Bowley <bowley@bellaliant.net>
Sent: Wednesday, June 16, 2021 8:35 PM
To: Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; Jankov, Alanna <ajankov@charlottetown.ca>; MacLeod, Terry <tmacleod@charlottetown.ca>; Tweel, Mitchell <mtweel@charlottetown.ca>; Ramsay, Kevin <kramsay@charlottetown.ca>; Doiron, Bob <rdoiron@charlottetown.ca>; Rivard, Greg <grivard@charlottetown.ca>; McCabe, Julie L. <jlmcabe@charlottetown.ca>; Forbes, Alex <aforges@charlottetown.ca>; Planning Department <planning@charlottetown.ca>
Subject: Fwd: Rezoning on Angus Drive

I am forwarding my email below as I requested it to be shared with council on May 28, 2021.

Begin forwarded message:

From: Dianne Bowley <bowley@bellaliant.net>
Date: May 28, 2021 at 3:16:52 PM ADT
To: tbernard@charlottetown.ca
Subject: Rezoning on Angus Drive

Mr. Bernard this is Dianne Bowley 405.St. Peter's Road. I have been a resident for fifty years. Like all my neighbors with the rezoning as you know we are the ones losing our right away and access into our properties and most of all our value of our properties will be worth nothing for all the years we have looked after our homes. This is impacting all of us not Mel's people have a choice to go in or not .mels get all the profits and we are nobody dealing with all this stress week after week. I guess Mr.Hansen don't realize we all we have to do the roundabouts just like himself but he does not have to deal with his property or right away and how busy Angus Drive will be with all the traffic and the safety . I suggest lights is the only way to go for safety around Mel's and not four roundabouts in a mile which is sad in a residential area. The biggest impact is on us not Mel's. it's very sad also when I hear us talking about we will have to sell when most of us were here long before Mel's. My property is my largest financial investment and I will be negatively impacted. We are hoping you will support us on this side of St. Peter's Road as we have supported you when you represented us as our councillor.

Please share my concerns in this e-mail with your fellow councillors

Dianne Bowley

Catane, Ellen

From: Planning Department
Sent: Friday, June 18, 2021 8:58 AM
To: McGarry, William; Planning Department; Thompson, Laurel; Forbes, Alex
Subject: RE: Angus Roundabout

Hello William,
Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department

70 Kent Street
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From: McGarry, William <william.mcgarry@nbc.ca>
Sent: Thursday, June 17, 2021 11:07 PM
To: Planning Department <planning@charlottetown.ca>
Subject: Angus Roundabout

Hello, my name is William McGarry and I live at 4 Robertson Road in East Royalty on the south side of St. Peter's Road. I am writing this letter to voice my opinion about the proposed roundabout to be constructed between Angus and Hanmac. To add context to this discussion, I am 38 years old and have a wife and two young children aged 9 and 2. My oldest child is in grade 3 at LM and we are lucky to be able to have our youngest at home during the day while my wife and I work from home. My home office desk that I work at day and night is literally facing St. Peter's road and the proposed intersection, so I might arguably have one of the best perspectives of any citizen on how this road operates.

I will start off by saying that I am in favor of the roundabout for these reasons:

- 1) The speed. Vehicles travel this area at speeds well above the speed limit, sometimes I cannot believe how fast they are going. It doesn't matter if they are coming from the east or west, they are breaking the law all day. Will a roundabout only at McWilliams and MacRae slow them down? There is a long stretch in between those two points so I am very skeptical about that. This area has been developed immensely in the last few years and the road signage needs to be updated to reflect that.

- 2) Safety. Personally I have two young children and two dogs. I am fearful of letting them outside without supervision because if they were to wander 100 feet from my house onto the main highway it could be catastrophic. Again, I'd like to highlight how fast people actually drive the stretch in front of Mel's. A car going 100km/h on a straight highway vs a car slowing down in front on a roundabout could be the difference between a fatality or nothing at all. I often walk with my children to Mel's for a treat, and it feels like the old Frogger video game from the 80's where the object is to dodge traffic, and if you don't you die. **WE AT LEAST NEED A CROSSWALK IN FRONT OF MEL'S REGARDLESS OF HOW THIS IS DECIDED.**
- 3) Convenience. Without a roundabout at Mel's, the suggestion is to have a barrier in the middle of the road so that drivers needing to turn left, either entering or leaving Mel's, would need to drive to the nearest roundabout and spin back. Would this not create MORE traffic than is necessary? A car wanting to go one way is now forced to go the other and come back to where they need to go. I know that now when I attempt to leave my road and head towards town, it is a dangerous proposition no matter what time of day it is. I would love a solution where I don't need to hammer on the gas pedal to ensure safety.
- 4) Questioning. Why are people on Angus against this? I understand that an access road to Mel's is needed if a roundabout goes in. But what harm does that really do to these citizens? Is it more important than the safety issues I have outlined? Who is travelling on their road that wouldn't be already? Nobody is leaving Mel's and wants to go on a joy ride up Angus making lots of noise, they will simply just go back towards the roundabout on their way. I guarantee that the majority of residents on my side of the road and anybody not on the first few houses on Angus want the roundabout.

Since my family has moved into this home in 2017, we have been big advocates for having, at the bare minimum, a cross walk between Mel's on our side of the highway. This was an important factor in our votes for the successful City Council and Provincial election candidates and I hope that our voices will be heard accordingly. I would be more than happy to include myself in any future debate if necessary, just let me know!

Regards,



William McGarry
Mortgage Development Manager



Cell: 902-940-1090
Fax: 902-628-1471
(Transit: 1037-1)
william.mcgarry@nbc.ca

POSITIVE  IMPACT

National Bank of Canada
132 Kent St, Charlottetown PE, C1A 1N2

To contact us, visit nbc.ca. For unsubscribe options, [click here](#).
Head office: 600, De la Gauchetière Street West, Montreal (Quebec) H3B 4L2



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Catane, Ellen

From: Catane, Ellen
Sent: Monday, June 21, 2021 11:20 AM
To: paula redmond; Thompson, Laurel; Forbes, Alex
Subject: RE: Reconsideration for Angus Drive (Lot40) PID #419143 & 413 St Peters Road PID # 419135. And further to consolidate Angus Drive (Lot 40) PID# 419143, 413 St Peters RoadPID#419135 & 419 St Peters Road PID# 192187

Hello Paula,

Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer. This will also be included as part of the public meeting package. Thank you.

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department
70 Kent Street
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From: paula redmond <redmond_paula@hotmail.com>
Sent: Monday, June 21, 2021 11:10 AM
To: Catane, Ellen <ecatane@charlottetown.ca>
Subject: Fw: Reconsideration for Angus Drive (Lot40) PID #419143 & 413 St Peters Road PID # 419135. And further to consolidate Angus Drive (Lot 40) PID# 419143, 413 St Peters RoadPID#419135 & 419 St Peters Road PID# 192187

Good Morning Ellen,

Can you make sure that this email is part of the package for the public meeting.

Thank you Ellen.

From: paula redmond
Sent: June 20, 2021 10:16 PM

To: Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; Jankov, Alanna <ajankov@charlottetown.ca>; MacLeod, Terry <tmacleod@charlottetown.ca>; Duffy, Mike <mduffy@charlottetown.ca>; Tweel, Mitchell <mtweel@charlottetown.ca>; Ramsay, Kevin <kramsay@charlottetown.ca>; Doiron, Bob <rdoiron@charlottetown.ca>; Rivard, Greg <grivard@charlottetown.ca>; McCabe, Julie L. <jlmccabe@charlottetown.ca>; Bernard, Terry <tbernard@charlottetown.ca>; premier@gov.pe.ca <premier@gov.pe.ca>; jsjylwardMinister@gov.pe.ca <jsjylwardMinister@gov.pe.ca>; Forbes, Alex <aforbes@charlottetown.ca>; Thompson, Laurel <lthompson@charlottetown.ca>; sjyeo@gov.pe.ca <sjyeo@gov.pe.ca>; Natalie Jameson <ngjamesonminister@gov.pe.ca>

Subject: Reconsideration for Angus Drive (Lot40) PID #419143 & 413 St Peters Road PID # 419135. And further to consolidate Angus Drive (Lot 40) PID# 419143, 413 St Peters RoadPID#419135 & 419 St Peters Road PID# 192187

Mayor Brown,

Once again I find myself in the position of documenting my objection to the rezoning/consolidating of the three lots as noted above, for the sole purpose of creating an entrance/exit to a very busy convenience store.

As noted in my previous emails, I recognise the high traffic volume on St Peters Road, especially in the vicinity of Mels, and that steps need to be taken to make this a safer area with a smoother flow of vehicular traffic. However, I object to any proposed solution that would permit heavy traffic being directed onto Angus Drive.

Homeowners like ourselves who have lived in the single detached residential zoned area should have every reasonable expectation that any use of property in close proximity would not change to rezoning with such a detriment to our property.

As things stand now with the roundabout off the table, the province plans to construct a median from MacRae Drive to MacWilliams Road. All eastbound traffic wanting to access Mels will proceed to MacWilliams roundabout and circle back. This is very similar to what happens now on Riverside Drive where eastbound traffic from the city centre must proceed to Walker Drive roundabout and circle back to access any businesses on their left, ie Metro Building Supplies, Access PEI etc.

Also, the province and the applicant own more than 300 feet of frontage on St Peters Road (413 & 419 St Peters Road). Surely this is enough frontage to get trucks in and out of Mels safely.

We are talking quality of life (WHICH SHOULD BE AN EXPECTATION OF ALL RESIDENTS), as well as the depreciation of properties in this now quiet residential neighbourhood. As stated many times in the past three months this recent proposed request for change will become a constant interference to the residents at this end of Angus Drive.

To go further regarding property value, if these lots are rezoned for this purpose and access goes ahead, owners could not sell these properties without a HUGE LOSS.

It appears that businessmen and developers will buy up these residential properties with the intent of someday turning them into commercial as a financial gain(hopefully, this won't be the case here).

ONCE AGAIN, I AM ASKING COUNCIL MEMBERS FOR YOUR SUPPORT.

Paul & Florence McGonnell

Angus Drive

Catane, Ellen

From: Planning Department
Sent: Monday, June 21, 2021 11:45 AM
To: laura morgan; Planning Department; Thompson, Laurel; Forbes, Alex
Subject: RE: Angus Drive Reconsideration

Hello Laura,
Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown - Planning & Heritage Department
70 Kent Street
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ecatane@charlottetown.ca
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-----Original Message-----

From: laura morgan <theotherquincy@gmail.com>
Sent: Monday, June 21, 2021 11:41 AM
To: Planning Department <planning@charlottetown.ca>
Subject: Angus Drive Reconsideration

To whom it may concern,

I'm writing to express my opposition as a home owner to the Mel's rezoning that is up for reconsideration. Putting traffic efficiency over the needs of a community is wrong and will lead to our neighbourhood being used as a through way for people making quick trips to the convenience store. This is listed as a "positive" from the planning departments agenda from the last public meeting on the issue. As this is the 5th time that the city has looked at this rezoning I'm sure I don't need to waste any more of my time explaining to you why I don't want to live across from a commercial lot set up for expansion, and have hundreds of more cars a day drive by my home. Our neighbourhood will not be able to be used as it is now, we have no sidewalks, no shoulders on the road and no centre lines, no crosswalks, no infrastructure to support this increase in traffic. There are plenty of other concerns that are on public record as this issue has been brought to the table multiple times since 2014, please refer to the emails and public meeting/council meeting videos on youtube if you need a refresher. This is the method us citizens have been told to use when we email City Hall for information on the matter. Please stop putting the residents through this and put this issue to bed. If the province can come up with the maze of an intersection for St Peters Road and the bypass, then surely they can come up with another solution for this problem that doesn't negatively effect property owners and residents.

Laura Morgan



Letters Received until
June 22, 2021 (12:00pm)

Proposed Zoning & Development Bylaw Amendment

/efc Jun-22-2021

Catane, Ellen

From: Catane, Ellen
Sent: Tuesday, June 22, 2021 12:11 PM
To: Cain Arsenault
Cc: Zilke, Robert; Forbes, Alex; Duffy, Mike; DG - APM Team; Thompson, Laurel; Stavert, Robert
Subject: RE: by-law amendments

Hi Cain,

Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department

70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 902-629-4112
Fax: 902-629-4156

ecatane@charlottetown.ca
www.charlottetown.ca



From: Cain Arsenault <carsenault@apm.ca>
Sent: Tuesday, June 22, 2021 11:45 AM
To: Catane, Ellen <ecatane@charlottetown.ca>
Cc: Zilke, Robert <rzilke@charlottetown.ca>; Forbes, Alex <aforbes@charlottetown.ca>; Duffy, Mike <mduffy@charlottetown.ca>; DG - APM Team <APMTeam@apm.ca>
Subject: RE: by-law amendments

Here are my comments for the record:

- **Section 3.3. Development and Building Permits** – Expiry of building permit application after 6 months.
 - *This is an unrealistic change and at the very least you need to phrase in “unless applicant/developer requests an extension or acknowledges legitimate reasons for needing more time”...Frivolous IRAC appeals can be a lengthy process.*
- **Section 3.9. Development and Building Permits** – Major variances.
 - *I have no objection to this and would encourage even more “housekeeping” with the addition of more regulations that are not currently permitted for variances, such as parking and landscape area requirements.*
- **Section 4.1.2 Accessory Buildings** – Building Footprint definition
 - *No objection.*

- **Section 4.19 Amenity Space** – Any multi-unit development containing 15 or more units must provide 4 meters of indoor and outdoor amenity space per unit.
 - *Strongly opposed...This is one more needless regulation that will hinder development in key areas like the 500-lot area, where land and space are at a premium and construction costs higher...Please encourage residents to utilize the public amenity and common spaces that already exists around City.*
- **Section 4.2.2 Deck projections into yard** – Maximum height above grade 1'-0" from 3'-3".
 - *Unnecessary change and one that prevents someone from improving their property...Shame on you.*
- **Section 6.2 Undersized Lots**
 - *No objection.*
- **Section 6.7 Garbage Area Requirements** – Location and limitations to garbage area.
 - *Another regulation preventing development...If there is a plan submitted with a well-built enclosure that improves the aesthetics of the street and matches the overall development than why are you limiting it to the rear or side of the property? "Accessible and unencumbered for collection" should mean just that.*
- **Section 8.1 Zones** – Include new Manufactured Housing Residential Zone.
 - *No objection.*
- **Section 17 Medium Density Townhouse Zone** – Remove Apartments as permitted use.
 - *No objection.*
- **Section 21.1.1 Medium Density Mixed-Use Residential** – Clarify permitted uses as townhomes, duplexes, single family, nursing homes and community care.
 - *A medium density mixed-use residential zone should permit apartments up to a certain scale...You need to amend your map not the zone.*
- **Section 44.5.1.b Parking Lots** – Remove gravel as a permitted material for stable surface.
 - *This is absurd and needs more clarity...As an example, there is no reason gravel shouldn't be an accepted surface for parking heavy equipment in an industrial zone.*

Overall, there is nothing positive or sustainable about these changes and you need to do a better job of encouraging growth and economic development instead of preventing it.

Regards

Cain Arsenault
carsenault@apm.ca
 902-569-8400 (ext 313)
 902-314-7624 (cell)

From: Catane, Ellen <ecatane@charlottetown.ca>
Sent: June 21, 2021 10:23 AM
To: Cain Arsenault <carsenault@apm.ca>
Cc: Zilke, Robert <rzilke@charlottetown.ca>; Forbes, Alex <aforbes@charlottetown.ca>
Subject: RE: by-law amendments

Hello Cain,
 The public meeting package can be found here:
https://www.charlottetown.ca/mayor_council/council_meetings/monthly_meeting_package - 2021 Public Meeting packages – June 22 package. The amendments specific to Section 4.19 can be found on page 77 and 83 of the package.

Thank you!

Best Regards,
 Ellen

From: Forbes, Alex <afortbes@charlottetown.ca>
Sent: Monday, June 21, 2021 10:18 AM
To: Catane, Ellen <ecatane@charlottetown.ca>
Cc: Zilke, Robert <rzilke@charlottetown.ca>
Subject: FW: by-law amendments

Folks: Can one of you provide this information to Cain ASAP and cc me as well. Thank you. Alex

From: Cain Arsenault <carsenault@apm.ca>
Sent: June 19, 2021 9:07 AM
To: Forbes, Alex <afortbes@charlottetown.ca>
Cc: Tim Banks <tim@apm.ca>
Subject: by-law amendments

Hi Alex,

Could you please forward me the amendments or text changes you are proposing to the by-laws.

I am most interested in the **section 4.19** you are adding that defines both indoor and outdoor amenity space as a requirement in a new apartment buildings.

thanks

Cain Arsenault
carsenault@apm.ca
902-569-8400 (ext 313)
902-314-7624 (cell)

From: Cain Arsenault <carsenault@apm.ca>
Sent: June 19, 2021 8:56 AM
To: Cain Arsenault <carsenault@apm.ca>
Subject:

CHARLOTTETOWN

PUBLIC

City Council will hold a **Public Meeting** to hear comments on the following **Reconsideration for Angus Drive (Lot 40) (PID #419143) and 413**

Please be advised that on Monday, May 31, 2021, Council reviewed and Amend Appendix G – Zoning Map of the Zoning & Development Bylaw

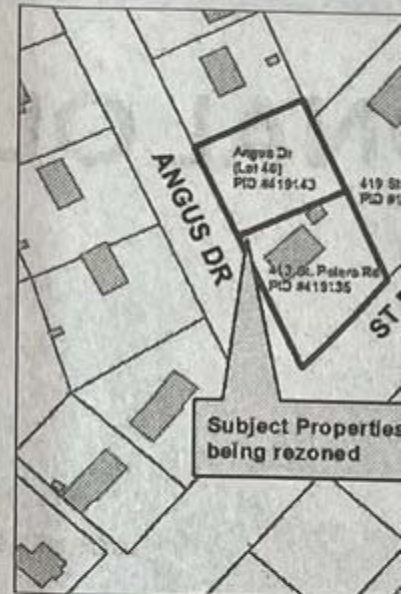
- Angus Drive (Lot 40) (PID #419143) from Single Detached Residential
- 413 St. Peters Road (PID #419135) from Low Density Residential

And to amend Appendix A- Future Land Use Map of the Official Plan

- Angus Drive (Lot 40) (PID #419143) & 413 St. Peters Road (PID #419135)

And further, to consolidate Angus Drive (Lot 40) (PID #419143), 413 St. Peters Road (PID #419135) and from Angus Drive in order to facilitate road upgrades by the Province to St. Peters Road

Section 3.15 of the Zoning and Development Bylaw (the "ZD Bylaw") is determined that the original decision rendered by Council satisfied the threshold test and have scheduled a public meeting to provide representatives an opportunity to present their submissions.



Zoning & Development Bylaw Housekeeping Amendments (PH-2)

- **Section 1.4.2:** Include MHR Zone into Zoning Table;
- **Section 3.1.1:** Amend Fee Schedule reference from Appendix A to Appendix B;
- **Section 3.3 Development and Building Permits:** Expiry of inactivity;
- **Section 3.9 Major Variances:** Clarify regulations subject to approved