CHARLOTTETOWN

PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, February 3rd, 2026, at 5:00 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, February 3rd, 2026
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, January 6th, 2026
5. **Business arising from Minutes**
6. **Reports:**
   a) **Variances:**
      1. **33-35 Corrigan Court (PID# 690800)**

         Sonia Kamal, Planner 2

         This is a request for Major Variance to allow reduced minimum lot frontages of 7.23 metres (23.72 feet) and 9.587 metres (31.45 feet) for two (2) proposed future lots intended for separate semi-detached dwellings. If the Major Variance is approved, an application for lot subdivision to divide the existing semi-detached dwelling along the party wall will be considered.

      2. **1884 Blake Court (PID# 784298)**

         David Douglas Gundrum, Manager of Development Planning

         This is a request for Major Variance to allow for a reduced minimum rear yard setback of 4.23 metres (13.88 feet) in the Single Detached Residential (R-1L) Zone in order to accommodate the construction of a proposed 48.31 square metre (520 square foot) addition to an existing single-detached dwelling that would project into the rear yard.

b) Rezonings:

1. **<u>3 Oakland Drive (PID# 192245)</u>**

   Laurel Palmer, Planner 3

   This is a request to rezone the subject property from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone and to change the land-use designation in the Official Plan from Residential to Institutional in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for office and teaching space.

2. **<u>Unaddressed Property – Stanmol Drive (PID# 1047562)</u>**

   Laurel Palmer, Planner 3

   This is a request to rezone the subject property from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone and to change the land-use designation in the Official Plan from Low Density Residential to Medium Density Residential in order to facilitate the future development of up to twelve (12) stacked townhouse units each on separate parcels for a total of twenty-four (24) units.

3. **<u>231 Brackley Point Road (PID# 623090)</u>**

   Michael Fraser, Planner 2

   This is a request to proceed to public consultation concerning a proposal to rezone the subject property from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone in order to allow for the development of commercial condo buildings on the subject property.

7. **Introduction of New Business**
8. **Adjournment of Meeting**

PLANNING & HERITAGE: PLANNING BOARD MINUTES
TUESDAY, JANUARY 6TH, 2026, 5:00PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Mayor Phillip Brown**	**Dave Essery, RM**
	Deputy Mayor Jankov, Chair	**Bobby Kenny, RM**
	Councillor Norman Beck	**Lea MacDonald, RM**
	Councillor Julie McCabe*	**Paul Connolly, RM**
		Jacqui Scaman, RM*
		Satyajit Sen, RM*
Also:	**Mike Ruus, Director, Int. Growth**	**Melissa Kitson, IO/AA****
	David Gundrum, Mgr, PH	***minute taker*
	Laurel Palmer, PIII	*attended virtually

Regrets:

1. **Call to Order**
   Chair Deputy Mayor Jankov called the meeting to order at 5:08 PM

2. **Declaration of Conflicts**
   Chair Deputy Mayor Jankov asked if there were any conflicts. There were no conflicts.

3. **Approval of Agenda**
   Moved by Bobby Kenny and seconded by Paul Connolly that the agenda for Tuesday, January 6th, 2026, be approved.

   CARRIED

4. **Adoption of Minutes**
   Moved by Councillor Beck and seconded by Mayor Brown that the minutes of the Planning Board meeting held on Tuesday, December 2nd, 2025, as circulated, be approved.

   CARRIED

5. **Business arising from Minutes**
   2026 Draft Planning Board Meeting Schedule will be circulated to all members of the board. For information purposes only.

6. **Reports:**

   a) Variances:

   1. Lot 159 Hidden Valley – unaddressed property (PID# 1047562

Request: This is a request for Major Variance to increase the maximum number of allowable apartment dwelling units on a lot from 26 units to 32 units based on the minimum required lot area per dwelling unit in the Apartment Residential (R-4A) Zone.

Property Information: Apartment Residential (R-4A) Zone.
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Ashish Goel
Reference: Planning Board Meeting Package

Summary:

- Existing lot is vacant, located within a recently approved subdivision and is surrounded by vacant R-4-zoned parcels.
- Proposed apartment building will be located at the northeast corner of a future intersection.
- Four (4) notice letters were circulated to surrounding properties. No feedback in response was received.
- Development remains consistent with intent of the R4 zone.
- It will increase housing supply and new tenure is supported.
- Sufficient lot area remains to meet parking requirements.
- Future building and development permits will still be required; however, no additional variances are required.
- Staff is recommending approval of the major variance request.

Discussion:

- A member of the Board inquired about height as it wasn't included in the presentation. Staff confirmed the proposed height is 3-storeys, that the height complies with the R4 zoning.
- Members of the board requested clarification regarding previously approved concepts which consisted of 10 large lots with up to 60-units per lot and increasing density in the area. Staff explained that subsequent subdivisions created smaller lots which reduces the allowable unit count per lot. It was also explained that developers are now seeking modest increases from 26 to 32 units. The Senior Planner clarified that overall density for Phase 3 of Hidden Valley is expected to be similar to what was originally contemplated. Development form will differ with more buildings and lower height (3-4 storeys instead of 6). It was confirmed that Zoning permits flexibility depending on development capacity and project scale.

MOTION:

- **Moved by Lea MacDonald and seconded by Dave Essery that Planning Board recommend that Council approve the Major Variance for the subject unaddressed property identified as Lot 159 in the Hidden Valley subdivision (PID# 1189091) to allow for an increased maximum unit count of 32 apartment units whereas a maximum of 26 apartment units is currently permitted based on existing lot size within the (R-4) zone.**

CARRIED
(9-0)

b) Rezonings:

1. Mount Edward Road – unaddressed property (PID# 440545)

Request: This is a request to proceed to public consultation concerning a request to rezone the subject property from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation under the Official Plan to Comprehensive Development Area to facilitate future development of the property with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

Property Information: Single Detached Residential (R-1L) Zone
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Steven Birt
Reference: Planning Board Meeting Package

Summary:

- Subject property is a vacant lot located at the Southeast corner of Mount Edward Rd, the Bypass highway is to the North and bounded by low-density residential development to the South and East.
- Future development will consist of three (3) apartment buildings on vacant land containing a maximum of 87 apartment units across the three buildings.
- Unit count is based on existing lot area and minimum block area per unit requirements under the Zoning Bylaw.
- The buildings will comply with the existing height limits prescribed under the proposed R4 zone.
- There is an existing registered easement in favor of the City of Charlottetown for buried public infrastructure.
- No additional zoning variances are anticipated based on the current concept plan.
- Staff is recommending approval of the request to proceed to public consultation.

Discussion:

- None

MOTION:

- **Moved by Lea MacDonald and seconded by Mayor Brown that Planning Board recommend that council approve the request to proceed to public consultation for a request to rezone the unaddressed subject property identified as Mount Edward Road (PID# 440545) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation in the Official Plan for the subject property to the Comprehensive Development Area to facilitate future**

development of the property with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

CARRIED
(9-0)

c) Lot Consolidations and Subdivisions:

1. 40 Riverside Drive (PID# 839332)

Request: This is a request to consolidate an 0.09 hectare (0.24 acre) portion of unaddressed property identified as PID# 279000 within the Light Industrial (M-1) Zone with an abutting lot identified as 40 Riverside Drive (PID# 839332), also in the (M-1) Zone, for legal and technical reasons related to new site development at 40 Riverside Drive concerning an existing energy generation plant. The total combined size of the consolidated lot would be 1.66 hectares (4.11 acres).

Property Information: Light Industrial (M-1) Zone
Staff Presenter: Laurel Palmer, Planner III
Applicant: Government of Prince Edward Island
Reference: Planning Board Meeting Package

Summary:

- The subject property is vacant land forming part of the Riverside Dr road parcel and is owned by the Department of Transportation and Infrastructure with the Government of Prince Edward Island.
- The site is located along Riverside Dr, adjacent to a major traffic circle and the Hillsborough River.
- The Waste-to-Energy facility has operated at this location since the 1990s. The facility incinerates island waste and converts it into energy which supplies district heat to the Queen Elizabeth Hospital and other city buildings.
- The consolidated lots will allow the expansion and construction of a new building and will improve on-site maneuverability and operational efficiency.
- Design Review Board approval was granted on October 30th, 2023 for the proposed expansion.
- A Site specific zoning exemption was approved on April 11th, 2023, allowing a height increase from 12 meters to 35 meters.
- Staff is recommending approval of the lot consolidation request.

Discussion:

- Board members noted familiarity with the file due to its long history.

- Concerns were raised regarding the original siting of the expansion closer to the water side versus Riverside Drive and the removal of a previously approved water tower, originally required for fire safety.
- Questions were raised regarding fire suppression capacity following the expansion. Staff indicated that fire safety is reviewed through the Building Permit and Fire Department process. It was noted that a site mobilization permit has already been approved.
- Additional concerns were raised regarding the height of the proposed structure noting that it is visually significant and the impact it may have on the surrounding area and traffic circle was acknowledged.
- The Board requested an update from the Fire Department regarding fire safety and the water tower issue prior to Council consideration.

MOTION:

- **Moved by Lea MacDonald and seconded by Bobby Kenny that Planning Board recommend that Council approve the request to consolidate PID# 839332 with a portion of PID#279000 to form one parcel subject to a final pinned survey plan.**

CARRIED
(9-0)

7. **Introduction of New Business**
   There was no new business that arose.

8. **Adjournment of Public Session**
   Moved by Paul Connolly and seconded by Lea MacDonald that the meeting be adjourned. The meeting was adjourned at 5:35 PM.

_____
Deputy Mayor Alanna Jankov, Chair

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-February-6A-1
33-35 Corrigan Court (PID# 690800)

Date:

February 3, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:

Planning and Heritage

Other Associated Departments:

Prepared by:

Sonia Kamal, Planner 2

Attachments:

A. Air Photo
B. Zoning Map
C. Survey Plan
D. Circulation Letter (January 12, 2026)
E. Public Responses to Circulation

Report Title:

Major Variance for reduced lot frontages for subject property identified as 33-35 Corrigan Court (PID# 690800) to allow for future lot subdivision. The application has been made by Albert Cohen who is also the property owner.

Report Purpose:

Evaluation of a request for relief via Major Variance from minimum lot frontage requirements to allow for future subdivision of an existing semi-detached dwelling in the Low Density Residential (R-2) Zone. If the Major Variance is approved, an application for lot subdivision to subdivide the existing semi-detached dwelling along the party wall will then be considered.

Staff Recommendation:

The Planning & Heritage Department encourages Planning Board to recommend to Council that the following Major Variance for the subject property addressed as 33-35 Corrigan Court (PID# 690800) be approved:

1. to allow for a reduced minimum lot frontage of 7.23 metres (23.72 feet) and 9.587 metres (31.45 feet) for the proposed two (2) future lots for separate semi-detached dwellings.

Report Details:

The Major Variance application was submitted by the property owner, Albert Cohen, on December 18, 2025 to the City of Charlottetown Planning & Heritage Department in pursuit of allowing for subdivision of the existing semi-detached dwelling on the lot identified as 33-35 Corrigan Court (PID# 690800) to allow for each unit of the existing semi-detached dwelling to be on its own conveyable parcel of land in future notwithstanding that minimum lot frontage requirements of the (R-2) zone cannot otherwise be currently met.

Development Context:

The subject property is located within a well-established residential neighbourhood on a block situated east of Atlantic Road and north of Seaview Boulevard. The property lies on an interior lot of Corrigan Court, within an area characterized predominantly by low-density residential development. The immediate block is zoned R-2, containing mainly single and two-unit dwellings. To the south and southeast, along Cooper Avenue, the land transitions to the R-3 zone, which accommodates multi-unit residential buildings. Adjacent lands to the northeast and east include areas designated as Open Space (OS). The surrounding neighbourhood consists of a mix of residential lots of varying sizes and vintages, with nearby public amenities and parkland integrated into the broader community layout.

Analysis:

As per Section 14.2 of the Zoning & Development Bylaw, minimum lot frontage of 11 metres (36.1 feet) required for a semi-detached dwelling in the Low Density Residential (R-2) Zone.

The subject property at as 33-35 Corrigan Court (PID# 690800) is an interior lot with frontage to the east along Corrigan Court. The existing semi-detached dwelling has existing driveway access separately for each unit (see Attachment C).

The applicant is proposing to subdivide the existing property by creating a lot line that follows the shared party wall of the existing semi-detached dwelling. This severance would establish two separate interior lots consistent with the physical division of the structure. The resulting lots would have lot frontages of 7.23 metres (23.72 feet) for the westerly lot and 9.587 metres (31.45 feet) for the easterly lot. These frontages do not comply with the minimum lot frontage requirements for R-2 zone of the Zoning & Development Bylaw. As such, the subdivision cannot proceed as-of-right and necessitates consideration of a Major Variance to recognize the reduced lot frontages and facilitate the creation of two conforming semi-detached dwelling lots. No changes to the existing building footprint are proposed as part of the application.

When evaluating land-use impacts it is noted that the semi-detached dwelling is already built on the lot and that any impacts created by it with respect to abutting residential properties also in the (R-2) zone are already established (see Attachment B). The proposed subdivision of the existing lot that would be enabled should the variance be approved would not result in a net reduction or change in the existing outdoor amenity areas for each unit nor introduce a new use that is not already established in the neighbourhood.

In this particular case, no net change would result to either the amount of outdoor amenity space allotted to each unit of the semi-detached dwelling nor would it allow for a building or structure to be able to be built closer to an existing property boundary than already exists at present following potential approval of the proposed future subdivision.

On this basis, the proposed variances can be deemed to be technical in nature and would not allow for either a reduced outdoor amenity space from current or increased privacy impacts towards abutting properties. Additionally,

no changes to existing street access (driveways) for the property are proposed. On this basis, the proposed variance can be supported.

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
▪ The proposed variance would not intensify any existing impacts from the established land-use. ▪ The proposed variance would allow for new tenure and increase available housing supply for ownership.	▪ A Building and Development Permit may be required to confirm that physical separations among units meet current Building Code.	▪ The proposed subdivision would not meet current minimum requirements of the (R-2) zone.

Conclusion:

The proposed variance is technical in nature, enabling a subdivision that reflects the existing physical form of the semi-detached dwelling without creating new impacts. As no changes to built form, amenity space, or access would result, the subdivision would maintain current site conditions and can therefore be supported.

Council or Committee History:

N/A

Financial Implications:

N/A

Public Engagement and Communication:

In accordance with Section 3.9 of the Zoning & Development Bylaw, on January 12, 2026, notice of the Major Variance application was circulated to fifty (50) surrounding property owners within 100 metres (328.1 feet) of the subject property to request written comments on the proposed variance. The deadline to submit written comments was 4:30pm on Monday, January 26, 2026.

No responses were received from the 100-metre circulation as per the deadline.

Legislative Authority:

Zoning & Development Bylaw
Official Plan

Strategic Alignment:

Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:



Sonia Kamal, MPlan, B.Arch
Planner 2

Reviewed By:

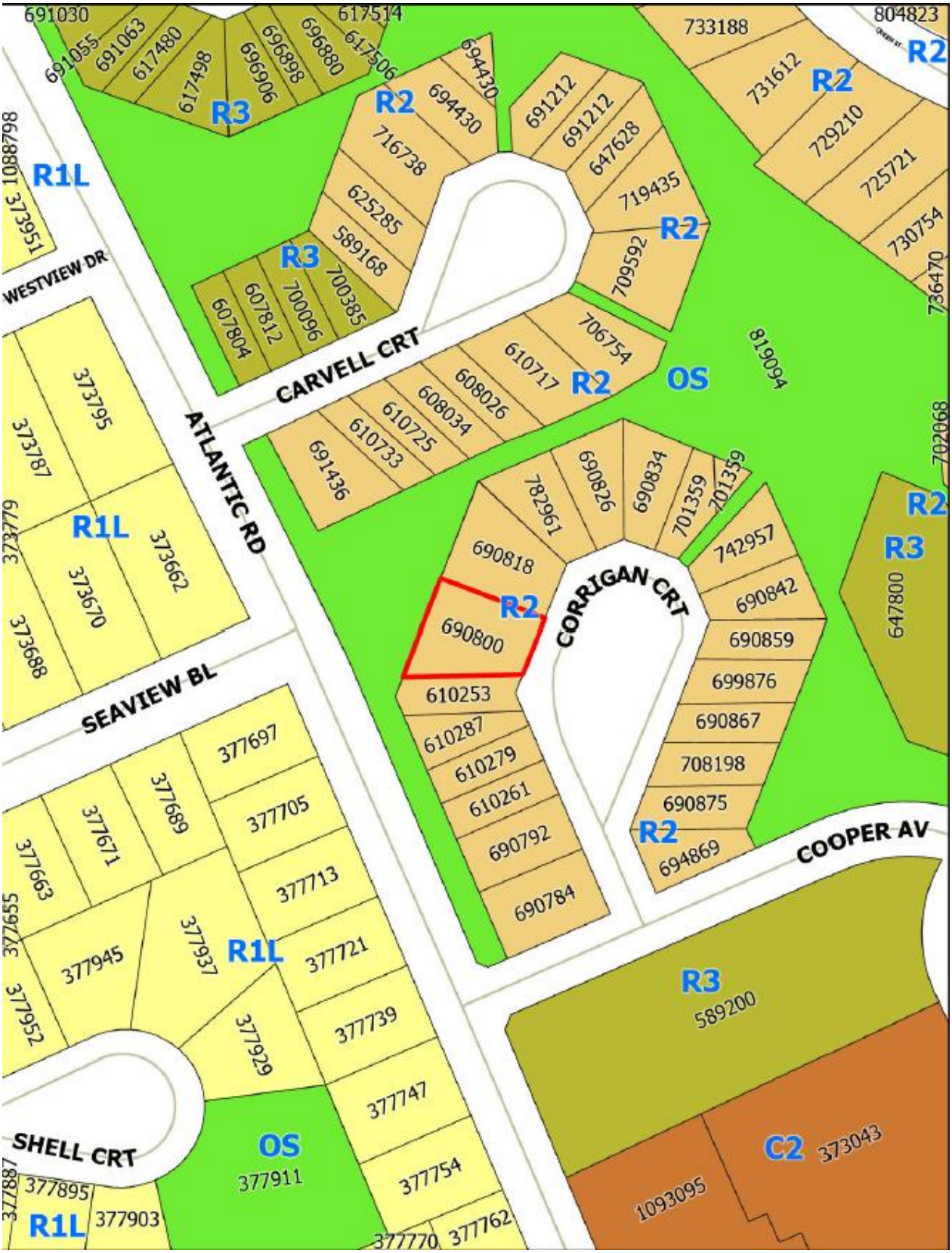
Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 01/29/2026	Michael Ruus, RPP, MCIP, 01/29/2026

Committee Recommendation: (if differing from staff)

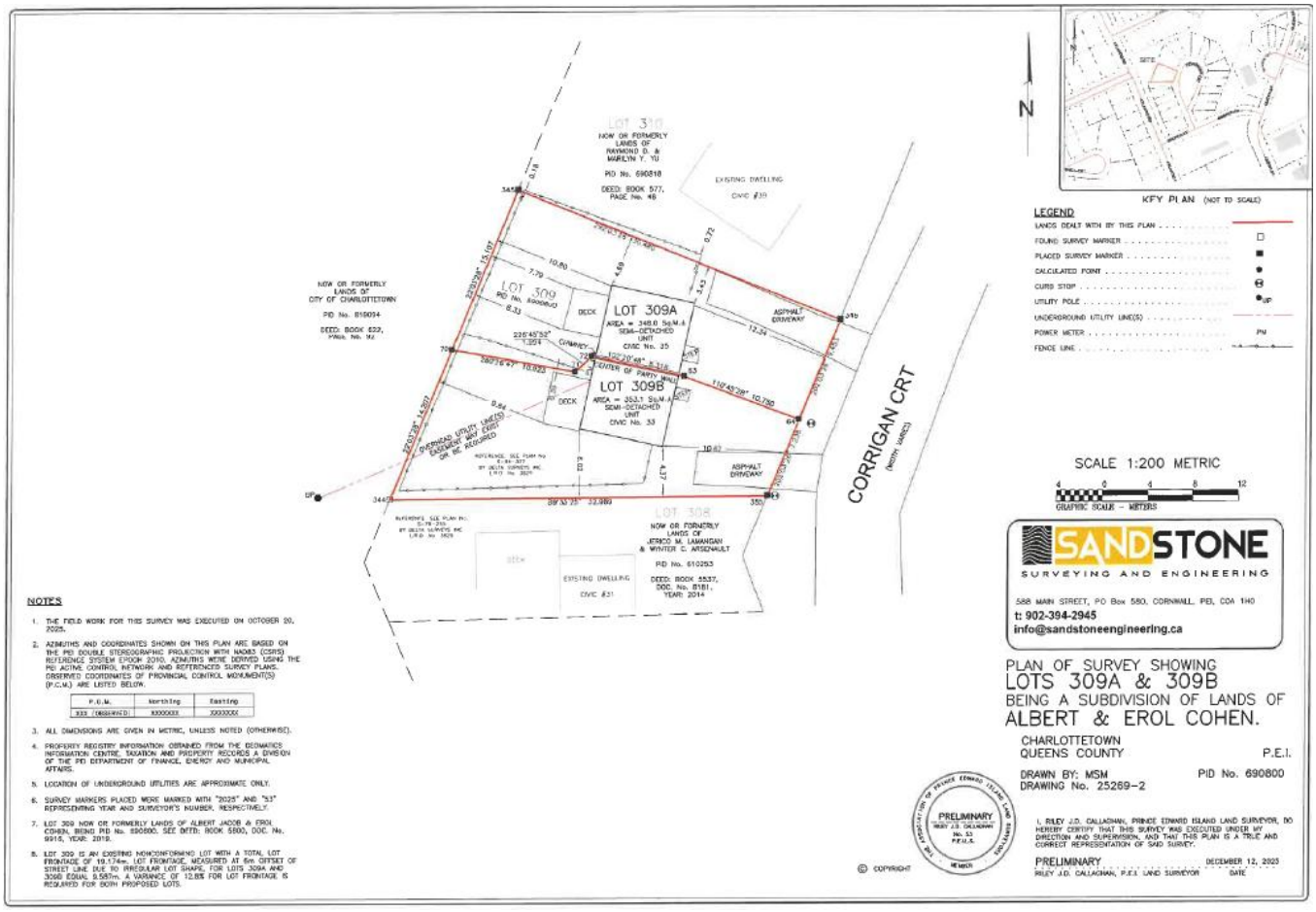
Attachment A: Air Photo



Attachment B: Zoning Map



Attachment C: Survey Plan



Attachement E: Circulation Letter (January 12, 2026)

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

January 12, 2026

RE: 33-35 Corrigan Court (PID# 690800)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for Major Variance at 33-35 Corrigan Court (PID# 690800) within the Low Density Residential (R-2) Zone. The Major Variance application is to allow for reduced lot frontage to accommodate subdivision of an existing semi-detached dwelling.

Section 3.9.1 (i) of the *Zoning and Development Bylaw* states, where a Development and/or Building Permit application does not meet the regulations of zones in this by-law as listed in Section 8, the applicant may apply for a Major Variance if the proposed Building or Development complies with the general intent and purpose of the *City of Charlottetown Official Plan*, and in any circumstances Variance request is not substantial and does not entail a Rezoning application. If there is any doubt, then a Rezoning application or Site Specific Exemption must be sought by the applicant.

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of the Major Variance request. If you have any objections or comments regarding the Major Variance please state the rationale for your objection(s) as part of your written comments. Written comments shall be submitted no later than **4:30pm on Monday, January 26, 2026.** Please email written comments to the reporting Planner Sonia Kamal at skamal@charlottetown.ca.

Please be advised that any written comments received will become part of the public record.

In accordance with Section 3.9.4 (Major Variances) of the *Zoning and Development Bylaw*, the Major Variance will be referred to Planning Board which shall consider the request and any comments received in response to the notice and shall make a recommendation to Council. Council may, without prejudice, approve or reject the major variance. City of Charlottetown Planning Board will consider this application at its meeting at **5:00pm, Tuesday, February 3rd, 2026 in City Council chambers (2nd Floor) at City Hall** and may then recommend to Council to grant or deny this variance.

If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.
Sincerely,

Sonia Kamal, M.Plan, B.Arch, Planner II

Attachment F: Public Responses to Circulation

None received.

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-FEBRUARY-6A-2

Date:
February 3, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:

A. Air Photo
B. Zoning Map
C. Site Plan
D. Circulation Letter (January 12, 2026)
E. Public Responses to Circulation

Report Title:

Major Variance for reduced rear yard setback for subject property identified as 1884 Blake Court (PID# 784298). The application has been submitted by Bob Carmichael who is also the property owner.

Report Purpose:

Evaluation of a request for relief via Major Variance to allow for a reduced minimum rear yard setback of 4.23 metres (13.88 feet) whereas a setback of 7.5 metres (24.60 feet) is otherwise required in the Single Detached Residential (R-1L) Zone. The variance has been requested in order to accommodate the construction of a proposed 48.31 square metre (520 square foot) addition to an existing single-detached dwelling that would project into the rear yard.

Staff Recommendation:

That Planning Board recommend that Council approve a Major Variance to allow for a reduced rear yard setback of 4.23 metres (13.88 feet) on the subject property identified as 1884 Blake Court (PID# 784298) in relation to a proposed 48.31 square metre (520 square foot) residential addition.

Report Details:

The Major Variance application was submitted by the property owner, Bob Carmichael, on December 16, 2025 to the City of Charlottetown Planning & Heritage Department in pursuit of allowing for a reduced rear yard setback of 4.23 metres (13.88 feet) in regard to a proposed rear-yard addition for an existing single-detached dwelling on a lot identified as 1884 Blake Court (PID# 784298).

Development Context:

The subject property is located in a mature residential neighbourhood on a cul-de-sac (Blake Court) found approximately 330 metres (1,083 feet) southeast of the roundabout intersection of Capital Drive and Upton Road (Trans-Canada Highway). The subject property is an interior residential lot found on a residential block that is entirely zoned (R-1L) containing majority single-detached dwellings. The property is located in proximity to three City parks (Llewellyn Park, Johnston Park and MacPherson Park) and is found within Ward 7 (Beachgrove), also known as the Lewis Point neighbourhood.

Analysis:

As per Section 9.2 of the Zoning & Development Bylaw, a minimum rear yard setback of 7.5 metres (24.60 feet) is otherwise required for a single-detached dwelling and any physical additions thereto in the Single Detached Residential (R-1L) Zone. The subject property at 1884 Blake Court (PID# 784298) is an interior residential lot with frontage on the west side of Blake Court having existing driveway access onto Blake Court (see Attachment A).

The applicants are proposing to build a 48.31 square metre (520 square foot) addition that would attach to the rear of the house at the northwest corner projecting into the rear yard (see Attachment C). At present there is an elevated wooden deck attached to the rear of the house in this area measuring approximately 15 feet wide by 13 feet deep. The existing deck is proposed to be removed to accommodate the future home addition.

When evaluating for land-use impacts it is noted that the principal impact would be with respect to the property abutting to the rear (75 England Circle) as that is the direction that the proposed addition would project towards within the required rear yard setback. Referring to the 2023 air photo attached as Attachment A to this report, it is noted that there is a large, dense stand of taller mature deciduous trees present within the rear yard of both 1884 Blake Court and the abutting property to the rear addressed as 75 England Circle. From a privacy perspective, the presence of this existing stand of mature trees would provide a great deal of natural screening and buffering of the proposed addition with respect to the abutting property to the rear, thus mitigating the proposed encroachment into the rear yard setback.

It is noted that the intent and purpose of rear yard setbacks is to both ensure that sufficient outdoor amenity space is provided for the dwelling unit while simultaneously ensuring that no privacy impacts are projected onto nearby or abutting properties.

In this particular case while there would be some loss of outdoor amenity space to the subject property's rear yard, the size of the existing lot is generous to the point that there would still be ample remaining outdoor amenity space comparable to a lot of this nature containing a single-detached dwelling. In terms of potential privacy impacts, existing mature trees found on the lot would generally be maintained in current position. This coupled with the presence of a heavily wooded area on the abutting property at 75 England Circle would ensure that the encroachment of the addition into the rear yard setback would be sufficiently screened and buffered.

On this basis, the proposed variance can be deemed as maintaining the intent and purpose of the Zoning & Development Bylaw as it pertains to the rear yard setback for property within the (R-1L) zone.

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
▪ The proposed variance would not cause negative visual or privacy impacts to abutting properties due to existing vegetative screening surrounding the proposed addition on all sides.	▪ A Building and Development Permit will be required with respect to the proposed addition.	▪ The proposed addition would not meet current minimum requirements of the (R-1L) zone for rear yard setback.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council that the following Major Variance for the subject property addressed as 1884 Blake Court (PID# 784298) be approved to allow for the construction of a residential addition in the Single Detached Residential (R-1L) Zone to:

1. Permit a reduced minimum rear yard setback of 4.23 metres (13.88 feet).

Council or Committee History:

N/A

Financial Implications:

N/A

Public Engagement and Communication:

In accordance with Section 3.9 of the Zoning & Development Bylaw, on January 12, 2026, notice of the Major Variance application for 1884 Blake Court (PID# 784298) was circulated to forty-two (42) surrounding property owners within 100 metres (328.1 feet) of the subject property to request written comments on the proposed variance. The deadline to submit written comments was 4:30pm on Monday, January 26, 2026.

A total of four (4) written responses were received from the 100-metre circulation letter sent on January 12, 2026 all expressing opposition to the proposed Major Variance (see Attachment E).

Legislative Authority:

Zoning & Development Bylaw
Official Plan

Strategic Alignment:

Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:
David Douglas Gundrum, RPP, MCIP



Manager of Development Planning

Reviewed By:

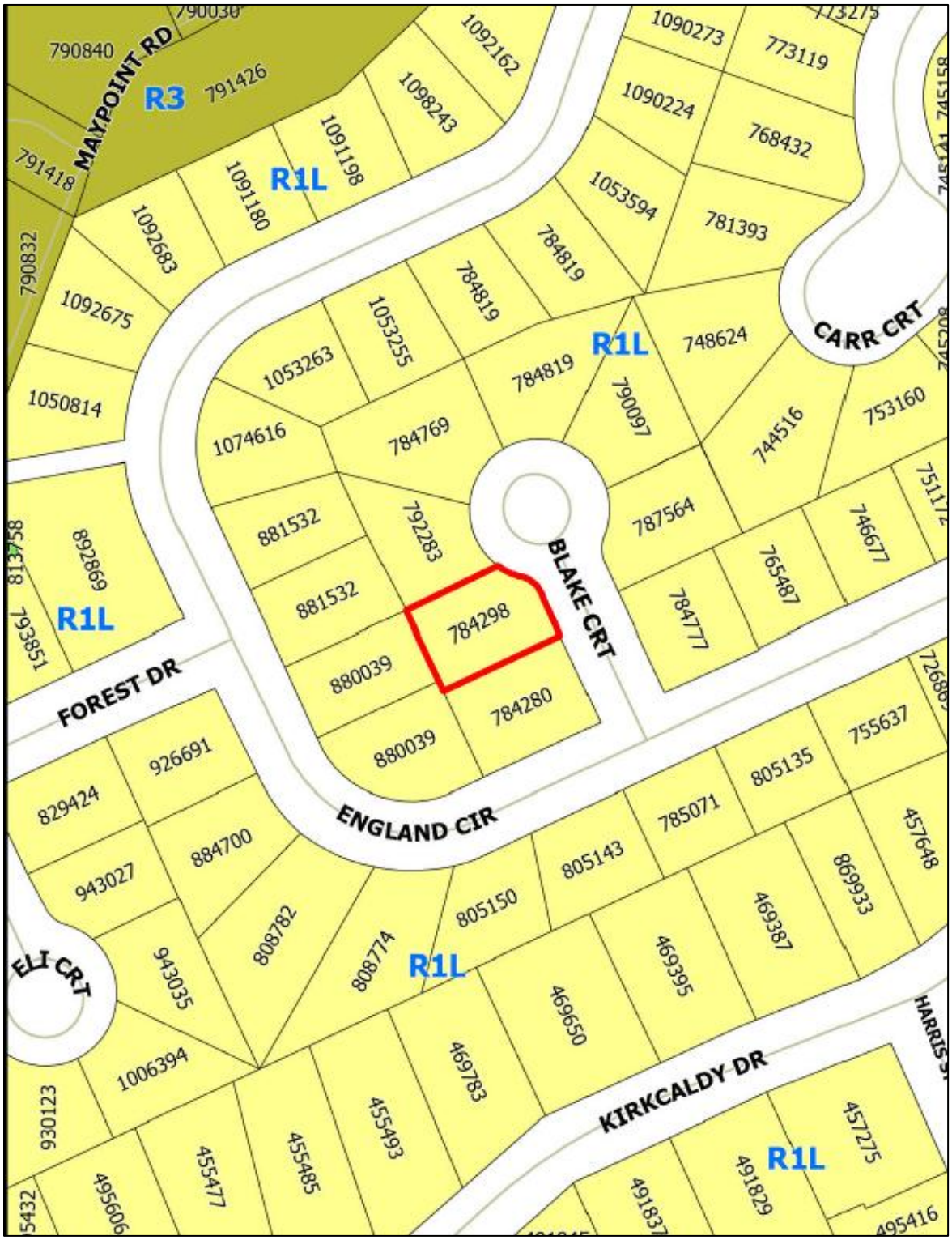
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 01/29/2026

Committee Recommendation: (if differing from staff)

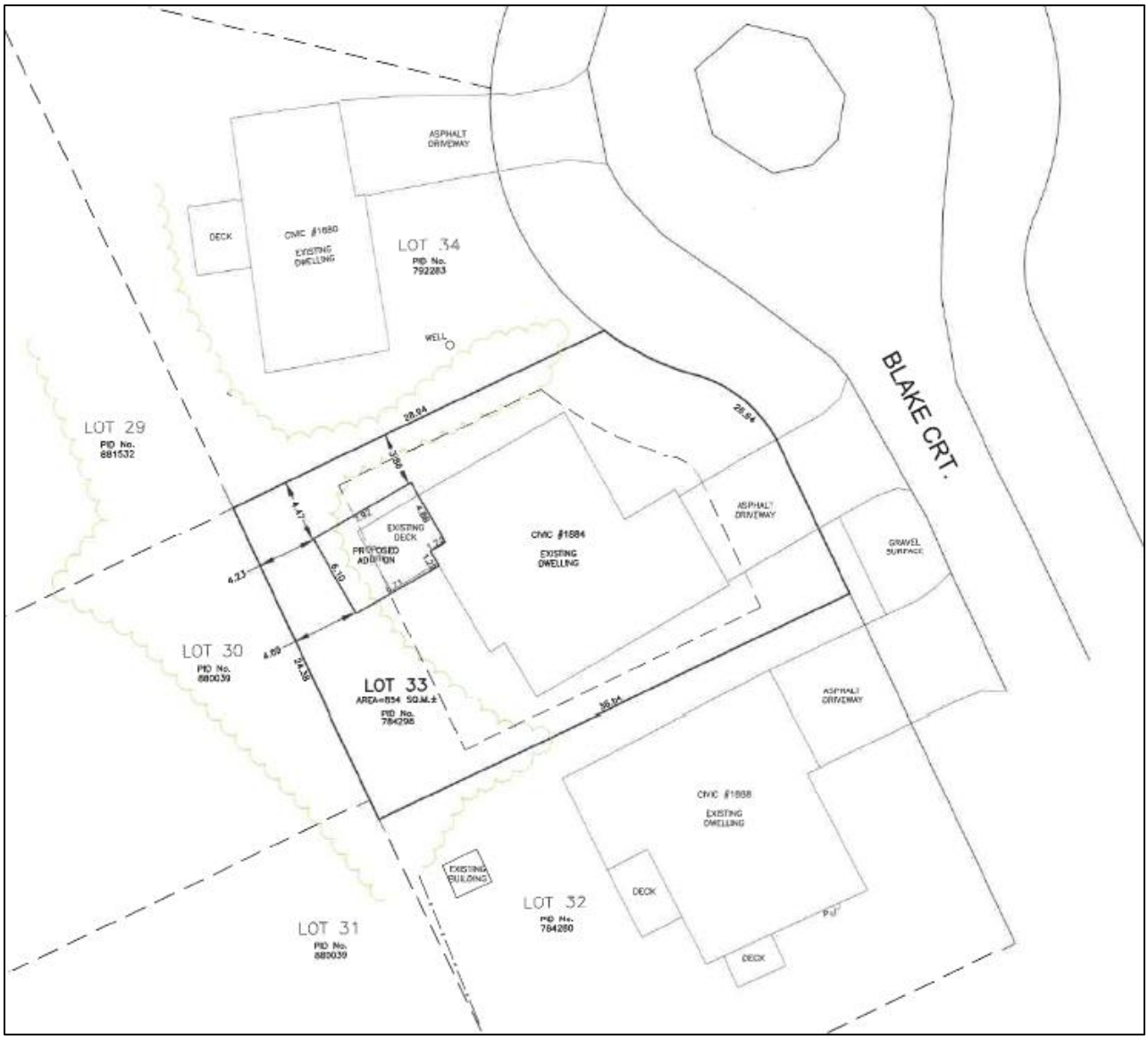
Attachment "A" – Air Photo



Attachment "B" – Zoning Map



Attachment "C" – Site Plan



Attachment "D" – Circulation Letter (January 12, 2026)

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

January 12, 2026

Re: 1884 Blake Court (PID# 784298)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for Major Variance to reduce the minimum required rear yard setback from 7.5 metres (24.60 feet) to be 4.23 metres (13.88 feet) for property identified as 1884 Blake Court (PID# 784298) in the Single Detached Residential (R-1L) Zone. The variance has been requested in order to accommodate the construction of a proposed 48.31 square metre (520 square foot) addition to an existing single-detached dwelling that would project into the rear yard.

As required by the *Zoning & Development Bylaw*, property owners within 100 metres (328.1 feet) of the subject property, must be notified of Major Variance requests. If you have any objections or comments regarding the Major Variance, please include the rationale for your objections and submit by email to the reporting Planner at dgundrum@charlottetown.ca no later than **4:30PM on Monday, January 26th, 2026.**

Please be advised that any written comments will form part of the public record.

In accordance with Section 3.9.4 of the *Zoning & Development Bylaw*, the Major Variance request will be referred to Planning Board to advise on the request, along with any comments received and make a recommendation to Council. At Council's discretion, they may approve or refuse the variance. The application will be heard at the Planning Board meeting scheduled for **5:00PM on Tuesday, February 3rd, 2026, in City Council chambers (2nd Floor) located at City Hall (199 Queen Street)**.

If you have any questions in regard to the application, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

David Douglas Gundrum, RPP, MCIP
Manager of Development Planning

Attachments:

1. Air Photo
2. Zoning Map
3. Survey Plan (Preliminary)

Attachment "E" – Public Responses to Circulation

Re: 1884 Blake Court (PID #784298) – Application for Major Variance (Rear Yard Setback Reduction)

Dear Mr. Gundrum,

We are writing as the owners and residents of a neighbouring property within 100 metres of 1884 Blake Court (PID #784298) in response to the application for a Major Variance to reduce the minimum required rear yard setback in order to construct an addition to an existing dwelling that would project into the rear yard.

We wish to formally object to the granting of this Major Variance and submit the following rationale for consideration by the Department, the Planning Board, and Council.

1. Departure from the established rear yard building line

At present, the rear yard building line of the subject property aligns with that of adjacent properties, forming a consistent plane of development. This alignment reflects a planned open rear yard condition visible from England Circle. The proposed addition would extend well beyond this established plane, materially disrupting the spatial order that currently protects the privacy and enjoyment of neighbouring properties under the existing zoning framework. The proposed rear yard setback represents a substantial reduction of approximately 44% from the minimum required setback.

2. Replacement of an open deck does not justify increased building mass

While the proposal is shown as replacing an existing deck, the addition would extend beyond the deck's current footprint and introduce enclosed building mass where none currently exists. An open deck and an enclosed addition are fundamentally different in scale, permanence, and impact on neighbouring properties.

3. Recent custom construction by the current owner

I believe that the existing dwelling was custom constructed by/for the current owner relatively recently, with full awareness of the applicable zoning requirements. The request for a Major Variance appears to reflect a subsequent expansion choice rather than a hardship arising from the property itself.

4. Inconsistency with the intent of rear yard setback regulations

Rear yard setback requirements are intended to preserve privacy, access to light and air, reasonable separation between buildings, and the established spatial character of residential neighbourhoods. Extending the building envelope further into the rear yard undermines these objectives.

5. The request exceeds the purpose of a variance and sets an undesirable precedent
Variances are intended to address minor and unavoidable hardships related to unique site constraints. In this case, the proposal seeks additional building area rather than relief from a constraint that prevents reasonable use of the property. Granting a Major Variance in these circumstances risks eroding the consistent application of the zoning bylaw.

For these reasons, I respectfully submit that the requested Major Variance does not meet the intent of the zoning bylaw or the principles guiding variance approvals. I therefore request that the Planning Board recommend, and Council ultimately decide, to deny the application.

Thank you for the opportunity to provide comments on this matter.

Sincerely,

Mario Zirone & Mary Cowper-Smith
92 England Circle
Charlottetown, PE

C.C. **Mayor Philip Brown**
mayor@charlottetown.ca
Councillor John McAleer - Ward 7
jmcaleer@charlottetown.ca

Re: 1884 Blake Court (PID# 784298)

As your letter of January 12, 2026 states, the owner of 1884 Blake Court has made a request for a Major Variance, and not simply a Minor Variance. If this request receives approval the minimum required rear yard setback would be reduced from 7.5 metres (24.60 feet) to be a mere 4.23 metres (13.88 feet) from the common boundary with the adjoining property.

Existing Constructions
What is existing now where the proposed addition to the house is planned is a raised wood deck which extends from the rear of the house back to and stopping at the existing rear yard setback limit of 7.5 metres (24.6 feet).

Planned Building Extension Too Close to Rear Property Line.
As shown on the attached Site Plan, the request is to accommodate a relatively large addition to a dwelling which would project 6.73 metres (22.1 feet) from the rear of the house toward the common rear property line. The dwelling would then be only 4.23 metres (13.88 feet) from the adjoining neighbour. This would reduce privacy for neighbours behind.

Exterior Door to Future Deck Which Would Further Reduce Privacy
If the requested variance is approved and the building is extended as planned, what is to prevent these owners, or future owners, from building a new raised deck along the south side of the building extension (similar to the deck they now have) out to the rear corner of the planned addition to the requested yard setback of only 4.23 metres (13.88 feet) from the common boundary with the adjoining property. There is an exterior door already shown on the proposed plans which would provide access to such a deck. This would further reduce the privacy for neighbours behind.

Opens to Other Possible Applications to Reduce Rear Yard Setbacks
The house of the neighbour to the North (PID# 792283) of the subject property was built before City amalgamation. It was built too close to the common boundary to the rear to meet todays requirement, but is still nowhere close to the requested Major Variance of only 4.23 metres (13.88 feet) from the common boundary with the adjoining property. If this Major Variation is approved, there would be nothing to prevent the owner of PID# 792283 or future owner from a successful application to build an addition back to the new rear yard setback as well. Or any other neighbour for that matter. This would have an immediate negative effect on our property (PID# 881532), and on property values.

In summary, this is an upscale neighbourhood with larger than average homes. The setback requirements were well known at the time the lots were purchased and homes built.. Please do not approve a Major Variation in setback now, and thereby set a new precedent for the future.

Submitted by Owners of PID# 881532
January 21, 2026

Re: 1884 Blake Court (PID# 784298) - Application for Major Variance

Dear Mr. Gundrum,

I am writing in response to the City's notice regarding the application for a Major Variance rear yard setback for an indoor pool addition at 1884 Blake Court, located back-to-back adjoining to our property at 75 England Circle.

We respectfully submit the following statement in opposition to the request for an approximate 44% reduction in the required back yard setback to accommodate an indoor pool addition to the subject dwelling.

The requested variance is substantial. A reduction of nearly half of the required setback cannot reasonably be characterized as minor. Variances are intended to address minor unavoidable hardships related to unique lot constraints. I am not aware of any unique physical characteristics of the lot that would make compliance with the rear yard setback impractical. A variance of this magnitude appears to be the result of design choice of seeking additional building area rather than undue hardship created by the lot itself.

Our property is back-to-back with the subject dwelling. Essentially we share back yards that provide visual openness and it creates low density character residents reasonably expect. The current setback helps maintain a green buffer between the two dwellings. The proposed addition would remove 520 square feet of green space that currently exists between the two dwellings. The proposed addition of 26 feet x 20 feet would project far into the backyard and occupy space that was specifically intended to remain open green space.

Granting a major variance of this magnitude would undermine the intent of the R-L1 zone, which is to preserve privacy, access to light and air, and adequate separation between buildings. Rear yards are an important component of neighbourhood character and provide green space that contributes visual openness and residential amenity.

Approval would also set an undesirable precedent within the R-1L zone. Allowing a structure of this scale to encroach so deeply into the rear yard risks eroding the intent of the zoning regulations and could lead to similar requests that cumulatively alter the character of the neighbourhood. I am concerned approval of this application would establish a precedent that rear-yard setbacks in the the R-1L zone can be reduced by nearly half.

In addition to the scale of setback reduction, I am particularly concerned about drainage and stormwater impacts. Large backyards contribute to storm water absorption. Extending the existing dwelling significantly closer to the back property line risks altering established

drainage patterns and increasing runoff toward neighbouring properties, with potential impacts such as ponding, erosion, or moisture issues.

For these reasons, I respectfully request that the Planning Board recommend, and Council ultimately decide, to deny the application.

Thank you for your consideration on this matter.

Sincerely,

Paul and Joanie Brennan
75 England Circle
Charlottetown PE

C.C. Mayor Phillip Brown
mayor@charlottetown.ca
Councillor John McAleer - Ward 7
jmmcaleer@charlottetown.ca

Gundrum, David

From: Omaro Sefau [redacted]
Sent: Friday, January 23, 2026 11:14 AM
To: Gundrum, David
Subject: Objection to Major Variance Request - 1884 Blake Court (PID# 784298)

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Gundrum,

I am writing to formally submit my objection regarding the application for a Major Variance at **1884 Blake Court (PID# 784298)**.

As the property owner of 1884 Blake Court, located within the notification radius of the subject property, we are opposed to the request to reduce the rear yard setback from 7.5 metres to 4.23 metres.

Our objection is based on the following rationale:

- **Privacy Concerns:** The proposed setback reduction brings the structure significantly closer to the property line than is standard for the R-1L zone. This addition will encroach upon our privacy and overlook our adjacent outdoor living space/backyard.
- **Visual Impact/Massing:** A reduction of this magnitude (nearly 44% less than the requirement) creates a structure that is too large for the lot size. This negatively impacts the open character of the neighborhood and creates a feeling of overcrowding.
- **Sunlight/Shadowing:** Due to the proximity of the proposed addition to the boundary line, we are concerned about the loss of natural sunlight and the shadowing it will cast over our property.

We request that the Planning Board and Council refuse this variance to maintain the integrity and standards of our neighborhood.

Thank you for including this correspondence in the public record for the meeting on February 3rd.

Sincerely,

Nadia Marah

7 Eli Crt Charlottetown, PE C1E 2L4

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-FEBRUARY-6B-1
3 Oakland Drive (PID# 192245)

Date:

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:

Prepared by:
Laurel Palmer, Senior Planner 3, RPP, MCIP

Attachments:

A. Air Photo
B. Zoning Map
C. Memorandum from Holland College outlining the purpose of the Rezoning request
D. Site Plan for the property

Report Title:

Future Land-use Map Amendment and Zoning Amendment 3 Oakland Drive (PID# 192245), former Andrew Homestead Property. Application has been made by Jonathan Barrett on behalf of owners Holland College.

Report Purpose:

Request to change Official Plan land-use designation from Low Density Residential to Institutional.
Request to rezone subject property from Single Detached Residential (R-1L) to Institutional (I).

Staff Recommendation:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Institutional and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Single Detached Residential (R-1L) Zone to the Institutional (I) Zone for the property located at 3 Oakland Drive (PID# 192245).

Report Details:

Development Context:

The property is the former Andrew's Homestead and is a designated heritage resource under the City's Heritage Bylaw. It is in a mature residential neighbourhood on the north side of the St. Peter's Highway in East Royalty. The surrounding neighbourhood consists of low density single and semi-detached dwellings. The property is bounded to the north by low density residential housing consisting of R-2 zoning and Oakland Drive. To the east, by low density housing R-1L zoned land and Oakland Drive, to the south by Wright's Creek and to the west with passive recreation land and Westcomb Crescent.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 3.10.4, of the Zoning & Development By-law notice was sent to sixty-four (64) property owners located within 100 meters of the subject property advising them of the request for a rezoning and Official Plan Map amendment. The letter advised them of the date, time, and location of the public meeting and solicited their comments, both verbal and written on the rezoning application. The letter also stated the deadline to submit written comments on the application.

Public Feedback

There were no written responses to the City's notification letter sent January 14, 2026.

The Public Meeting was held on January 28, 2026 in Council Chambers. Planning Staff presented the details of the application. Following the presentation, Holland College staff presented and were available to answer questions. Residents were then asked to comment on the application and the proposed amendment. There were no comments from the general public however, members of the Andrew Family were present to offer support to the proposed rezoning.

Analysis:

This is an application to rezone (PID# 192245) the former Andrew homestead on Oakland Drive formerly owned by Dr. John and Dr. Christine Andrew. The property is currently zoned R-1L (Single Detached Residential) and has land area totaling approximately 9.29 acres. The property was owned by the Andrew family since the early 1900's and was the location of one of the first mills on the island. In 2021 the property was gifted to Holland College by the Andrew family with the intention for the property to become part of the college and be the location for a Centre of Excellence in Watershed Management. To follow in line with the request of the Andrew family Holland College has asked for the property to be rezoned to Institutional to enable them to utilize the property for educational programs.

The college intends to use the site in the short term for college programing, office space, labs and accommodations for guests of the college. The long-term use will be for a dedicated space for the Centre of Excellence for Watershed Management. See Attachment "C" which outlines Holland College's proposed use of the site. This property is a meaningful property within the neighbourhood of East Royalty. Not only does it hold value as a heritage property It is located on Wright's Creek which is a major estuary and is rich in flora and fauna and is home to many native wildlife species. The property also contains Andrew's Pond and a stand of old growth Acadian Forest. There are passive recreational trails around the pond, many of which were granted to the City by the Andrew Family. Therefore, the property is well positioned for its intended use as a Centre of Excellence in Watershed Management.

The Official Plan has various policies which support the needs of the City's public educational institutions, their physical space and land-use requirements and to work with the Province to address any issues related to land use needs.

5.4 Meeting Educational Needs

1. Our objective is to establish regular dialogue with representatives of the business community, the provincial government, the University of Prince Edward Island, Holland College, the Eastern School District, and privately operated educational facilities in order to keep abreast of their needs, and to seek mutually beneficial resolution of issues.

- *Our policy shall be to meet with representatives of the province and the City's educational institutions on a regular basis to address, and seek mutual resolution to, any outstanding issues.*

2. Our objective is to work with representatives of Charlottetown's educational institutions to ensure that their present and future physical space and land-use requirements are factored into the City's planning processes.

- *Our policy shall be to encourage representatives of the City's educational institutions to advise the Planning Board of their physical space and land-use requirements and, where warranted, to ensure that the municipality's planning tools take account of these needs.*

- *Our policy shall be to designate sufficient additional land on the Future Land-Use Map to meet the anticipated needs of the City's public educational institutions over a 10-year planning horizon.*

The Environment for Change

Charlottetown cannot move forward to successfully meet the challenges of the 21st century without nurturing the evolving requirements of its educational institutions. This requires more than just allocating land for the expanding physical needs of schools, the College, and the University. It also calls for the City's political and administrative leaders to work with their counterparts in the provincial government and within the various educational institutions to establish a framework for on-going dialogue. This approach will lead to joint initiatives and delivery vehicles that will enhance educational opportunities for residents, as well as support evolving communication and business development needs.

The Action

Proposed Action	***Responsibility***	***Time Frame***
Establish a steering committee with representatives of the City, province, and educational institutions to address outstanding issues and land-use requirements	*City, Province, UPEI, Holland College, & Eastern School District*	*Short-term*
Designate land to address anticipated needs of public educational institutions	*City*	*On-going*
Establish a steering committee with representatives of the City, province, and educational institutions to develop a municipal information technology network	*City, Province, UPEI, Holland College, & Eastern School District*	*Short-term*

Although this property is not located where it is more walkable to services. This property was intended due to its location to watersheds to be used for specialized educational programs. In terms of land use Institutional zoned properties especially educational institutions are often located within neighbourhoods and near housing. Therefore, educational institutions and residential housing would be considered compatible land uses.

The neighbourhood of East Royalty contains a mix of single detached, two unit and multi-unit housing. Although not walkable to many services the City's transit system can be accessed within the general area. Integrating housing and educational facilities within neighbourhoods attributes to building a complete neighbourhood. The neighbourhood is also well established in recreational lands and passive recreational trails.

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
▪ The conversion of the Andrew property to form part of Holland College will ensure stewardship of the property for years to come. ▪ It will provide additional educational opportunities for the island community. ▪ The proposal is close to parkland, passive walking trails, sports fields and public transit.		There may be some concerns raised by low density residents about a change in land use.

CONCLUSION:

This is a historically significant property within the neighbourhood of East Royalty. The Andrew family have been instrumental over the years in the environmental stewardship of Andrew's Pond and Wright's Creek and have worked with the City and local watershed management groups to ensure the sustainability of the watershed and old growth forest on the property.

Rezoning the property to Institutional will bring it into conformity with the future use as an educational institution. From a land-use perspective, educational institutions and residential uses are generally compatible. Educational institutions can contribute to the vibrancy and cultural richness of a community.

It is the opinion of Planning staff that this rezoning request has merit and meets many of the policies of the Official Plan. Therefore, staff are recommending for Planning Board to recommend to Council for approval of this rezoning request.

Council or Committee History:
N/A

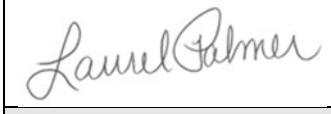
Financial Implications:
N/A

Public Engagement and Communication:
None to date.

Legislative Authority:
Zoning & Development Bylaw
Official Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:
Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)

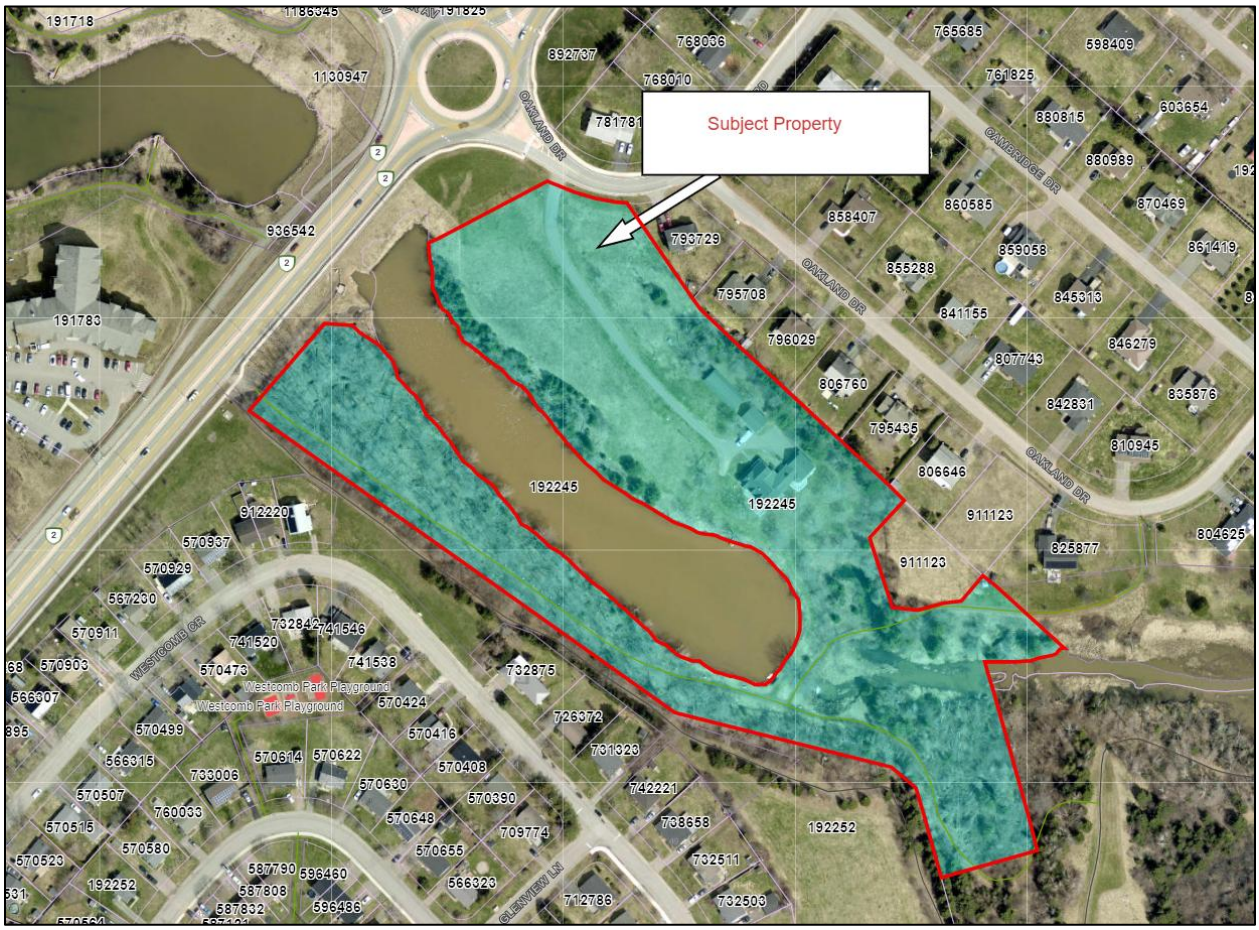


Reviewed By:

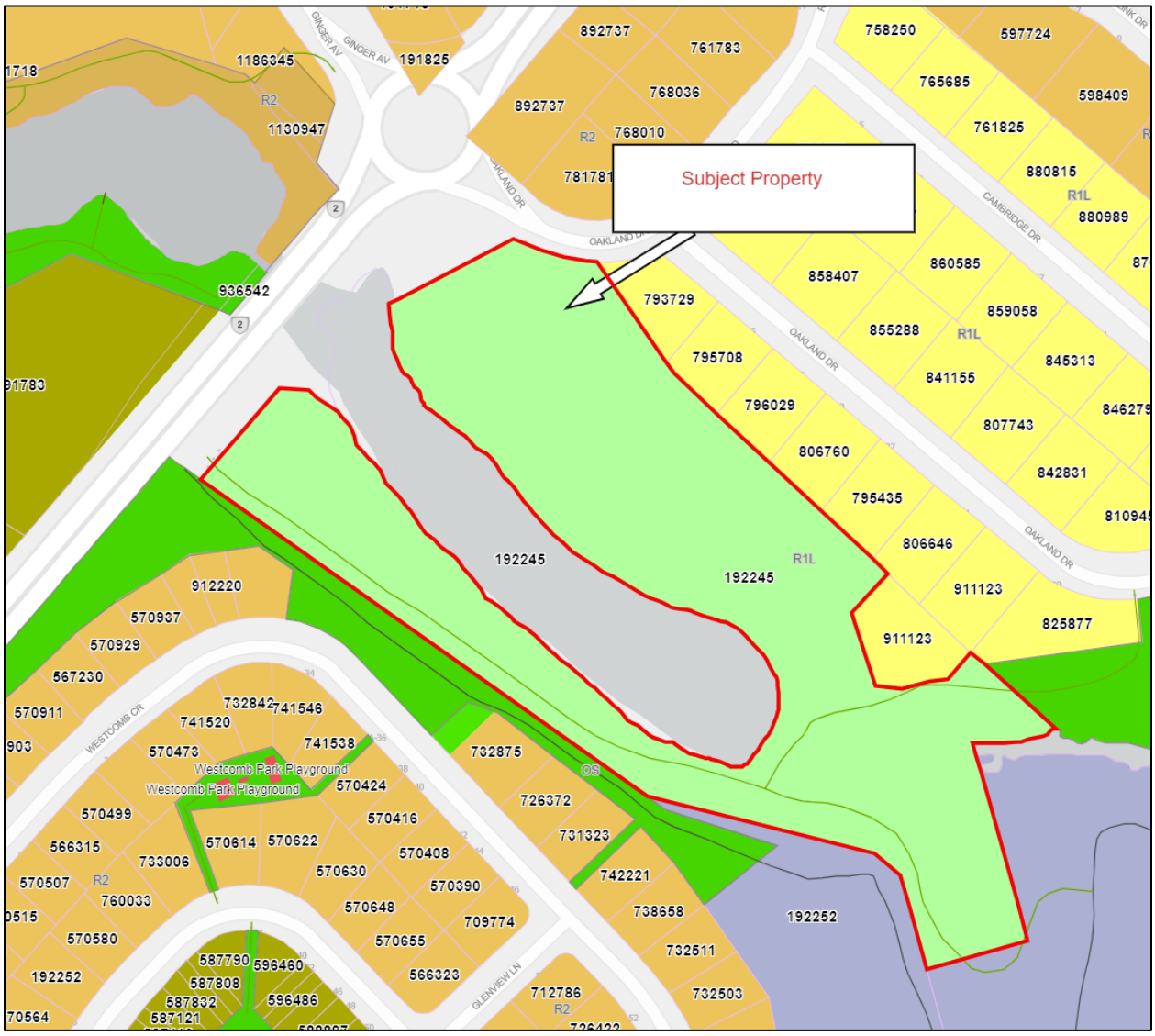
Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 01/29/2026	Michael Ruus, RPP, MCIP, 01/29/2026

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo



Attachment "B" – Zoning Map



Attachment "C" – Memorandum from Holland College outlining the purpose of the Rezoning request:

Memorandum

To: City of Charlottetown – Planning & Heritage Department

From: Holland College

Date: September 16, 2025

Subject: Rezoning Request for 3 Oakland Drive (PID #192245) – R-1L to Institutional

Purpose of Rezoning

Holland College respectfully requests that the property at 3 Oakland Drive, presently zoned R-1L, be rezoned to Institutional.

The property was gifted to Holland College by the Andrew family for the purpose of establishing a Centre of Excellence in Watershed Management and to serve as an environmental campus supporting the College's programs. This rezoning will align the property with all other Holland College properties in Charlottetown, which are zoned Institutional.

Background

- The Andrew family has long been committed to environmental stewardship on Prince Edward Island.
- In 2021, John and Christine Andrew, along with their family, gifted 3 Oakland Drive to Holland College with the clear intention that the site be used to advance watershed management and environmental programming.
- The donation reflects the family's passion for maintaining healthy watersheds in a province where 100% of our drinking water is sourced from groundwater.

Short-Term Use

Public Access: Holland College is committed to ensuring that the existing trail system on the property remains open and accessible to the public, continuing its role as a valued community resource. This aligns with both the College's vision of environmental stewardship and the Andrew family's intent for the property.

- House Conversion: Portions of the existing residence will be converted to office space for Holland College's environmental programs and to provide space for local watershed groups.
- Living Lab: Other sections of the house and property will function as a teaching and learning laboratory for programs including Carpentry, Energy

Systems, Plumbing, HVAC, Journalism, Wildlife Conservation, and Environmental Science.

- Guest Accommodation: Select rooms will remain residential to accommodate visiting guests of the College (not intended as student housing).
- Detached Garage Training Space: The garage will be retrofitted as a training and staging area for students.

Long-Term Vision

Holland College envisions developing a dedicated Centre of Excellence for Watershed Management at 3 Oakland Drive. This centre will:

- Provide space for research, applied learning, and industry partnerships.
- Strengthen PEI's leadership in environmental sustainability.
- Support the training of future environmental professionals across multiple disciplines.

Rationale for Institutional Zoning

- Institutional zoning will allow Holland College to operate the property consistently with its educational mission.
- It will support community collaboration, particularly with local watershed groups and environmental organizations.
- Rezoning ensures that future development of the site is aligned with Holland College's strategic vision and the Andrew family's donation intent.

Request

1. Holland College respectfully requests that the City of Charlottetown: Approve the rezoning of 3 Oakland Drive (PID #192245) from R-1L (Single Detached Residential Low Density) to Institutional.
2. Recognize this rezoning as enabling a public benefit project that advances environmental education, applied research, and community engagement.

Submitted by:

Jon Barrett

Jon Barrett, P.Eng
Director, Facilities Management
Tel: 902 566 9654

HOLLAND COLLEGE

Attachment “D” – Site Plan for the Property:



City of Charlottetown Committee Report

Report No:
PLAN-2026-03-FEBRUARY-6B-2
231-233-235-237-239-241 Stanmol Drive
(PID# 1047562)

Date:
February 3, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:

Prepared by:
Laurel Palmer, Planner 3, RPP, MCIP

Attachments:

A. Air Photo of PID #1047562
B. Original Zoning Map showing PID #1047562
C. Zoning Map providing clarification on Lots 29 and 32 to be rezoned portion of PID #1047562.
D. Proposed Site Plan Showing Townhouse Development
E. Preliminary Survey Plan Showing Location of Lots 29 and 32 properties to be rezoned.
F. Letters from residents in response to the notification letter.

Report Title:

Future Land-use Map Amendment and Zoning Amendment portion of (PID# 1047562), Vacant land on the south end of Stanmol Drive. Application has been made by Will Zafiris on behalf of Falcon Properties Inc.

Report Purpose:

Request to change Official Plan land-use designation from Low Density Residential to Medium Density Residential.

Request to rezone subject property from Low Density Single (R-2S) to Medium Density Residential (R-3).

Staff Recommendation:

The Planning & Heritage Department encourages Planning Board to recommend to Council for the request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2S (Low Density Single) to (R-3) Medium Density for the vacant lands located on the south end of Stanmol Drive portion of (PID #1047562) subject to the signing of a development agreement.

Report Details:

Request:

An application has been received to proceed to public consultation to rezone a portion of Phase 2 of Hidden Valley Subdivision at the south end of Stanmol Drive being a portion of PID# 1047562. Hidden Valley Subdivision is located off Malpeque Road in the neighbourhood of Winsloe. The proposal is to rezone the subject lands from (R-2S) Low Density Residential Single to (R-3) Medium Density Residential Zone and to amend Appendix "A" the Official Plan Future Land Use Map from Low Density Residential to Medium Density Residential.

Development Context:

The property is located in a new residential subdivision that has been under construction since 2019. This area has received a considerable amount of development over the past 6 years and continues to grow. The property is bounded to the north by Brooklyn Avenue and new low density residential housing consisting of R-2S zoning. To the east, by a water course that separates this area from land that has been zoned Apartment Residential (R-4) for higher density development. To the south with vacant land zoned R-2S and to the west with land zoned R-1L with low density single detached housing.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 3.10.4, of the Zoning & Development By-law notice was sent to twenty-seven (27) property owners located within 100 meters of the subject property advising them of the request for a rezoning and Official Plan Map amendment. The letter advised them of the date, time, and location of the public meeting and solicited their comments, both verbal and written on the rezoning application. The letter also stated the deadline to submit written comments on the application.

Public Feedback

Two written responses were received to the City's notification letter sent January 14, 2026. Both responses were in opposition. The letters cited concerns such as:

- Upzoning land for higher density to increase the value of the land.
- Concerns about compatibility with low density single detached residential development.
- Concerns that the 2 lots proposed to be rezoned were intended for green space.
- Concerns about an increase in traffic.

The Public Meeting was held on January 28, 2026, in Council Chambers. Planning Staff presented the details of the application. Following the presentation, the developer was available to answer questions about the proposed development. Residents were then given an opportunity to comment on the application and the proposed amendment. Two residents voiced concerns about the proposed rezoning application citing similar concerns as the written responses. One resident asked about the need for 12 units on each lot. The developer Will Zafiris indicated that the density on each lot could be reduced to 8 units per lot for a total of

16 units. He indicated that to achieve 12 units a variance for density would have to be granted for each lot. He also indicated that he would be willing to enter into a development agreement with the City to limit the density on each lot to 8 units. Staff indicated that rezoning the property to medium density does allow a permit to be approved as of right but if additional density was sought over what the Bylaw permits a variance would have to be granted by Council. Staff also indicated that if Council wished, a development agreement could be drafted with the submitted site plan for 8 units.

Staff would also like to provide clarity on the exact area to be rezoned. The only portions of PID #1047562 to be rezoned are the areas shown as Lots 29 and 32. These two lots comprise the 1.08 acres indicated in the public notification letter and as shown on the site plan and preliminary survey plan (Attachments D&E). Lot 31 as shown on the preliminary survey plan was not included in this rezoning application and is to remain R-2S (Low Density Residential Single) as indicated on the site plan. See Attachment C, which provides further clarification on the area to be rezoned with Lot 31 exempted out.

Analysis:

This is an application to rezone approximately (1.08) acres (4,392 sq. m.) of land located at the southern end of Stanmol Drive. The proposal is to rezone the property to R-3 (Medium Density Residential) Zone and extend Stanmol Drive and further subdivide the property into 3 lots to accommodate two stacked town house buildings consisting of 12 units in each building. (See Attachment "C" concept site plan).

To facilitate the construction of these dwellings Stanmol Drive is proposed to be extended to the southernmost property boundary. The dwellings will be constructed on the east and west side (Lots 29 and 32 shown on preliminary survey plan (Attachment "D") of Stanmol Drive. A temporary cul-de-sac is proposed to be constructed on Lot 31 until a future road is constructed on the lands to the south to facilitate connectivity to these lands for future development.

This property is located within the neighbourhood of Winsloe. The immediate area consists of low-density residential development with land that was zoned to accommodate higher density apartment dwellings immediately to the east. There is also some higher density and commercial development further north along Malpeque Road. The low-density residential development in the immediate area consists predominately of mature neighbourhoods containing (R-1L) Single Detached Residential and (R-2S) Low Density Residential Single zoned properties. There are shopping centres and services located within a kilometer to the south of this subdivision along Malpeque Road.

This area of the city does not score high in walkability however; transit service is provided and can be accessed from Malpeque Road. The concept includes mainly surface parking for this development. Parking calculations will be conducted at the building permit stage to ensure each building meets the parking requirements set out in the Zoning Bylaw.

The first and second phase of the Hidden Valley Subdivision consisted of single and semi-detached dwellings. Normally a transition zone would be required between low density and medium density development. However, this subdivision contains semi-detached dwellings which are compatible with townhouse development. The site plan also incorporates a green treed buffer area along the property boundaries

between low density development and the townhouses. This property is unique in that it is also separated from the higher density development to the east by a natural watercourse with a treed buffer zone.

Official Plan

The Official Plan sets out the vision for future land use, growth, and development in the City of Charlottetown. On balance, when evaluating the submitted rezoning application and concept drawings, key points from the Official Plan currently in force and effect for consideration include:

3.3 Housing Needs and Variety

If Charlottetown is to continue to grow as a healthy community, affordable housing for all segments of society must generally be available throughout the City. Moreover, the housing requirements of those with special needs (e.g., disabled, homeless, people in transition) also have to be addressed. Likewise, in the recent past, there has been a chronic shortage of most types of seniors housing. As the population base continues to age, this problem will become more acute unless civic decision-makers address it in a forthright manner.

These are some of the reasons why the City needs to encourage compact and contiguous development, more in-fill housing, and the efficient use of civic infrastructure. In addition, the direction of this plan is to make Charlottetown's neighbourhoods more stable and sustainable.

Defining Our Direction

*Our **goal** is to work with public and private sector partners to create an attractive physical environment and positive investment climate in which the housing requirements of all residents can be met (including those with special needs), and to provide clear direction as to where residential development should take place.*

*Section 3.3.1 (Housing Needs and Variety) Our **objective** is to encourage development in fully serviced areas of the City, to promote settlement and neighbourhood policies as mechanisms for directing the location of new housing, and to encourage new residential development near centres of employment.*

*Section 3.3.1 (Housing Needs and Variety) - Our **policy** shall be to ensure that all new multiple dwelling unit buildings are serviced by water and wastewater systems which have the capacity to accept the development proposed.*

*Section 3.3.1 (Housing Needs and Variety) - Our **policy** shall be to base residential densities on the availability of municipal services, education facilities, recreation and open space amenities, transportation routes, and such other factors as the City may need to consider.*

*Section 3.3.1 (Housing Needs and Variety) - Our **policy** shall be to provide medium density housing styles to meet future housing needs.*

Section 3.1.*1 (Directing Physical Growth) - Our **policy** shall be to direct urban growth to land that is a logical extension of an existing urban area, or neighbourhood, and will be serviced by municipal water and wastewater systems.*

*Section 3.1.1 (Directing Physical Growth) - Our **policy** shall be to have the responsible municipal departments ensure that adequate infrastructure and servicing facilities are in place prior to, or are developed concurrently with, new development.*

*Section 3.1.3 (Directing Physical Growth) - Our **policy** shall be to allow subdivisions of more than one lot per existing parcel of land provided that the developer has made an agreement to furnish full municipal infrastructure, and subject to all other applicable land-use and development regulations.*

The Official Plan supports mixed forms of housing within existing neighbourhoods to allow for housing choices. Housing choices within neighbourhoods are important as they provide variety for people at various stages of their lives. According to CMHC primary rental market data, Charlottetown had a total vacancy rate of 0.9% in October 2022. As such, the proposal is appropriately supported by the Section 3.3 (Housing Needs and Variety) policies of the Official Plan.

It should be considered that the city is currently experiencing an increased demand for housing. Housing prices are at a premium and home ownership isn't obtainable for many residents. Many residents are being forced to leave the city because of the lack of housing options and affordable housing. It has been very difficult to acquire land within established neighbourhoods at reasonable prices where rents can be kept at affordable levels.

In planning practice when assessing locations that are appropriate for residential uses it is fitting to locate residential dwellings in locations close to amenities, transit and parkland. The proposed site is within walking distance to parkland and neighbourhood amenities. The site is not within close walking distance to shopping centres however these amenities are easily accessed with T3 Transit services.

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
▪ The City is experiencing a demand for housing and this proposal would provide additional options for housing within a mature neighbourhood		▪ The neighbourhood is not within a walkable neighbourhood. ▪ The site is located in a low-density neighbourhood. Some concerns about

that is predominantly low density residential. ▪ The proposal is close to parkland, sports fields and public transit. It is within a short drive to shopping and services.	increased density has been raised by area residents.

CONCLUSION:

From a planning perspective a variety of housing choices are important within a neighbourhood. Charlottetown's low vacancy rate has presented challenges for people trying to access housing within the city in fully serviced, desirable neighbourhoods where they are able to access various amenities. In addition, establishing new density and housing variety in existing built-up areas is inherently more sustainable as it allows for better use of services that are already available (see Section 3.10 of the Official Plan) and decreases pressure for new urban sprawl related to single-detached subdivisions.

Therefore, the Planning & Heritage Department encourages Planning Board to recommend for the application to amend the Future Land Use map for a portion of PID # 1047562 from Low Density Residential to Medium Density Residential and to rezone a portion of the property at the south end of Stanmol Drive in the Hidden Valley Subdivision from R-2S (Low Density Residential Single) to (R-3) Medium Density Residential) Zone subject to the signing of a development agreement.

It is the opinion of Planning staff that this proposal has merit and meets many of the policies of the Official Plan. Therefore, staff are recommending Planning Board to recommend to Council to grant approval to this rezoning request.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
None to date.

Legislative Authority:
Zoning & Development Bylaw
Official Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:
Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)

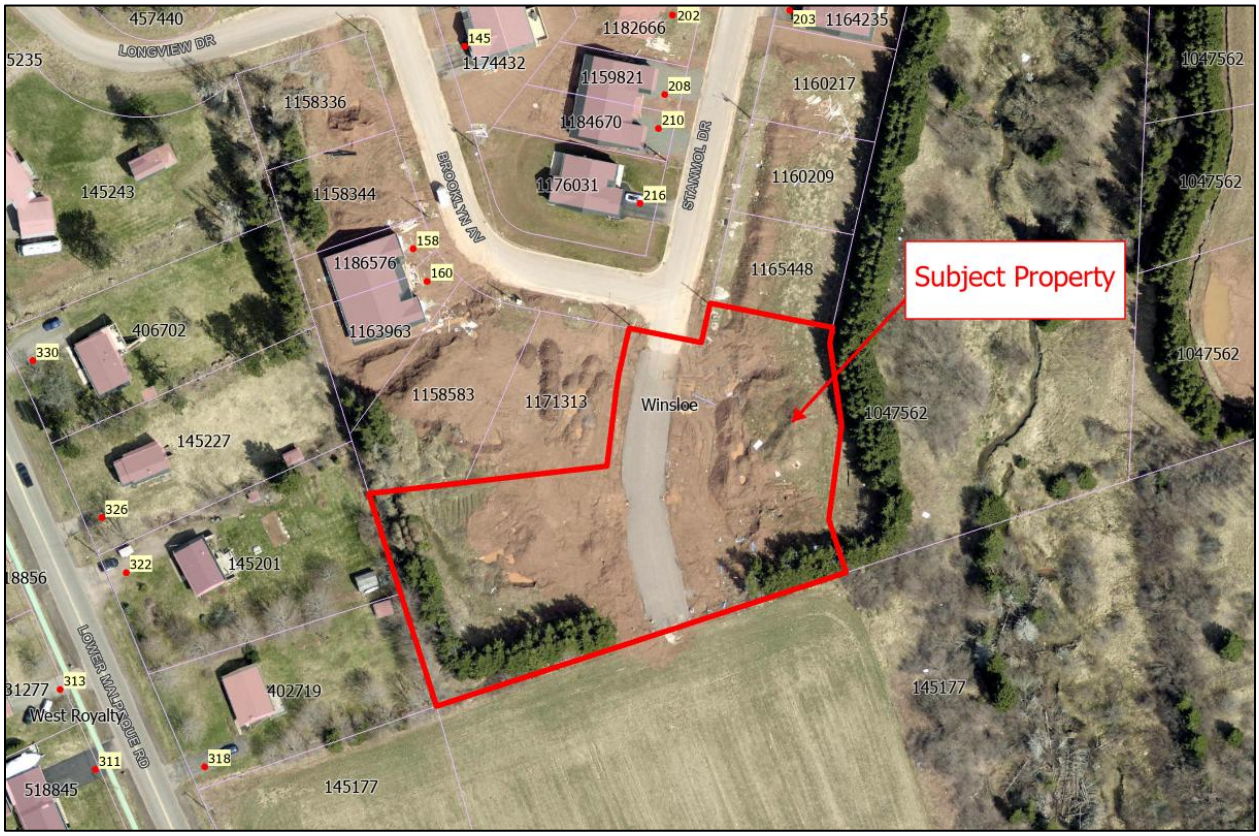


Reviewed By:

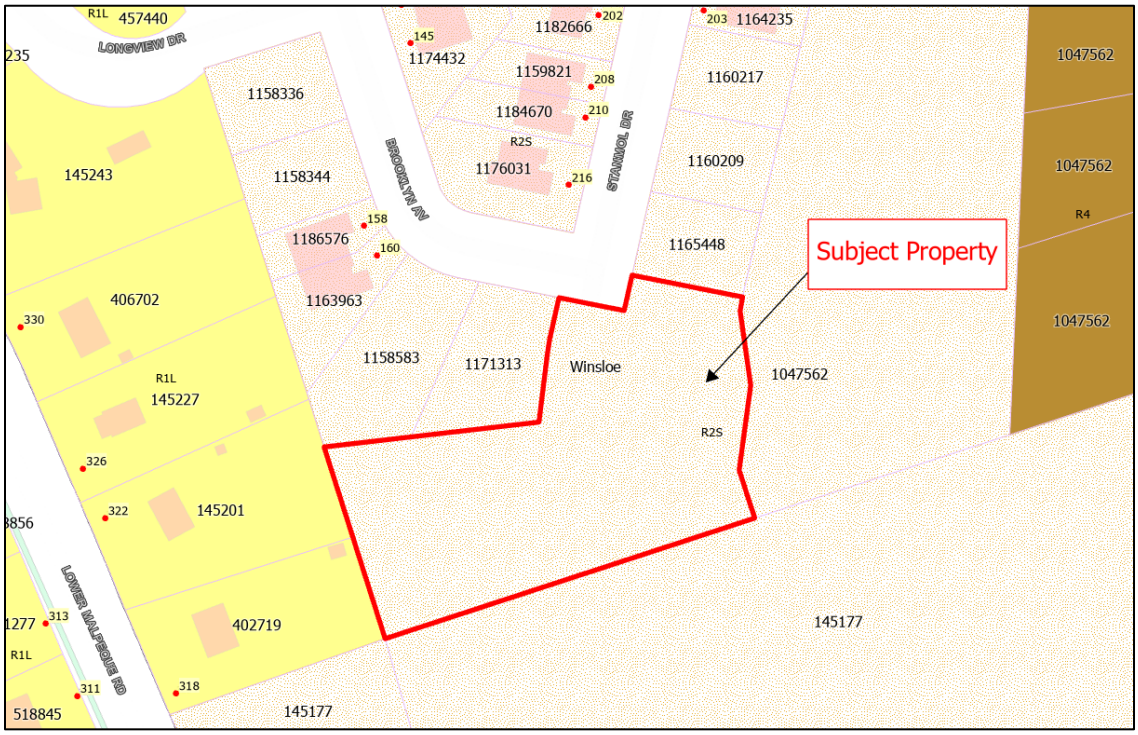
Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 01/30/2026	Michael Ruus, RPP, MCIP, 01/30/2026

Committee Recommendation: (if differing from staff)

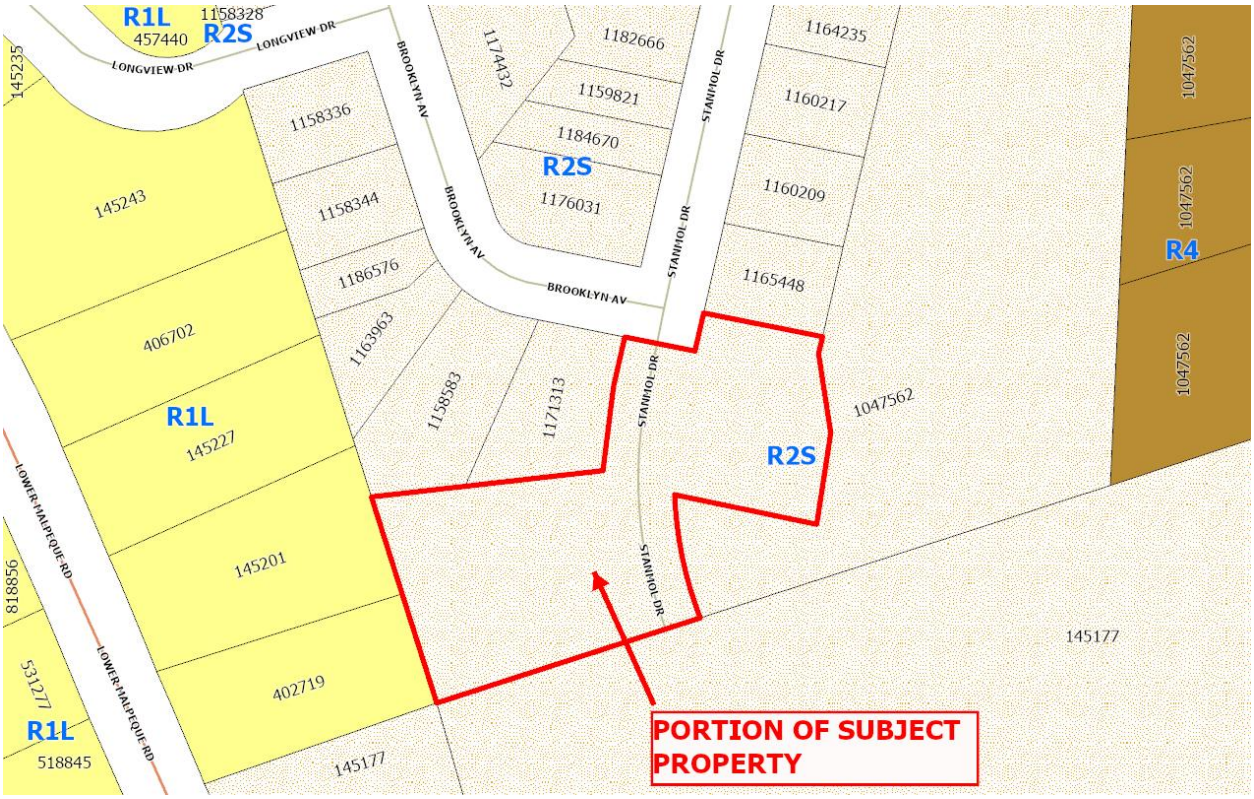
Attachment “A” – Air Photo of PID #1047562



Attachment “B” – Original Zoning Map showing PID #1047562 area that was shown at public meeting



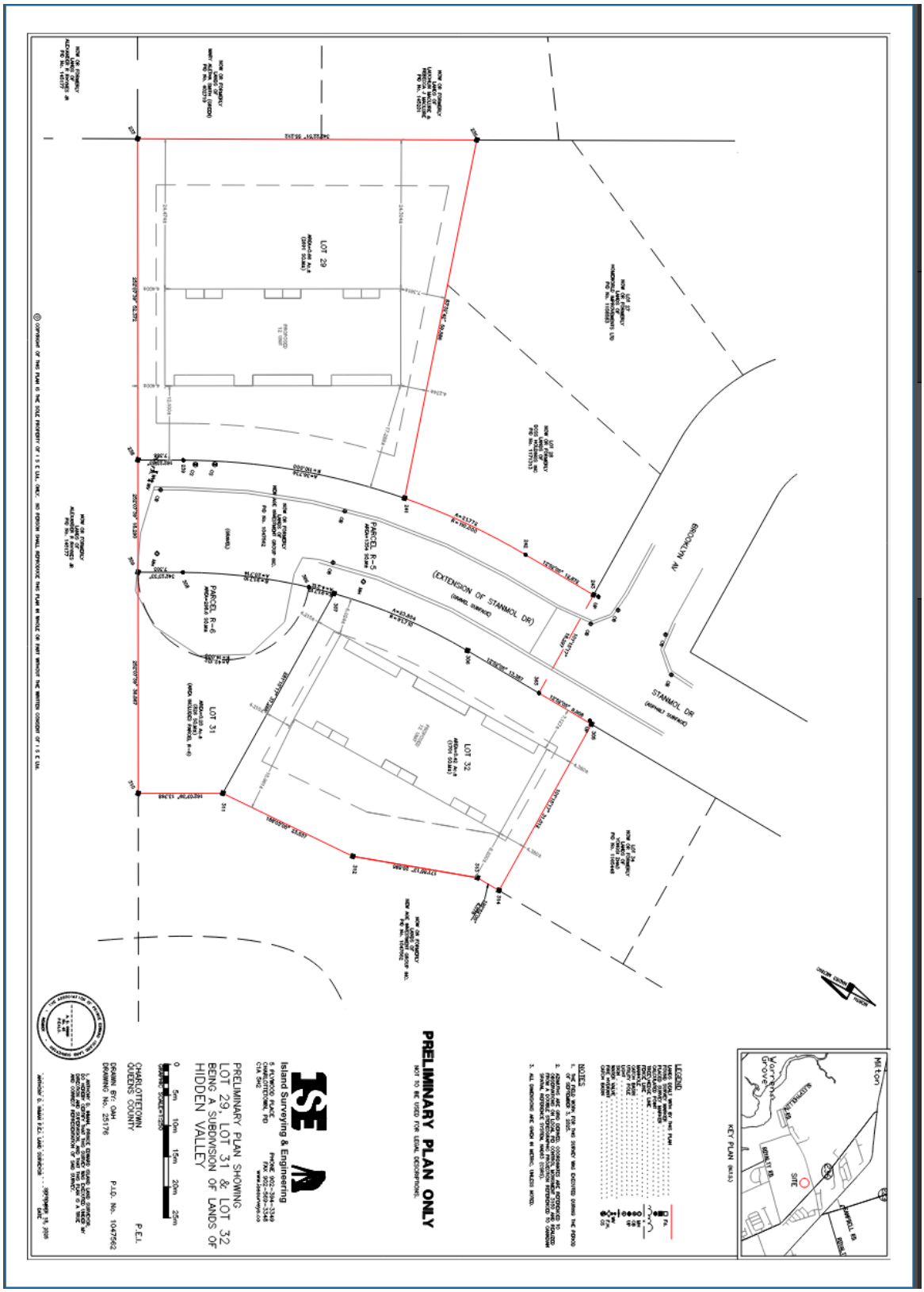
Attachment “C” – Zoning Map providing clarification on Lots 29 and 32, portion of PID #1047562.



Attachment "D" – Proposed Site Plan showing townhouse development:



Attachment “E” – Preliminary Survey Plan showing Lots 29 and 32 properties to be rezoned:



Attachment “F” – Letters from residents in response to the notification letter:

From: Aletha Smith <[redacted]
Sent: Sunday, January 25, 2026 11:26 AM
To: Planning Department <planning@charlottetown.ca>
Subject: Written Submission – Rezoning Application for Lands Adjacent to My Property on Stanmol Drive

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

I am writing to express my opposition to the proposed rezoning of the lands located behind my home from low-density residential to medium-density residential.

While I recognize the need for housing and responsible growth, I am not opposed to development in principle. My concern is with this specific rezoning request and its compatibility with the surrounding neighbourhood. The subject lands are currently zoned low-density residential, and the surrounding area is entirely low-density in character. These parcels were originally described as green space and were later approved for low-density residential development. The proposed development—two three-storey, 12-unit townhouse buildings—represents a significant increase in density and scale that is not consistent with the existing neighbourhood or with what residents were previously led to expect.

There is already a more appropriate location nearby for medium- and higher-density housing. On the other side of the stream, apartment-style development has been constructed, and that area appears to have been planned for greater density. Concentrating medium-density housing in areas already intended for that scale is more consistent with good planning than introducing it immediately behind established low-density homes.

Traffic impacts are also a concern. The local roads serving this area were designed for low-density residential use and are not well suited to accommodate the increased traffic volumes associated with medium-density development of this scale. Additional vehicle traffic, service access, and parking pressures would affect safety, noise levels, and overall livability for nearby residents. These concerns are heightened when considered alongside the possibility of future development in the area.

From: Aletha Smith <[redacted]>
Sent: Tuesday, January 20, 2026 3:31 PM
To: Planning Department <planning@charlottetown.ca>
Subject: Hidden Valley

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Planning,

I would like to voice my opposition to the application to change 5 lots in Hidden Valley from Low Density Residential Single(R-2S) to Medium Density Residential (R-3).

When the plan was first made, this area was pending for green space, it was rezoned to residential and now the company wants to rezone it to put two 12- unit stacked townhouses. If this is rezoned for them again, next they will want it rezoned for an apartment building.

The phases on the other side of the stream were zoned for apartments and townhouses, anything other than Low density residential.

My understanding was that the green space was taken and switched to residential lots because they argued the green space would be more useful on the other side of the stream where the apartments were so it was approved.

They want to squeeze 12 families into two lots on one side of the Stanmol Street and 12 families on 3 small lots on the other side of the street, where is the green space for all these families?

I am attaching a couple of pictures for your convenience.

Thank you,
Aletha Smith
318 Lower Malpeque Rd
Charlottetown PE C1E1S8

I am further concerned about precedent. Approving a medium-density rezoning within an established low-density area raises reasonable concerns for residents about what may follow. There is a large vacant parcel beside my property, and while I do not know its current zoning or any future development plans, residents understandably worry that approving this rezoning could make similar requests more likely on adjacent lands.

When rezonings are considered in isolation, it becomes difficult for residents to understand the full impact. What may appear to be a single change can, over time, fundamentally alter the character of a neighbourhood that has long been low-density

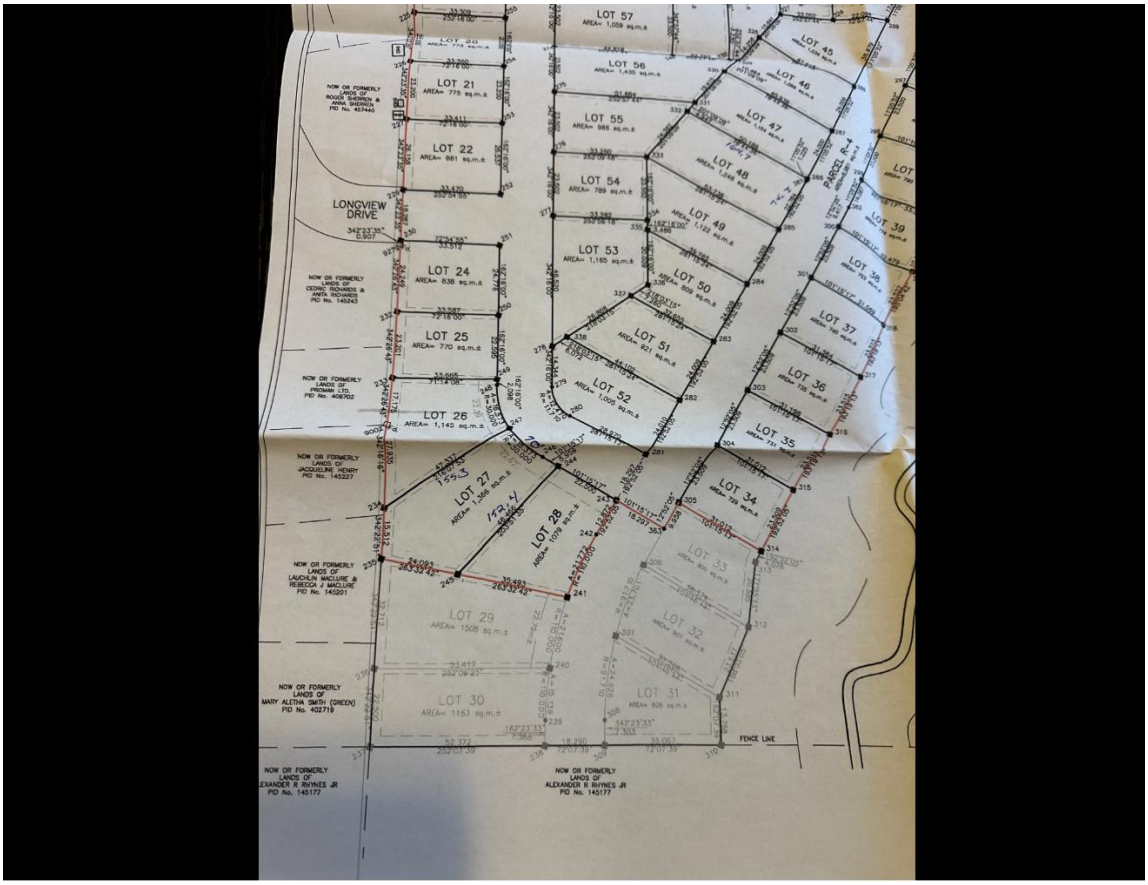
residential.

For reasons of compatibility, traffic impact, planning consistency, and concern about precedent, I respectfully ask Council to deny this rezoning application and to maintain the existing low-density residential zoning.

I appreciate the work Council does, and I hope you will weigh this decision carefully from the perspective of those of us who have lived here for decades and whose homes and daily lives are directly affected. I am simply asking Council to uphold the low-density character that was approved for this area and that long-term residents have relied on.

Respectfully submitted,
Aletha Smith
318 Lower Malpeque Rd
Charlottetown PE C1E1S8

Sent from my iPad



Exciting news for Contractors & Real Estate Investors. Hidden Valley has just introduced a new pricing platform for the remainder of their R2 Lots.... See more



PLANNING
Rec'd 21/21/26 Init J.L.

Jan. 21, 2026

To: **Charlottetown Planning Board & Charlottetown City Council**

Re: **Stanmol Drive (PID#1047562)** in the **Hidden Valley Subdivision**

It was very disappointing to see in *The Guardian* on Jan. 20, 2026 that Charlottetown Planning Board and ultimately Charlottetown City Council are once again being asked by Property Developers to Re-Zone or Up-Zone land so as *to allow for a* ***higher density development*** in an effort **to increase the value of the land** which had *originally* been intended to be used as *Green Space* (or *parkland*).

I am writing this letter *in support of the many new residents and property owners* on both Brooklyn Avenue and Stanmole Drive whose *property values* and indeed their *quality of life* will be *negatively impacted* if this last minute Rezoning request is approved.

For the reasons stated above I ask Planning Board / City Council to **PLEASE DENY** this Rezoning request.

Respectively Yours,
Gordy McCarville GM
15 Thorndale Ave
Charlottetown

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-February-6B-3
231 Brackley Point Road (PID# 623090)

Date:
February 3, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
N/A

Prepared by:
Michael Fraser, Planner 2

Attachments:
A. Air Photo
B. Zoning Map

Report Title:
Request to proceed to public consultation concerning a rezoning request at 231 Brackley Point Road.

Report Purpose:
This is a request to proceed to public consultation concerning a request for a rezoning of the subject property from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone in order to construct a commercial structure in future.

Staff Recommendation:
The Planning & Heritage Department encourages Planning Board to recommend to Council to proceed to public consultation for the request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Institutional (I) Zone to the Business Park Industrial (M-3) Zone for the property located at 231 Brackley Point Road (PID# 623090).

Report Details:

The application for a rezoning was submitted by Breakwater Development Inc. on behalf of the property owners. The subject property, which is currently developed with a Place of Worship, is located within the Institutional (I) Zone. The applicant is requesting the subject property rezoned to accommodate the development of a future commercial building.

Section 22 of the Zoning & Development Bylaw (rules governing the Institutional zone) indicates that the zone solely permits the development of institutional structures and the planned use is not included in the zone. The parcels to the north of the subject property are already zoned Business Park Industrial (M-3) and, if this rezoning were to proceed it would bring the subject property into alignment with the surrounding zoning and overall general land-use permissions. The applicant has indicated that rezoning this property is a step in a broader project to build a commercial building on site, which would include a future lot consolidation application to join the parcels to the north (PIDs 885269, 437616 and 523073) with the subject property.

Council or Committee History:

N/A

Financial Implications:

N/A

Public Engagement and Communication:

N/A

Legislative Authority:

Zoning and Development Bylaw
Official Plan
Strategic Plan

Strategic Alignment:

Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:

Michael Fraser,
Planner 2

Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 01/29/2026	Michael Ruus, RPP, MCIP, 01/29/2026

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo:



Attachment “B” – Zoning Map:

