CHARLOTTETOWN

PUBLIC MEETING AGENDA
NOTICE OF MEETING
Thursday, June 18th @ 7:00 PM
Council Chambers, City Hall, 199 Queen Street, Charlottetown, PE
(livestreaming at www.charlottetown.ca/video)

1) **Call to Order**
2) **Declaration of Conflicts**
3) **Approval of Agenda**
4) **Discussions:**

a) Rezoning – 307 Patterson Drive (PID 676585)
David Gundrum, Manager, Planning Development

This is a request to:

- Rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

b) Rezoning – Unaddressed Properties Towers Road (PID#s 390534, 1179670)
David Gundrum, Manager, Planning Development

This is a request to:

- Rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

5) **Introduction of New Business**
6) **Adjournment of Public Session**

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
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Information Sheet for Public Meeting on Thursday, June 18, 2026

The City of Charlottetown has received the following application for consideration:

307 Patterson Drive (PID 676585)
David Gundrum, Manager, Planning Development

This is a request to:

- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone,

in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

115 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated June 10 , 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, June 6, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Wednesday, June 10, 2026.

As of 4:30 PM on Tuesday, June 16, 2026 no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, June 19, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2026-05-MAY-6B-1
307 Patterson Drive (PID# 676585)

Date:
May 5, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
None at this time.

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:

A. Air Photo
B. Zoning Map

Report Title:

Request to proceed to public consultation concerning a proposed rezoning of the subject property from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two parcels of land under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store). The application has been made by 102461 PEI Inc. on behalf of the owners.

Report Purpose:

Evaluation of a request for rezoning from the (R-2) Zone to the (C-1) Zone to harmonize existing zoning among abutting parcels of land under the same PID number containing an existing 1-storey commercial building (convenience store) that is currently bisected by an existing property boundary. Consideration at this point is for a request to proceed to public consultation.

Staff Recommendation:

That Planning Board recommend that Council:

Approve the request to proceed to public consultation concerning a request to rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

Report Details:

The request for rezoning was submitted by applicant representing the owners on April 15, 2026 to the City of Charlottetown Planning & Heritage Department in pursuit of changing the zoning for the property identified as 307 Patterson Drive (PID# 676585) from (R-2) to (C-1) in order to harmonize said zoning with that of the abutting parcel identified as 311 Patterson Drive (also PID# 676585) across the extents of both combined parcels which contain an existing 1-storey commercial building (convenience store) having an exterior footprint of approximately 172 square metres (1,851 square feet).

Development Context:

The subject property is an interior residential lot that is developed with a portion of an existing 1-storey neighbourhood commercial building (convenience store) which continues onto an abutting property to the west identified as 311 Patterson Drive (PID# 676585). Of the 172 square metre (1,851 square feet) footprint of the existing commercial building, approximately 49% of its coverage is present on the property subject to the proposed rezoning (307 Patterson Drive) while the remaining 51% of its coverage is present across on the abutting property to the west at 311 Patterson Drive.

The property is bounded to the east by residential property also in the (R-2) Zone containing an existing single-detached dwelling (303 Patterson Drive) and to the north by residential property in the (R-3) Zone containing a set of sixteen (16) townhouses arranged in 3 separate physical blocks (3 to 35 Westridge Crescent). Bounding also to the north are City-owned lands containing a City community park in the Open Space (OS) Zone and to the south the property fronts onto Patterson Drive (see Attachments A & B).

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed rezoning is approved to proceed to the public consultation phase, the Planning & Heritage Department will notify the public of the future public meeting date in accordance with Section 3.10.4 of the Zoning & Development Bylaw.

ANALYSIS:

As per Section 3.10.3 of the Zoning & Development Bylaw, before amending the zoning of any parcel of land, Council shall conduct a public meeting to receive the views and opinions of the public and the applicant. Council may, for reasons that are in the best interests of the City, reject a proposed zoning amendment without public notice and without referral to a public meeting, but if an application goes to a public meeting, then Council shall determine the disposition of the application and the applicant may not be allowed to withdraw the application after the public meeting.

Planning staff are of the opinion that the project has merit with sufficient information provided to date by the applicant to allow for consideration of the proposed rezoning via the public meeting process with Council.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation concerning a proposed rezoning of the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two parcels of land under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store).

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:
David Douglas Gundrum, RPP, MCIP



Manager of Development Planning

Reviewed By:

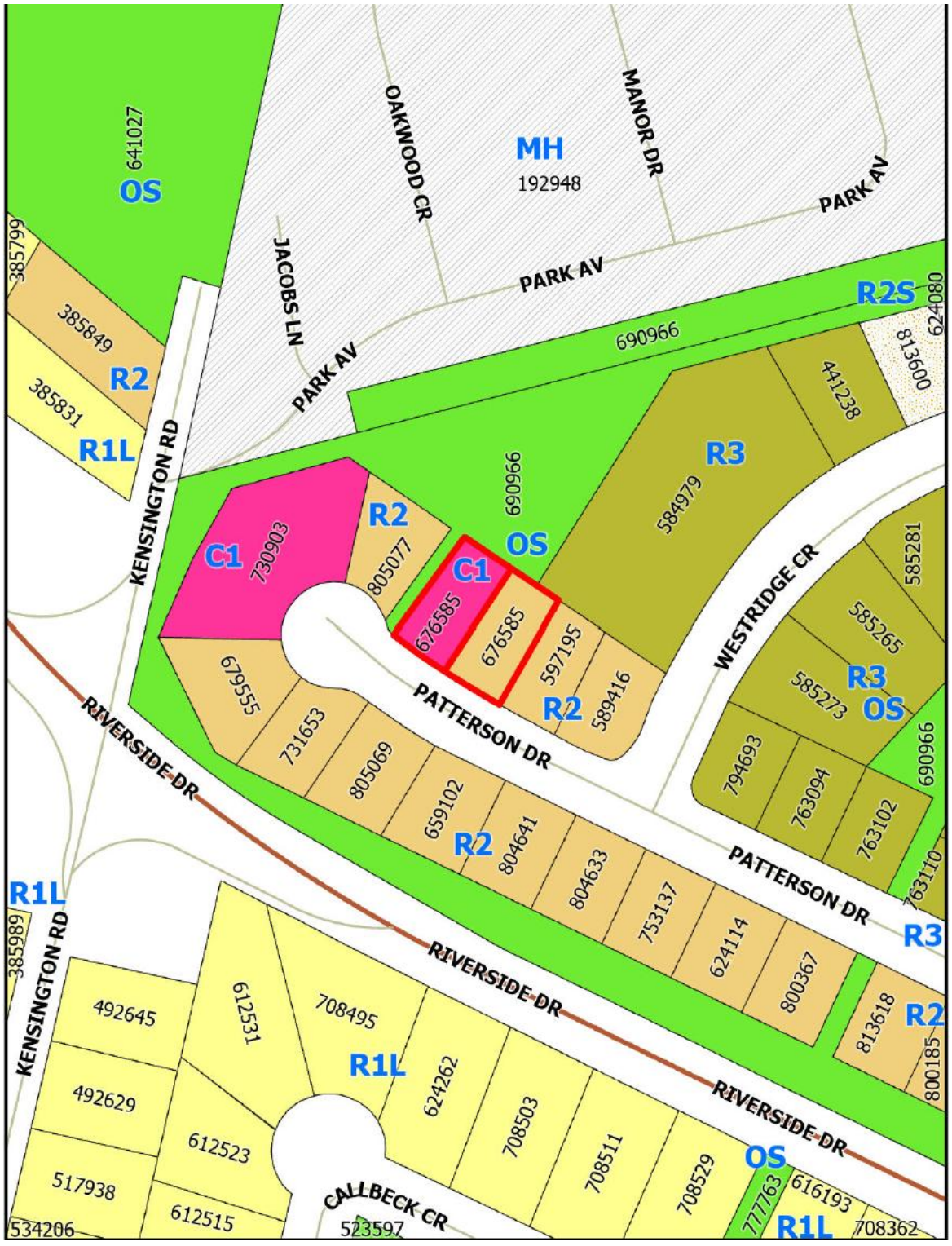
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 05/01/2026

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo



Attachment "B" – Zoning Map



CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL #2026-COCR-0056

Planning & Heritage
#3

MOTION CARRIED 10-0 (Carried CB)

MOTION LOST _____

Date: May 12, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to proceed to public consultation concerning a request to rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

Planning & Heritage Department
City of Charlottetown
70 Kent Street
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e planning@charlottetown.ca
w www.charlottetown.ca

June 10, 2026

Re: 307 Patterson Drive (PID# 676585)

Dear Property Owner:

The Planning and Heritage Department has received a request for rezoning relating to subject property identified as 307 Patterson Drive (PID# 676585).

The purpose of the request is to rezone the subject property from the existing Low Density Residential (R-2) Zone and place it within the Business Office Commercial (C-1) Zone to harmonize existing zoning among abutting parcels of land being 311 Patterson Drive and 307 Patterson Drive being under the same PID number containing an existing 1-storey commercial building (convenience store) that is currently bisected by an existing property boundary

Pursuant to the requirements of the Zoning & Development Bylaw and as a property owner located within 100 meters of the subject property, you are being notified of this request. The public meeting to hear this application will be held at the **Council Chambers, City Hall (199 Queen Street) Thursday, June 18, 2026 @ 7:00 p.m.**

For those who are interested in participating via videoconference, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on Wednesday, June 17, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants on Thursday, June 18, 2026, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to dgundrum@charlottetown.ca on or before **12:00 noon on Friday June 19, 2026.** All responses received will become part of the public record.

Oral submissions or comments may be made at the public meeting, but residents are required to keep their oral submissions to a maximum of five (5) minutes.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

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

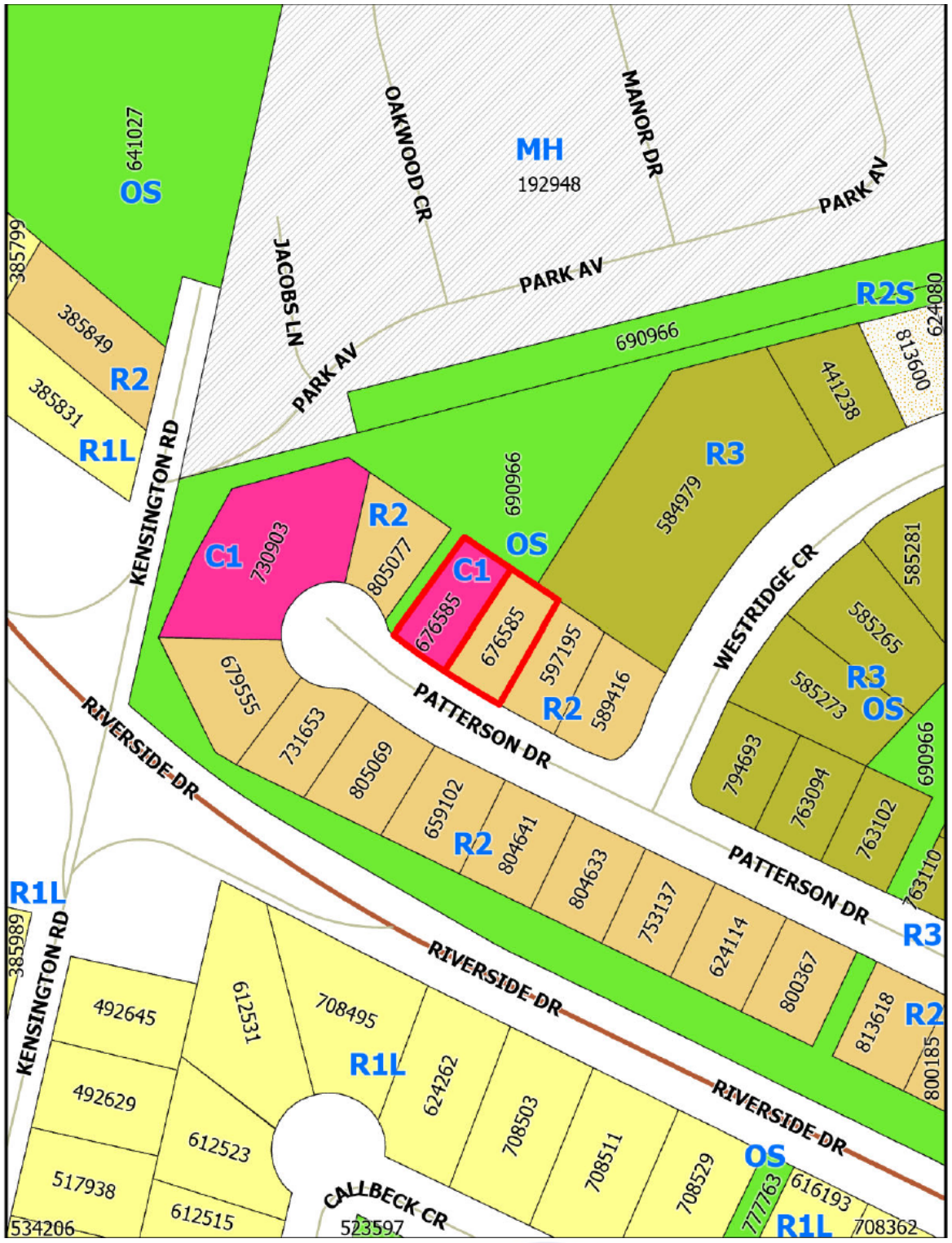
CHARLOTTETOWN

Location of Property



CHARLOTTETOWN

Zoning Map



More deaths than births

VIVIAN ULINWA

Prince Edward Island's population continues to grow, but at a slower pace, according to a recent report by Statistics Canada. The report shows the province's population reached 182,001 as of Jan. 1, 2026, an increase of 1,315 people from the year before.

This represents a growth rate of 0.7 per cent. While that is still one of the highest rates in the country, the report notes that population growth in P.E.I. has been slowing for eight straight quarters.

Despite the slowdown, P.E.I. had the second-highest population growth rate among provinces and territories, behind Alberta. At the national level, Canada's population fell slightly to 41.5 million, a decrease of 0.2 per cent over the same period.

The report also shows a drop in population during the final months of 2025 between October and January.

There were more deaths than births during the quarter. The province recorded 312 births and 462 deaths. Deaths outnumbered births by 150 people. According to the report, this is the largest gap on record since 1946.

International migration to P.E.I. also slowed. About 416 immigrants came to P.E.I. during the quarter, which was the lowest number since 2022. More people left the province than arrived.

The number of non-permanent residents, including foreign workers and students, also declined. As of Jan. 1, 2026, there were 10,368 non-permanent residents in the province, down 17.2 per cent from the previous year.

Interprovincial migration also contributed to the decline. During the quarter, 574 people moved to P.E.I. from other parts of Canada, while 645 left the province. According to the report, most people moving to P.E.I. came from Ontario, British Columbia and Nova Scotia, while those leaving mainly went to Ontario, Nova Scotia and Alberta.

IMPACT ON BUSINESSES

The population slowdown is raising concerns among some of P.E.I.'s businesses.

SEE POPULATION ON A5



2 Crows Brewing Co. in Halifax closed in March. But the revived brewer will soon have beer back on liquor store shelves.
TIM KROCHAK/THE CHRONICLE HERALD

Murphy Hospitality Group buys and revives 2 Crows Brewing Co.

The beloved Halifax-based brewery closed in March after a decade in business

JOSH HEALEY

Nova Scotia craft beer fans can rejoice: 2 Crows Brewing Co. will live on, albeit under different ownership.

The Murphy Hospitality Group announced on Tuesday that they acquired the Halifax-based brewery's branding and beers only three months after the popular establishment closed its doors on Brunswick and Oxford streets.

Now, the 2 Crows legacy continues, with favourite beers like Pollyanna and Jamboree expected to be available on taps at the Gahan House in Halifax soon.

Ben Murphy, CEO of Murphy Hospitality Group, told The Chronicle Herald they hope to have 2 Crows products back in the NSLC by the end of the month, with production beginning next week. The 2 Crows production will be split between Murphy's properties in Halifax and P.E.I.

He said it's an exciting development given some of the difficulties in the craft beer industry.

"We've obviously prided ourselves on great quality beer over the years and 2 Crows did as well," said Murphy.

"I think you're seeing some tough stories arise in the craft beer industry in Atlantic Canada, or I guess in general, and I wanted to really ensure the best of the best of Maritime beers continue to be enjoyed for years to come and this seemed like a great opportunity to do so."

How did the acquisition come about?

Murphy explained that his group had previously collaborated with 2 Crows in the past and that he had stayed in touch with Mark Huizink, one of the brewery's owners. Conversations between the two groups picked up as news of 2 Crows' closure spread.

"We just kind of kept in touch over the years and obviously seeing the unfortunate news of 2 Crows closing in March, and then as (Mark) was going through his process, one thing led to another," said Murphy.

When asked why adding 2 Crows to his group made sense, Murphy said it boils down to one simple fact: they made great beer that people love.

Many patrons and community partners, going back to March, also praised 2 Crows' welcoming atmosphere. The brewery paired up to raise funds for many community partners over their 10-year tenure, including the Africville Heritage Museum, Change is Brewing, the Mi'kmaw Native Friendship Centre, Laing House, Make-A-Wish, ALS Society of Nova Scotia, Petite Queer Pride, the Orange Shirt Society, the Prescott Group and the South House.

"I think in our communities nowadays, we're lacking spaces where everybody feels comfortable and feels seen and included and heard, and at 2 Crows you felt that the second you walked through those doors," Charlene Kuhn, a community engagement manager for the Prescott Group, told the Chronicle Herald in February.

Murphy said he's looking forward to the next chapter of 2 Crows.

"We're excited (about) what Mark and his team built over there, I'm excited that it kind of gets to have a second chapter and hopefully continues to grow," he said.

2 Crows' previous ownership did not move over to the Murphy Hospitality Group.

However, in a press release, Huizink said he's glad to see the company continue.

"We're incredibly proud of what we built, and I'm happy to see that all the hard work will live on. It means a lot to know the brand is in good hands and will continue to grow," he said.

CHARLOTTETOWN
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www.charlottetown.ca

NOTICE OF PUBLIC MEETING

DATE: June 18, 2026 (Thursday)
TIME: 7:00 PM
VENUE: Council Chambers, City Hall, 199 Queen Street

City Council will hold a **Public Meeting** to hear comments on the following applications:

Rezoning – 307 Patterson Drive (PID 676585)
David Gundrum, Manager, Planning Development

This is a request to:

- Rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.



Rezoning – Unaddressed Properties Towers Road (PID#s 390534, 1179670)
David Gundrum, Manager, Planning Development



This is a request to:

- Rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street;
- Virtually; or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, June 17, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, June 18, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Noon on Friday, June 19, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.
Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section.
As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

COLDWELL BANKER PARKER REALTY

VISIT OUR NEW WEBSITE - PARKERREALTY.CA TO SEE OUR PROPERTIES ANYTIME!

Charlottetown Weekend Realtor®
Katherine MacKenzie • 902-439-9972

Hunter River Weekend Realtor®
Christine McAleer • 902-394-2072

OPEN HOUSE: SATURDAY JUNE 6TH 1PM - 3PM



29 Bridget Drive , West Royalty
$679,000 • MLS®202600745
Hosted by Julie Stewart REALTOR®

NEW PRICE:
This is a rare large, 1.31 acre Waterfront property with a beautiful one level home with motivated sellers.



1608 Rattenbury Road, Stanley Bridge
$799,000 • MLS®202603567
Christine McAleer REALTOR®

OPEN HOUSE: SATURDAY JUNE 6TH 1PM - 3PM



81 Kingsway Drive , New Perth
$487,000 • MLS®202526587
Hosted by Deborah Bovyer REALTOR®

NEW PRICE:
Million dollar views from this stunning home. Features a gourmet kitchen, 3 beds, 2 bath with motivated sellers.



40 Stan Pearson Road, Stanley Bridge
$749,900 • MLS®202600041
Christine McAleer REALTOR®

OPEN HOUSE: SATURDAY JUNE 6TH 1PM - 3PM



46 Mac Dor Drive, New Dominion
$279,000 • MLS®202602665
Hosted by Bobby McIsaac REALTOR®

OPEN HOUSE: SUNDAY JUNE 7TH 1PM - 3PM



210 Shakespeare Drive, Condo 108, Stratford
$339,900 • MLS®202613070
Hosted by Deborah Bovyer REALTOR®

FEATURED LISTINGS

Address	Price	MLS®	REALTOR®
5917 Northside Road, North Lake	$99,900	MLS®202612519	Kendra Stretch
152 Maypoint Road, Unit 10, West Royalty	$259,000	MLS®202612781	Kendra Stretch
11 Esher Street, Charlottetown	$299,900	MLS®202612009	Tim Jackson
1542 Iona Road, Iona	$389,000	MLS®202612753	Tanya Cheverie

JUNE 10/26
8:30 AM -
M. M.

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

FENCE

DATE & TIME: June 18, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

307 Patterson Drive (PID 676585)
David Gundrum, Manager, Planning Development

This is a request to:

- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone,

in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
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To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, June 17, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, June 18, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, May 29, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

Planning & Heritage Department
City of Charlottetown
70 Kent Street
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t 902.629.4158
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e planning@charlottetown.ca
w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, June 18, 2026

The City of Charlottetown has received the following application for consideration:

Unaddressed Properties Towers Road (PID#s 390534, 1179670)
David Gundrum, Manager, Planning Development

This is a request to:

- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw for the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw for the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed-Use Corridor (MUC) Zone,

in order to facilitate future commercial development on both sites.

46 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated June 9, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, June 6, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Wednesday, June 10, 2026.

As of 4:30 PM on Tuesday, June 16, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, June 19, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2026-05-MAY-6B-3
Unaddressed Properties – Towers Road
(PID#s 390534, 1179670)

Date:
May 5, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
None at this time.

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:

A. Air Photo
B. Zoning Map
C. Rezoning Master Plan (submitted by applicant)

Report Title:

Request to proceed to public consultation concerning a proposed rezoning of unaddressed subject property identified as PID# 390534 with frontage on Towers Road from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and proposed rezoning of unaddressed subject property identified as PID# 1179670 with frontage on Towers Road and Mount Edward Road from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future development of commercial uses on both sites. The application has been made by Cain Arsenault on behalf of the owners Pan American Properties Inc. and Killam Properties.

Report Purpose:

Evaluation of a request for rezoning of separate parcels from the (CDA) Zone to the (C-3) Zone and from the (CDA) Zone to the (MUC) Zone, respectively, which form part of the same overall master-planned mixed use development. Consideration at this point is for a request to proceed to public consultation.

Staff Recommendation:

That Planning Board recommend that Council:

Approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

Report Details:

The request for rezoning was submitted by the applicant representing the owners on March 10, 2026 to the City of Charlottetown Planning & Heritage Department in pursuit of changing the zoning for the unaddressed property identified as PID# 390534 from (CDA) to (C-3) to facilitate future development of a new retail shopping development (60,240 square feet) and new restaurant (4,500 square feet) on a common site as well as rezoning the unaddressed property identified as PID# 1179670 from (CDA) to (MUC) to facilitate future development of a new retail plaza (10,340 square feet).

Development Context:

The subject property identified as PID# 390534 is currently a vacant undeveloped interior lot measuring approximately 2.79 hectares (6.90 acres) in area with approximately 164 metres (538 feet) of frontage to the south along Towers Road. The unaddressed parcel (PID# 390534) abuts the Confederation Trail immediately to the west, undeveloped lands to the north and partially-developed lands to the east containing rowhouses. This property is proposed to be placed within the (C-3) Zone to facilitate larger-scale retail and commercial development (see Attachment C).

The subject property identified as PID# 1179670 is currently a vacant undeveloped corner lot measuring approximately 0.32 hectares (0.8 acres) in area with approximately 45 metres (147 feet) of frontage to the south along Towers Road and approximately 70 metres (230 feet) of frontage to the east along Mount Edward Road. The unaddressed parcel (PID# 1179670) abuts existing legal non-conforming commercial development (Mount Edward Grocery) to the north in the (R-2S) Zone and abuts Freda Lane to the west which provides access into a recent townhouse development further west. This property is proposed to be placed within the (MUC) Zone to facilitate neighbourhood-oriented commercial development in the form of a commercial plaza (see Attachment C).

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed rezonings are approved to proceed to the public consultation phase, the Planning & Heritage Department will notify the public of the future public meeting date in accordance with Section 3.10.4 of the Zoning & Development Bylaw.

ANALYSIS:

As per Section 3.10.3 of the Zoning & Development Bylaw, before amending the zoning of any parcel of land, Council shall conduct a public meeting to receive the views and opinions of the public and the applicant. Council may, for reasons that are in the best interests of the City, reject a proposed zoning amendment without public notice and without referral to a public meeting, but if an application goes to a public meeting, then Council shall determine the disposition of the application and the applicant may not be allowed to withdraw the application after the public meeting.

Planning staff are of the opinion that the project has merit with sufficient information provided to date by the applicant to allow for consideration of the proposed rezonings via the public meeting process with Council.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation concerning proposed rezoning of unaddressed property identified as PID# 390534 with frontage on Towers Road from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial

(C-3) Zone and proposed rezoning of unaddressed property identified as PID# 1179670 with frontage on Towers Road and Mount Edward Road from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future development of commercial uses on both sites.

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:
David Douglas Gundrum, RPP, MCIP



Manager of Development Planning

Reviewed By:

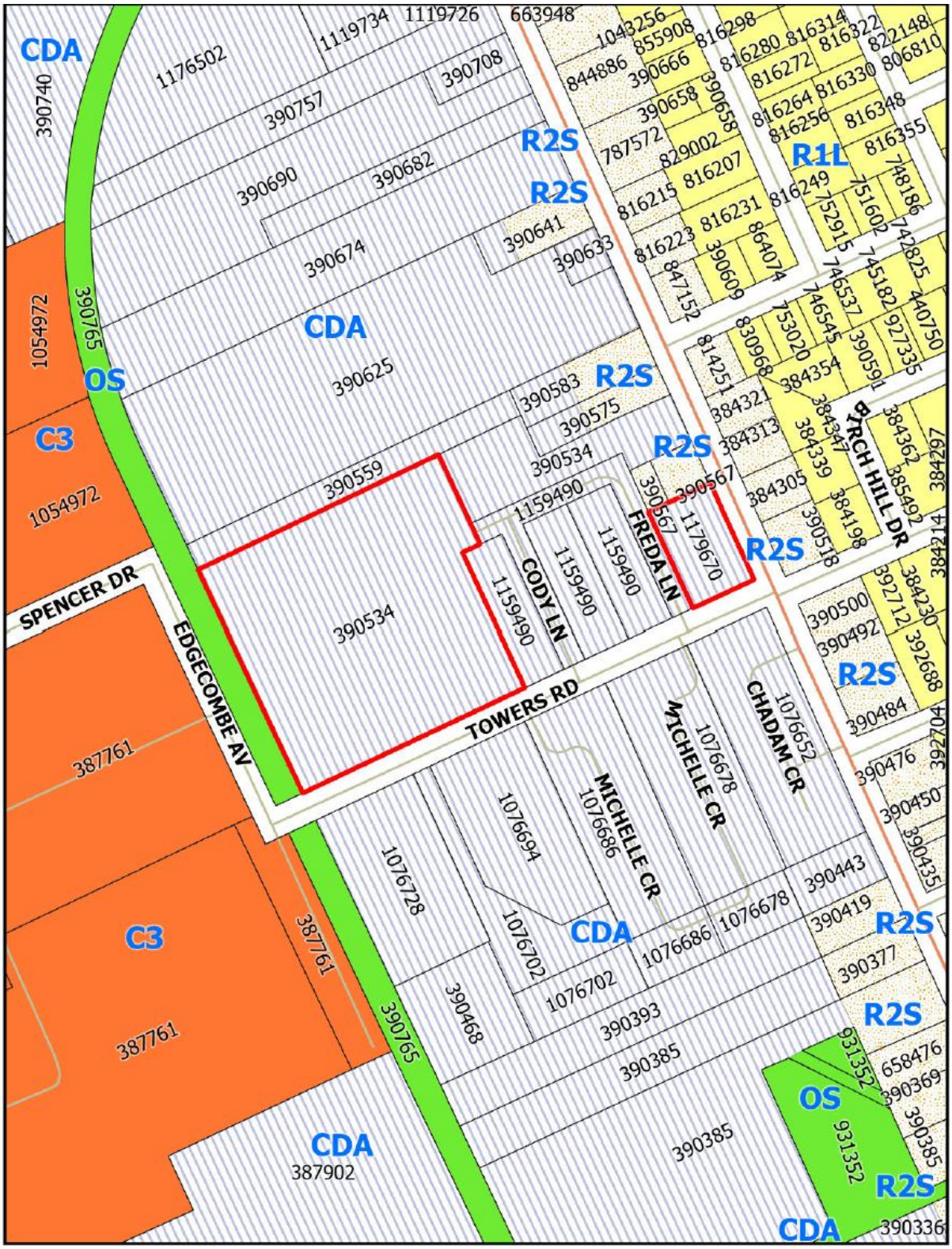
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 05/01/2026

Committee Recommendation: (if differing from staff)

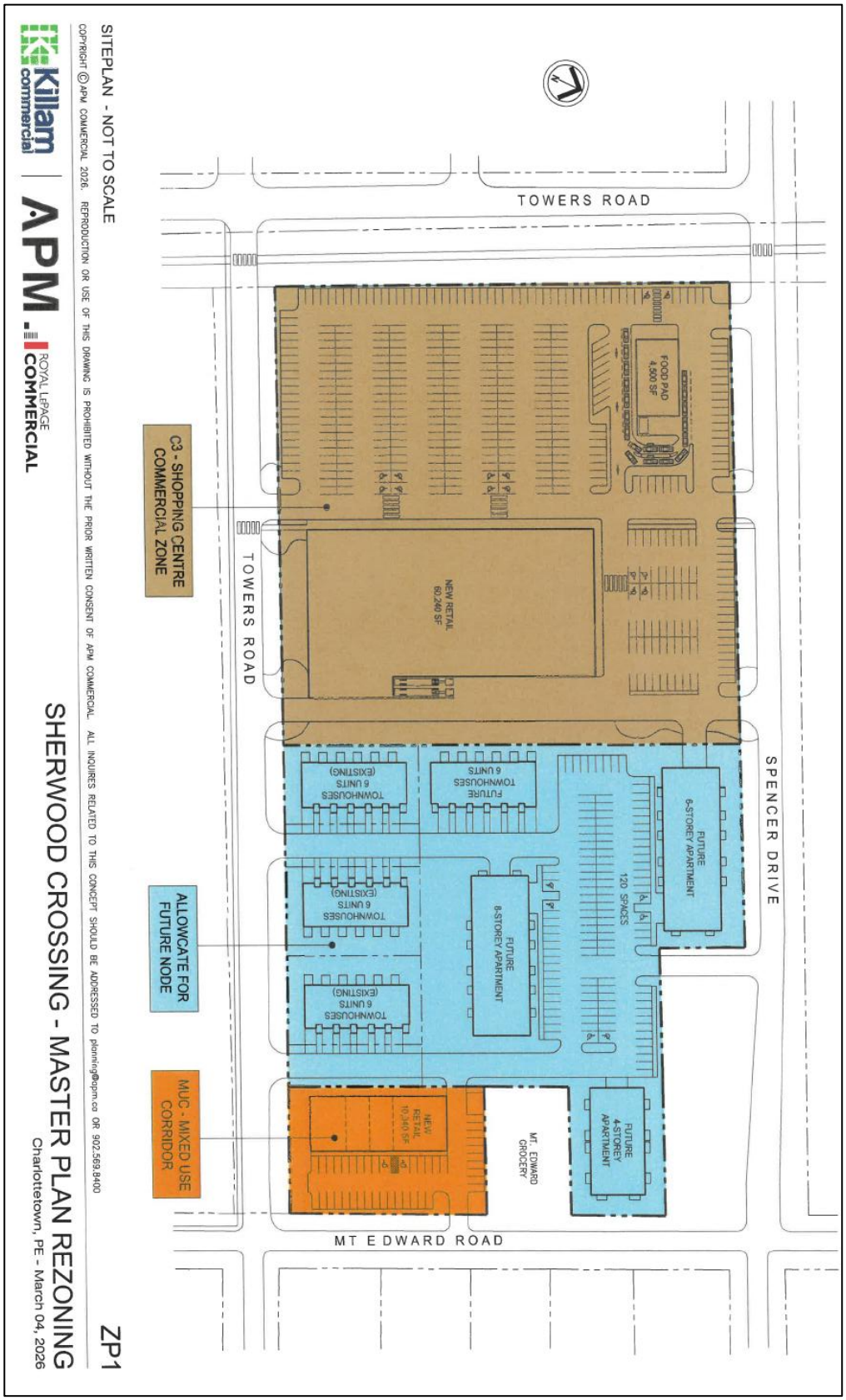
Attachment “A” – Air Photo



Attachment "B" – Zoning Map



Attachment "C" – Rezoning Master Plan (submitted by applicant)



CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL # 2026-COCR-0057

Planning & Heritage #4

MOTION CARRIED 10-0 (Carried)

MOTION LOST _____

Date: May 12, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

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

June 9, 2026

Re: Unaddressed Properties – Towers Road (PID#s 390534, 1179670)

Dear Property Owner:

The Planning and Heritage Department has received a request for rezoning relating to two (2) existing parcels of land both within the Comprehensive Development Area (CDA) Zone.

The purpose of the request is to rezone the unaddressed subject property identified as PID# 390534 with frontage on Towers Road from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and also to rezone the unaddressed subject property identified as PID# 1179670 with frontage on Towers Road and Mount Edward Road from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future development of commercial uses on both sites.

Pursuant to the requirements of the Zoning & Development Bylaw and as a property owner located within 100 meters of the subject property, you are being notified of this request. The public meeting to hear this application will be held at the **Council Chambers, City Hall (199 Queen Street) Thursday, June 18, 2026 @ 7:00 p.m.**

For those who are interested in participating via videoconference, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on Wednesday, June 17, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants on Thursday, June 18, 2026, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or

comments may be emailed to dgundrum@charlottetown.ca on or before **12:00 noon on Friday June 19, 2026.** All responses received will become part of the public record.

Oral submissions or comments may be made at the public meeting, but residents are required to keep their oral submissions to a maximum of five (5) minutes.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

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

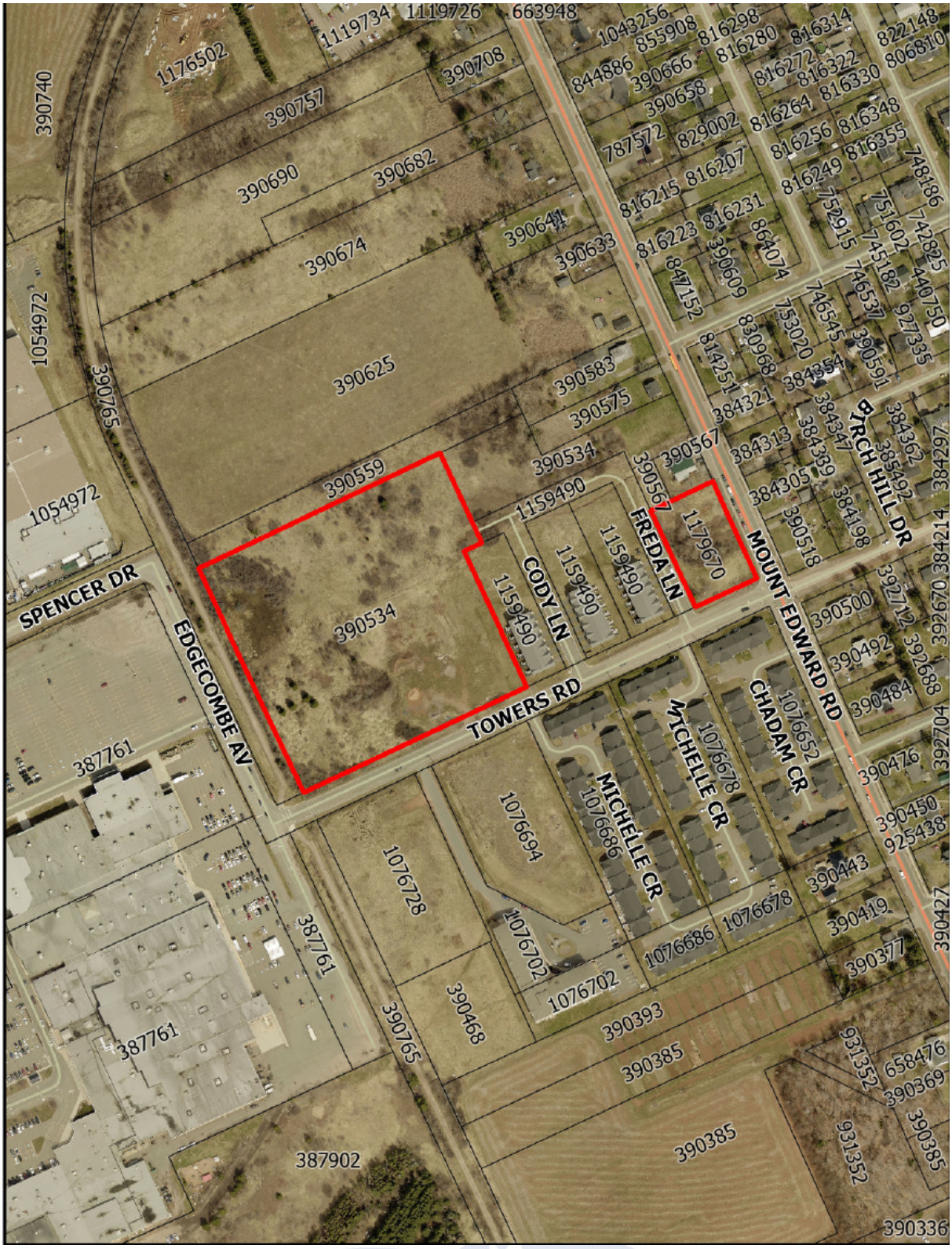
Sincerely,



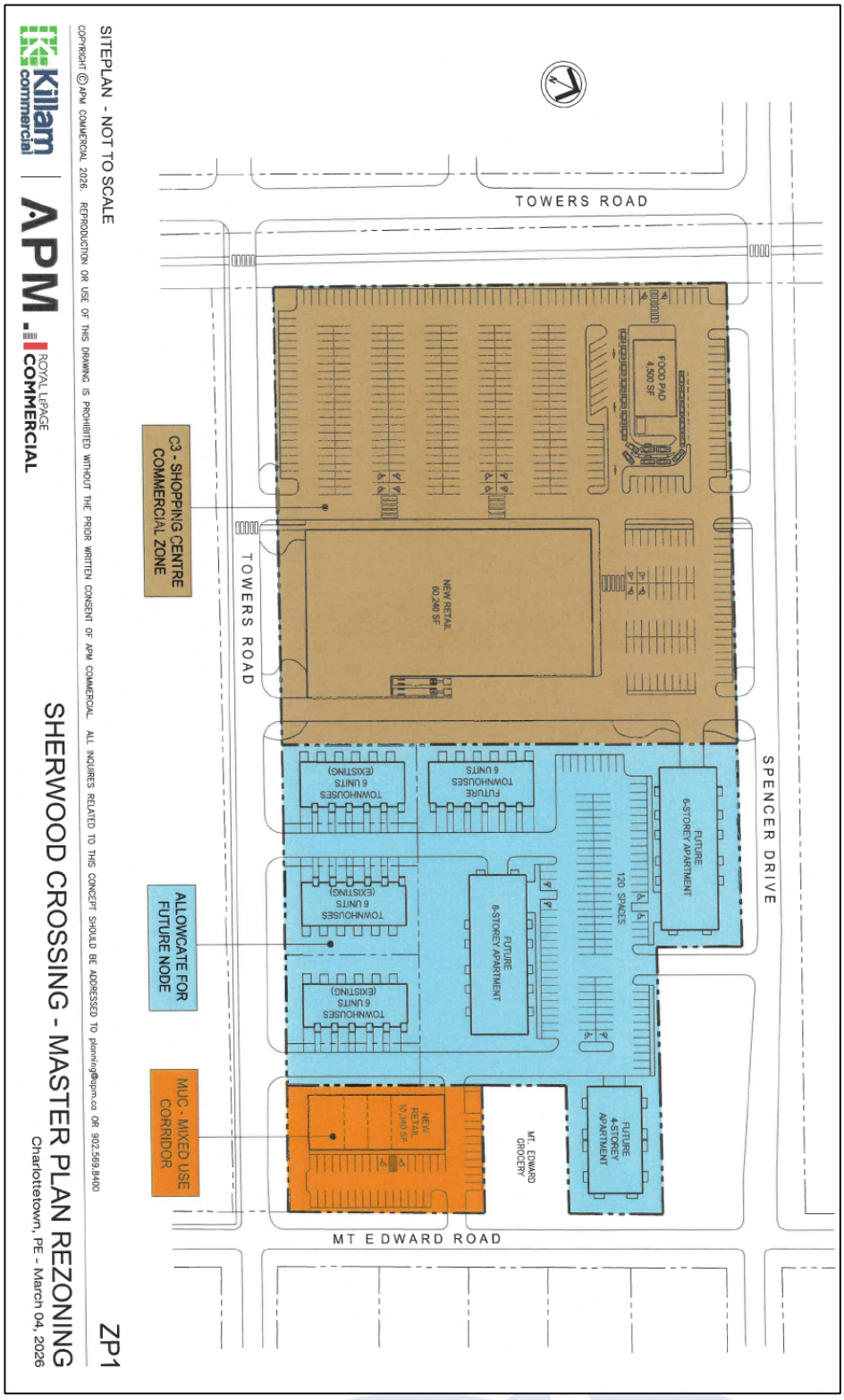
David Douglas Gundrum, RPP, MCIP
Manager of Development Planning

CHARLOTTETOWN

Location of Properties



Development Plan (submitted by Applicant)



More deaths than births

VIVIAN ULINWA

Prince Edward Island's population continues to grow, but at a slower pace, according to a recent report by Statistics Canada. The report shows the province's population reached 182,001 as of Jan. 1, 2026, an increase of 1,315 people from the year before.

This represents a growth rate of 0.7 per cent. While that is still one of the highest rates in the country, the report notes that population growth in P.E.I. has been slowing for eight straight quarters.

Despite the slowdown, P.E.I. had the second-highest population growth rate among provinces and territories, behind Alberta. At the national level, Canada's population fell slightly to 41.5 million, a decrease of 0.2 per cent over the same period.

The report also shows a drop in population during the final months of 2025 between October and January.

There were more deaths than births during the quarter. The province recorded 312 births and 462 deaths. Deaths outnumbered births by 150 people. According to the report, this is the largest gap on record since 1946.

International migration to P.E.I. also slowed. About 416 immigrants came to P.E.I. during the quarter, which was the lowest number since 2022. More people left the province than arrived.

The number of non-permanent residents, including foreign workers and students, also declined. As of Jan. 1, 2026, there were 10,368 non-permanent residents in the province, down 17.2 per cent from the previous year.

Interprovincial migration also contributed to the decline. During the quarter, 574 people moved to P.E.I. from other parts of Canada, while 645 left the province. According to the report, most people moving to P.E.I. came from Ontario, British Columbia and Nova Scotia, while those leaving mainly went to Ontario, Nova Scotia and Alberta.

IMPACT ON BUSINESSES

The population slowdown is raising concerns among some of P.E.I.'s businesses.

SEE POPULATION ON A5



2 Crows Brewing Co. in Halifax closed in March. But the revived brewer will soon have beer back on liquor store shelves.
TIM KROCHAK/THE CHRONICLE HERALD

Murphy Hospitality Group buys and revives 2 Crows Brewing Co.

The beloved Halifax-based brewery closed in March after a decade in business

JOSH HEALEY

Nova Scotia craft beer fans can rejoice: 2 Crows Brewing Co. will live on, albeit under different ownership.

The Murphy Hospitality Group announced on Tuesday that they acquired the Halifax-based brewery's branding and beers only three months after the popular establishment closed its doors on Brunswick and Oxford streets.

Now, the 2 Crows legacy continues, with favourite beers like Pollyanna and Jamboree expected to be available on taps at the Gahan House in Halifax soon.

Ben Murphy, CEO of Murphy Hospitality Group, told The Chronicle Herald they hope to have 2 Crows products back in the NSLC by the end of the month, with production beginning next week. The 2 Crows production will be split between Murphy's properties in Halifax and P.E.I.

He said it's an exciting development given some of the difficulties in the craft beer industry.

"We've obviously prided ourselves on great quality beer over the years and 2 Crows did as well," said Murphy.

"I think you're seeing some tough stories arise in the craft beer industry in Atlantic Canada, or I guess in general, and I wanted to really ensure the best of the best of Maritime beers continue to be enjoyed for years to come and this seemed like a great opportunity to do so."

How did the acquisition come about?

Murphy explained that his group had previously collaborated with 2 Crows in the past and that he had stayed in touch with Mark Huizink, one of the brewery's owners. Conversations between the two groups picked up as news of 2 Crows' closure spread.

"We just kind of kept in touch over the years and obviously seeing the unfortunate news of 2 Crows closing in March, and then as (Mark) was going through his process, one thing led to another," said Murphy.

When asked why adding 2 Crows to his group made sense, Murphy said it boils down to one simple fact: they made great beer that people love.

Many patrons and community partners, going back to March, also praised 2 Crows' welcoming atmosphere. The brewery paired up to raise funds for many community partners over their 10-year tenure, including the Africville Heritage Museum, Change is Brewing, the Mi'kmaw Native Friendship Centre, Laing House, Make-A-Wish, ALS Society of Nova Scotia, Petite Queer Pride, the Orange Shirt Society, the Prescott Group and the South House.

"I think in our communities nowadays, we're lacking spaces where everybody feels comfortable and feels seen and included and heard, and at 2 Crows you felt that the second you walked through those doors," Charlene Kuhn, a community engagement manager for the Prescott Group, told the Chronicle Herald in February.

Murphy said he's looking forward to the next chapter of 2 Crows.

"We're excited (about) what Mark and his team built over there, I'm excited that it kind of gets to have a second chapter and hopefully continues to grow," he said.

2 Crows' previous ownership did not move over to the Murphy Hospitality Group.

However, in a press release, Huizink said he's glad to see the company continue.

"We're incredibly proud of what we built, and I'm happy to see that all the hard work will live on. It means a lot to know the brand is in good hands and will continue to grow," he said.

CHARLOTTETOWN
PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548 | Fax: (902) 566-4701
www.charlottetown.ca

NOTICE OF PUBLIC MEETING

DATE: June 18, 2026 (Thursday)
TIME: 7:00 PM
VENUE: Council Chambers, City Hall, 199 Queen Street

City Council will hold a **Public Meeting** to hear comments on the following applications:

Rezoning – 307 Patterson Drive (PID 676585)
David Gundrum, Manager, Planning Development

This is a request to:

- Rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.



Rezoning – Unaddressed Properties Towers Road (PID#s 390534, 1179670)
David Gundrum, Manager, Planning Development



This is a request to:

- Rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street;
- Virtually; or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, June 17, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, June 18, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Noon on Friday, June 19, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.
Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section.
As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

COLDWELL BANKER PARKER REALTY

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Charlottetown Weekend Realtor®
Katherine MacKenzie • 902-439-9972

Hunter River Weekend Realtor®
Christine McAleer • 902-394-2072

OPEN HOUSE: SATURDAY JUNE 6TH 1PM - 3PM



29 Bridget Drive , West Royalty
$679,000 • MLS®202600745
Hosted by Julie Stewart REALTOR®

NEW PRICE:
This is a rare large, 1.31 acre Waterfront property with a beautiful one level home with motivated sellers.



1608 Rattenbury Road, Stanley Bridge
$799,000 • MLS®202603567
Christine McAleer REALTOR®

OPEN HOUSE: SATURDAY JUNE 6TH 1PM - 3PM



81 Kingsway Drive , New Perth
$487,000 • MLS®202526587
Hosted by Deborah Bovyer REALTOR®

NEW PRICE:
Million dollar views from this stunning home. Features a gourmet kitchen, 3 beds, 2 bath with motivated sellers.



40 Stan Pearson Road, Stanley Bridge
$749,900 • MLS®202600041
Christine McAleer REALTOR®

OPEN HOUSE: SATURDAY JUNE 6TH 1PM - 3PM



46 Mac Dor Drive, New Dominion
$279,000 • MLS®202602665
Hosted by Bobby McIsaac REALTOR®

OPEN HOUSE: SUNDAY JUNE 7TH 1PM - 3PM



210 Shakespeare Drive, Condo 108, Stratford
$339,900 • MLS®202613070
Hosted by Deborah Bovyer REALTOR®

FEATURED LISTINGS

Address	Price	MLS®	REALTOR®
5917 Northside Road, North Lake	$99,900	MLS®202612519	Kendra Stretch
152 Maypoint Road, Unit 10, West Royalty	$259,000	MLS®202612781	Kendra Stretch
11 Esher Street, Charlottetown	$299,900	MLS®202612009	Tim Jackson
1542 Iona Road, Iona	$389,000	MLS®202612753	Tanya Cheverie

JUNE 10/26.
8:15 AM.
N. M.
- UTILITY POLES

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: May 28, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

Unaddressed Properties Towers Road (PID#s 390534, 1179670)
David Gundrum, Manager, Planning Development

This is a request to:

- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw for the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw for the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed-Use Corridor (MUC) Zone,

in order to facilitate future commercial development on both sites.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:00 PM, Mon-Fri)*
- *Deadline for registration: Wednesday, May 27, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, May 28, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, May 29, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.