PUBLIC MEETING AGENDA
NOTICE OF MEETING
Thursday, August 27th @ 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) **Essex Crescent – Lots 526, 527, 528 (PIDs# 1100619, 1187640 and 1187632)**
   Sonia Kamal, Planner II

This is a request concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

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
w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, August 27, 2026

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

1. **Essex Crescent – Lots 526, 527, 528 (PID# 1100619, 1187640 and 1187632)**
   Sonia Kamal, Planner II

This is a request to:

Proceed to public consultation concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

15 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated August 14, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, August 15, 2026 and again on Saturday, August 22, 2026

A notice was also posted on the City's website.

Notice was posted on the subject property on Tuesday, August 18, 2026

As of 4:00 PM on Tuesday, August 25, 2026, one letter of objection was received. Any letters received after this time and up until Noon on Friday, August 28, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL # 2026-COCR-0094

(CB Carried 9-0 (Councillor McCabe absent))

Planning & Heritage #4

MOTION CARRIED 9-0

MOTION LOST _____

Date: August 11, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Norman Beck

RESOLVED:

That Council approve that the following rezoning request for the subject properties identified as Lots 526, 527 and 528 on Essex Crescent (PID#s 1100619, 1187640 and 1187632) proceed to public consultation:

- **Rezone the subject properties identified as Lots 526, 527 and 528 on Essex Crescent (PID#s 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the R-1N Zone.**

City of Charlottetown Committee Report

Report No:
PLAN-2026-04-AUGUST-6B-1
Lots 526, 527 and 528 Essex Crescent
(PIDs# 1100619, 1187640 and 1187632)

Date:
August 4, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
N/A

Prepared by:
Sonia Kamal, Planner II

Attachments:

A. Air Photo
B. Zoning Map
C. Site Plan
D. Floor Plans
E. Building Elevations

Report Title:

Rezoning (PIDs# 1100619, 1187640 and 1187632), 526, 527 and 528 Essex Crescent. The application has been made by Nick Farquarson on behalf of owner Thunder Cove Properties Inc. & Brett Vessey Construction.

Report Purpose:

Request to rezone subject properties from the Low Density Residential (R-2S) to Narrow Single Detached Residential (R-1N).

Staff Recommendation:

The Planning and Heritage Department encourages Planning Board to recommend to Council that the following rezoning request for the subject property identified as Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) proceed to public consultation:

1) To rezone the subject property identified as Lots 526, 527 and 528 Essex Crescent (PID#s 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the R-1N Zone.

Report Details:

Development Context:

The subject properties are vacant lots located within an established residential neighbourhood along Essex Crescent. The surrounding area is predominantly developed with single-detached and semi-detached dwellings, with only a limited number of undeveloped parcels remaining. Properties to the north, east, and west are also zoned R-2S and contain established residential development. The lands south of Royalty Road are zoned Low Density Residential (R-1L) and are primarily developed with single-detached dwellings on larger lots, while an Open Space (OS) zone is located further southeast of the subject properties (see Attachment B).

LEGISLATIVE REQUIREMENTS:

Notification:

Should the rezoning application be approved to proceed to the public consultation phase, the Planning & Heritage Department will provide public notice of the scheduled Public Meeting 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 rezoning 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 rezoning 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 to consider a Zoning Bylaw Amendment (Rezoning) to rezone the subject properties identified as Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone

Council or Committee History:
N/A

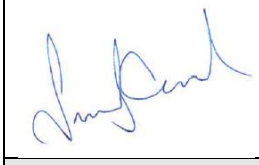
Financial Implications:
N/A

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



Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 07/29/2026	Michael Ruus, RPP, MCIP, 07/29/2026

Committee Recommendation: (if differing from staff)

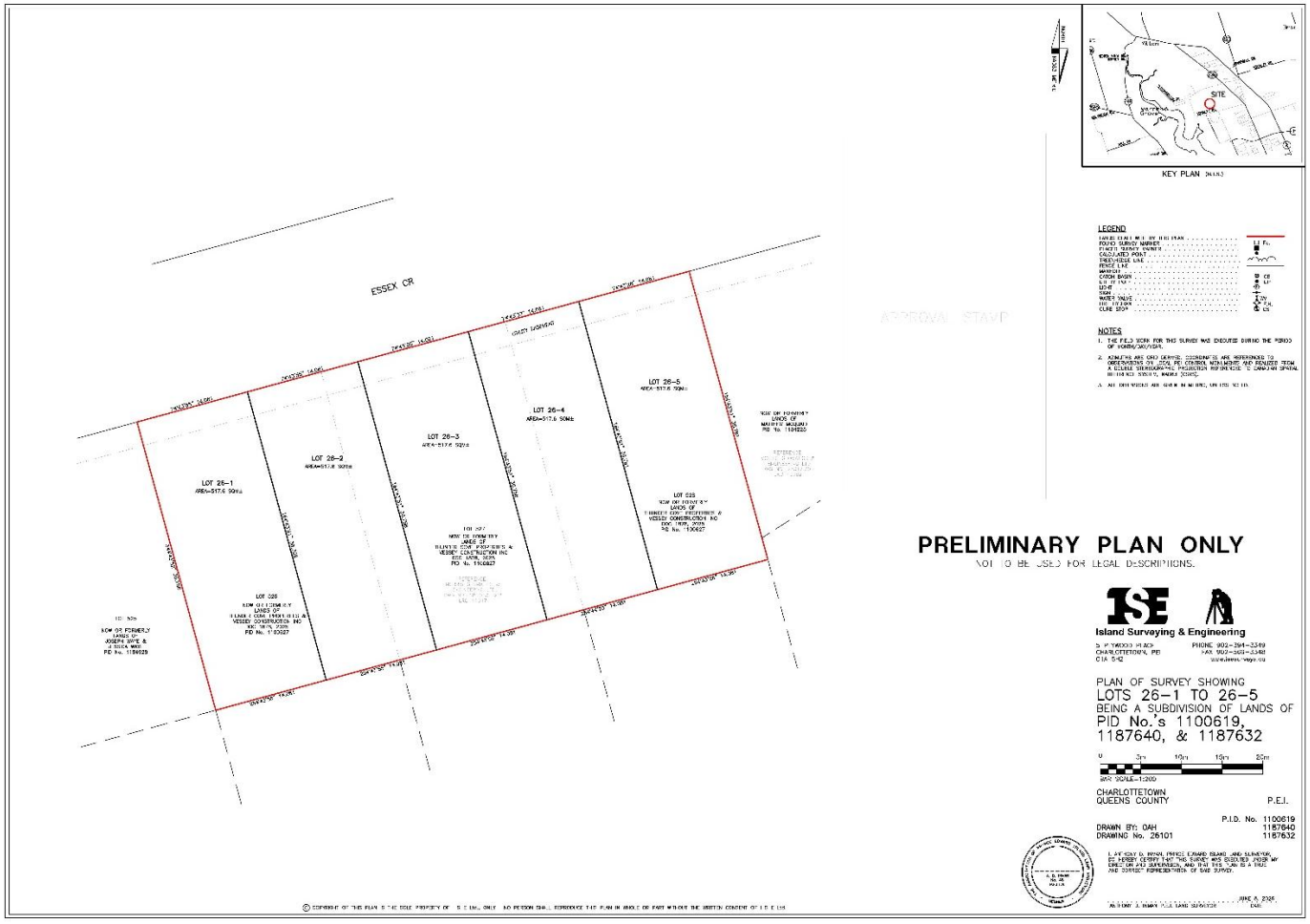
Attachment A: Air Photo



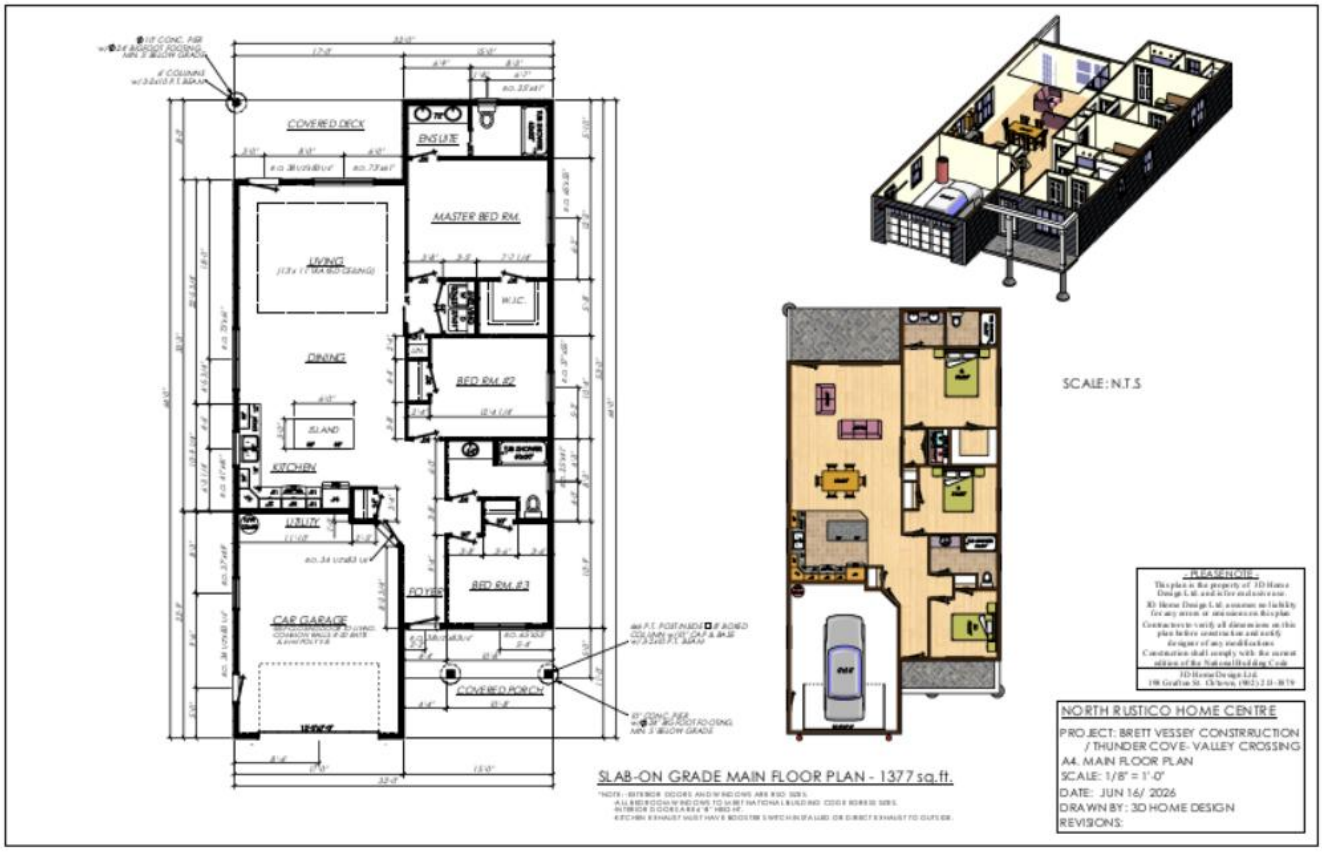
Attachment B: Zoning Map



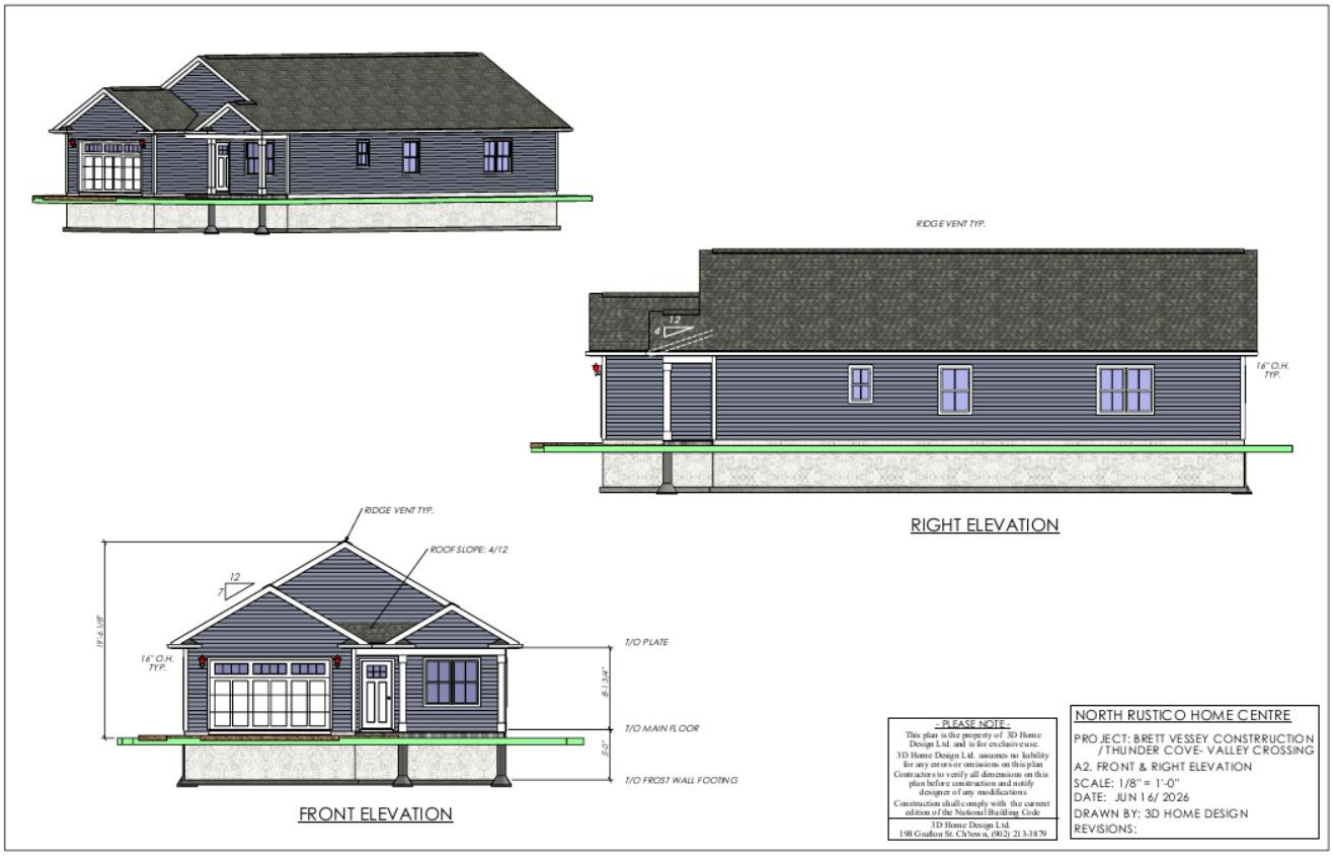
Attachment C: Site Plan



Attachment D: Floor Plans



Attachment E: Building Elevations



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

August 14, 2026

RE: Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department received a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property located within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of this request for rezoning. A public meeting for this application will be held on **August 27th, 2026 (Thursday) at 7:00pm** in **Council Chambers, City Hall (199 Queen Street).**

For those who are interested in participating via Microsoft Teams, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or to call 902-629-4158 on or before 4:00 p.m. on Tuesday, August 25, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants no later than noon, 12:00pm on Wednesday, August 26, 2026 with details on how to participate in the meeting. Anyone who wants to observe the live meeting without commenting can watch it at www.charlottetown.ca/video.

The City encourages written submissions to 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 the reporting Planner Sonia Kamal at skamal@charlottetown.ca on or before 12:00pm noon on Friday, February 20, 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 requested to please keep their oral submissions to a maximum of five (5) minutes.

Anyone wishing to view the proposed amendment can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section for 2026 Public Metting Packages. As comments and updates are received, the package will be revised with additional information leading up to the public meeting.

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

Sincerely,



Sonia Kamal, Mplan, BArch
Planner II

Air Photo:


DEVONSHIRE ST
CHANCELLOR ST
KINGSBURGH AV
ESSEX CR
ROYALTY RD
DONALD DR
NANAK AV
1187632
1187640
1100619

Zoning Map



DEVONSHIRE ST
CHANCELLORCHANCELLOR ST
KINGSBURGH AV
ESSEX CR
ROYALTY RD
NANAK AV
DONALD DR
NEILL DR
R2S
R1L
OS
1187632
1187640
1100619
1025949
1025956
1076033
1051838
1053396
1077163
1048438
1056449
1053008
1088053
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1166198
1166008
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1161157
1158096
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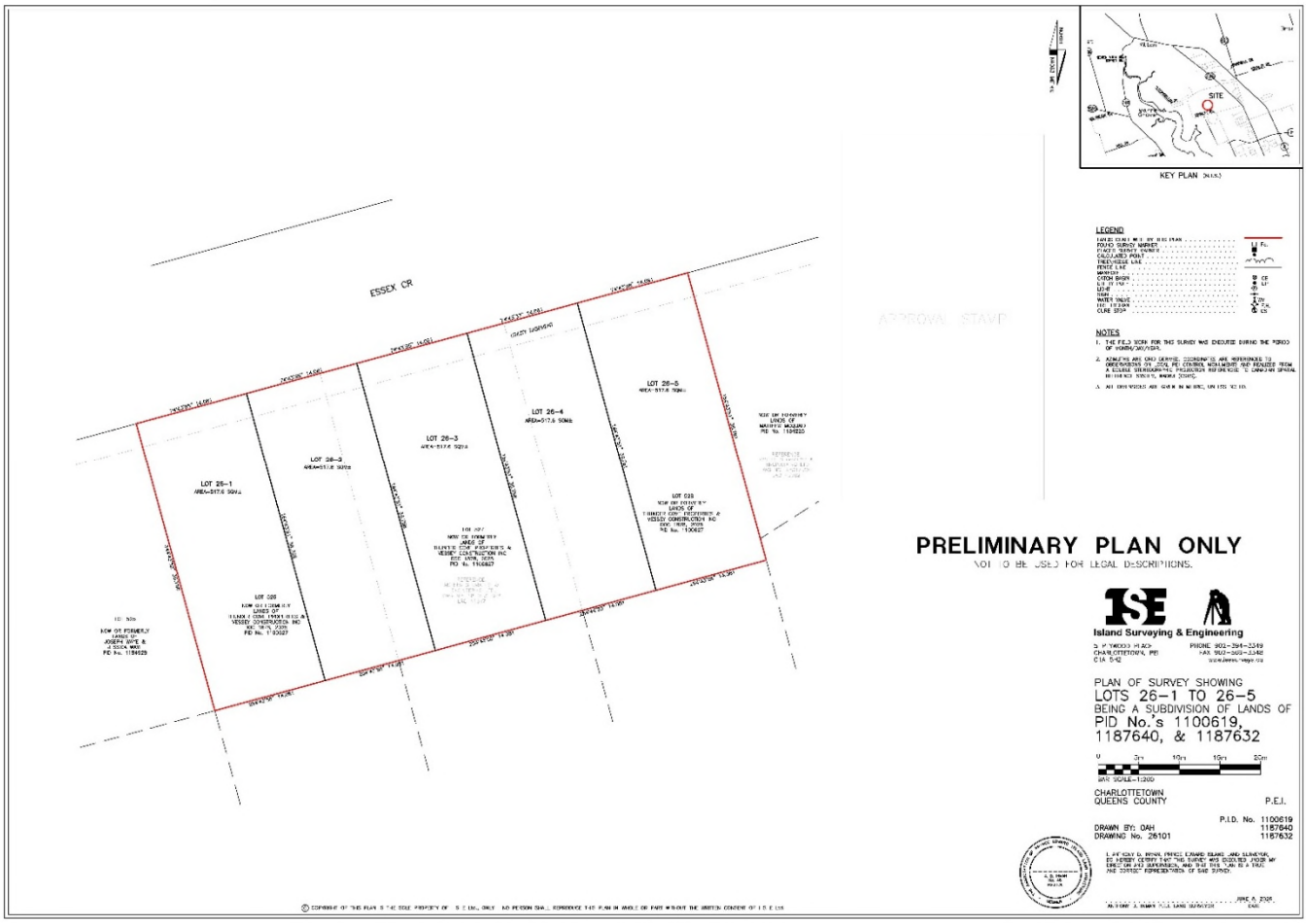
Site Plan (from Applicant)





Team P.E.I. swimmers, from left, Sarah Halman, Ellen MacNearney and Matthew Gallant combined to win six medals at the 2026 Special Olympics Canada National Summer Games in Medicine Hat, Alta., on Thursday.

Another big day in pool for Special Olympics P.E.I.

JASON SIMMONDS

It was another big day in the swimming pool for Team P.E.I. at the 2026 Special Olympics Canada National Summer Games on Thursday.

Ellen MacNearney of Montague, Matthew Gallant of Montague and Sarah Halman of Charlottetown combined to win six swimming medals, one day after combining to win five in Medicine Hat, Alta.

As well, Sophia Allen of Charlottetown had a strong showing winning four bronze medals in powerlifting – squat, bench, deadlift and overall.

This is Allen's first time competing in the Special Olympics Canada National Summer Games.

MacNearney, representing Canada in her seventh National Summer Games, won gold in the 100-metre backstroke; silver in the 4x50-metre medley and bronze in the 4x100-metre freestyle.

Gallant won bronze – and set a personal best – in the 25-metre backstroke while Halman collected a silver medal in the 50-metre breaststroke and bronze in the 4x50-metre medley.

On Wednesday, Gallant won gold in the 50-metre backstroke (Division 2) in a time of 52.30 seconds – a personal best. Gallant also earned a bronze medal in the 4x50-metre relay. Gallant's team stopped the clock in 2:24:00.

Halman won a pair of silver medals in the 50-metre freestyle (Division 3) in 54.75 seconds and the 100-metre individual medley (Division 2) in 42:07 seconds.

MacNearney won a bronze medal in the 4x50-metre relay as well when her team posted a time of 3:03.68.

P.E.I. is represented by its largest contingent ever – 72 members – at the National Summer Games.

P.E.I. athletes are competing in eight sports – athletics, basketball, bocce, golf, powerlifting, soccer, softball and swimming.

The National Summer Games conclude today.



Sophia Allen of Team P.E.I. won four bronze medals in powerlifting at the 2026 Special Olympics Canada National Summer Games in Medicine Hat, Alta., on Thursday.



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: August 27, 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:

Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632)
Sonia Kamal, PII

This is a request for a Zoning Bylaw Amendment for an unaddressed subject properties located at Lots 526, 527 and 528 Essex Crescent (PIDs# 1100619, 1187640 and 1187632) to rezone from the current Low Density Residential Single (R-2S) Zone to Narrow Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the future (R-1N) Zone



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, August 26, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Thursday, August 27, 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, August 28, 2026, by:
  - Email: skamal@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.

NOTICE OF MORTGAGE SALE

TO BE SOLD by public auction in front of the Sir Louis Henry Davies Law Court, 42 Water Street, Charlottetown, Prince Edward Island, on the 2nd day of September 2026, at the hour of 12:00 o'clock pm, all and singular the following that is to say:

ALL THAT PARCEL of land situate, lying and being identified as, PID 370064 PE Property, located on 110 Nassau Street, Charlottetown, in Queens County, Province of Prince Edward Island.

The above sale is made under and by virtue of and pursuant to the powers contained in a Mortgage dated February 2, 2019, and registered at the Office of the Registrar of Deeds for Queens County, PE Island, on February 15, 2019, as Document 1241, in Book 5752.

The said property will be sold subject to a reserve bid and conditions of sale.

DATED this 23rd day of July 2026

Sean Corcoran
McInnes Cooper
Phone: (902) 368-8473
Solicitor for: The Bank of Montreal

AVG 18/26
4:25 PM.
N.M.
ground stakes

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: August 27, 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:

A) Essex Crescent – Lots 526, 527, 528 (PIDs# 1100619, 1187640 and 1187632)
Sonia Kamal, Planner II

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AUG 18/26
4:25 PM
M.M
ground Stakes-

CHARLOTTETOWN

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AUG 18/26
4:25 PM

CHARLOTTETOWN

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M.M. ground stakes

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The general public is encouraged to participate.

From: Planning Department
Sent: Wednesday, August 19, 2026 4:36:16 PM
To: Kamal, Sonia
Cc: Doucette, Jason
Subject: FW: Building Notice on Essex Cres.
Importance: Normal
Sensitivity: None
Archived: Tuesday, August 25, 2026 12:12:47 PM

Sonia, please see message below for your file regarding Essex Crescent.

Please update the file with the comment below and we'll include for future recommendation report to Planning Board.

_____
David Gundrum, RPP, MCIP
Manager of Development Planning

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Cell: 902-393-5467

dgundrum@charlottetown.ca
https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.charlottetown.ca%2F&data=05%7C02%7Cskamal%40charlottetown.ca%7C60415a9bcdfa44d395d308defe29205e%7Cbf01cace7b7d4333a250d61003f2847a%7C0%7C0%7C639227649739695546%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=6WZc3pJzzEKcVO16WAb6tpRBX12pdRpZkOpI3OIoizM%3D&reserved=0

-----Original Message-----
From: Stephen Coleman
Sent: Wednesday, August 19, 2026 4:22 PM
To: Planning Department <planning@charlottetown.ca>
Subject: Building Notice on Essex Cres.

[You don't often get email from xxxxxxx . 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 whom it may concern,

I am writing to you in response of the public notice posted in my neighbourhood regarding the possibility of a zoning change to accommodate the building of five new properties on the existing three lots located on Essex Crescent.

Although I have limited understanding of the zoning bylaws, I can express my concern of any potential change and the potential problems that may arise because of it. I strongly encourage the planning committee and the council to vote against this proposal.

I have lived in Windsor Park subdivision for the last 11 years and have seen considerable growth in housing development, construction and public vehicle traffic. Along with this growth, the subdivision has also witnessed a significant increase in young families living in the area. Although young families are a big positive in a neighbourhood, increased housing (five units)over smaller parcels of land (three lots) only adds to the existing congestion. (Traffic)

The proposed project lies very close to a busy intersection and residents (small children). The roads above the proposed project is already busy enough with duplexes and increased traffic. Now there is potential for five more homes being built on three lots near a busy intersection, this just isn't a sound idea. It reeks of dollar signs and unnecessary congestion. Please vote against this proposal.

I realize that housing is an ongoing issue but exercise caution when developing an area with more housing. If it's permitted to proceed there's no turning back. Your decision cannot be reversed once you permit it to go forward.

What happens next? What will other developers expect? Look at the other new subdivisions in the Charlottetown area. I often wonder when I see existing congestion in new subdivisions only a few years after their completion "what are these areas going to look like in a decade from now".

This is not a good idea and I oppose this proposal! Please consider what is truly important for the future of our city and how it will look years from now. Safety for our children, our walkers, and our families is paramount!

Thank you,

Stephen Coleman
Devonshire Street
Windsor Park Subdivision

Sent from my iPhone