CHARLOTTETOWN

PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, January 6th, 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, January 6th, 2026
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, December 2nd, 2025
5. **Business arising from Minutes**
6. **Reports:**

a) Variances:

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

David G., Manager of Development

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.

b) Rezonings:

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

David G., Manager of Development

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.

c) Lot Consolidations and Subdivisions:

1. <u>40 Riverside Drive (PID# 839332)</u>

Laurel P., Planner 3

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).

7. Introduction of New Business

8. Adjournment of Meeting

PLANNING & HERITAGE: PLANNING BOARD MINUTES
TUESDAY, DECEMBER 2nd, 2025, 4:30PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

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

1. **Call to Order**
   Chair Jankov called the meeting to order at 4:35 PM

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

3. **Approval of Agenda**
   Moved by Bobby Kenny and seconded by Lea MacDonald that the agenda for Tuesday, December 2nd, 2025, be approved.

   CARRIED

4. **Adoption of Minutes**
   Moved by David Essery and seconded by Bobby Kenny that the minutes of the Planning Board meeting held on Tuesday, November 4th, 2025, as circulated, be approved.

   CARRIED

5. **Business arising from Minutes**
   There was no business arising from the minutes.

6. **Reports:**
7.

a) Variances:

1. 289 Sydney Street (PID# 339549)

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

Property Information: Downtown Neighbourhood (DN) Zone
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Stacy Driscoll
Reference: Planning Board Meeting Package

Summary:

- The variance will allow for subdivision of the west side of the existing lot.
- The subject property exists in a mature neighbourhood which contains a mix of housing types in era and design.
- Sixty-four (64) notice letters were circulated to surrounding properties. No feedback in response was received.
- The proposed variance does not intensify neighbourhood impacts and will enable new housing supply.
- The narrow frontage will support a typical driveway and a small residential footprint.
- Staff is recommending approval of the major variance request.

Discussion:

- Questions arose regarding layout, setbacks and parking configuration for old and new lots. It was answered that both lots will have dedicated driveways with a small but viable building footprint.
- Clarification was requested on what a modest dwelling size means. It was answered that approximately 1,000 sq ft, up to two and half (2.5) stories are allowed.
- The applicant was asked if there was anything that was missed in the report and he confirmed staff summary to be accurate.

MOTION:
Moved by Lea MacDonald and seconded by Councillor Beck that Planning Board recommend that Council approve the proposed Major Variance for an existing property identified as 289 Sydney Street (PID# 339549) in the Downtown Neighbourhood (DN) Zone to permit a reduced minimum lot frontage of 7.1 metres (23.2 feet) on an interior lot.

CARRIED
Paul Connolly stepped away momentarily (6-0)

2. 22 Second Street (PID# 276873)

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

Property Information: Low Density Residential (R-2) Zone
Staff Presenter: David Gundrum, Manager of Development Planning, presented on behalf of Stephanie MacDonald, Planner I
Applicant: Tandra D Fraser
Reference: Planning Board Meeting Package

Summary:

- The subject property is surrounded by low-density residential and institutional zones.
- Forty-two (42) notice letters were circulated to surrounding properties. No feedback in response was received.
- There will be no impacts to neighouring properties; emergency access will be maintained.
- The variance is required for non-compliance with the current Zoning & Development Bylaw.
- Staff is recommending approval of the major variance request.

Discussion:

- It was asked if the garage is already built. Staff explained that a site visit was not conducted recently; however, explained that if the building was built, the variance will resolve what has happened.
- It was confirmed by Madam Chair that the building has been built.
- A discussion was had about preventing future premature construction. Staff explained that some residents will build early or misplace structures and that staff will try to catch issues through a variance or permit process when possible.

MOTION:

Moved by Lea MacDonald and seconded by Paul Connolly that Planning Board recommend that council approve the proposed Major Variance for the subject property addressed as 22 Second Street (PID# 276873) to allow for a proposed accessory building (detached garage) to project into the side yard setback by 0.88 metres (2.9 feet).

CARRIED
(7-0)

b) Lot Consolidations and Subdivisions:

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

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

Property Information: Medium Density Residential (R-3) Zone
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Falcon Rentals Inc
Reference: Planning Board Meeting Package

Summary:

- The purpose of the consolation is so the property owners can meet the CMHC minimum unit count requirement for funding to enable development of affordable/attainable housing units.
- The subject properties are located within a recently approved greenfield subdivision that is still under active development.
- The area was noted of a recent approved rezoning of the respective lots from a R2S Zone to an R3 Zone as it is not shown on the current Zoning Map.
- The consolidation meets and supports the Official Plan housing policies.
- Notice letters were circulated to surrounding properties. No feedback in response was received.
- Staff is recommending approval of the major variance request.

Discussion:

- Clarification was requested on the unit count on the consolidated lot. Staff explained the intent of the applicant was to create a five (5) unit stacked townhouse.
- Discussion was had regarding the number of units the applicant could potentially build once the lots were consolidated. Staff explained that the number of units would have to conform to the requirements of the R3 Zone. The R3 Zone allows for multi-residential; however, due to the size of the lot, they would be tightly constrained by the parking ratio of one parking space per unit. The upper limit wasn't readily available to speak upon.
- It was further clarified that only R1 and R2 Zoned consolidations can be staff-approved; however, R3 Zoned consolidations must go to Council for approval.

MOTION:

Moved by Councillor Beck and seconded by David Essery that Planning Board recommend to Council to allow for the request consolidate two (2) abutting lots, each measuring approximately 914 square metres in area identified as 62 and 68 Violet Circle (PID#s 778308, 1188465) to form one new parcel subject to a final pinned survey plan.

CARRIED
(7-0)

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

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

Property Information: Medium Density Residential (R-3) Zone
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Falcon Rentals Inc
Reference: Planning Board Meeting Package

Summary:

- The purpose of the consolation is so the property owners can meet the CMHC minimum unit count requirement for funding to enable development of affordable/attainable housing units.
- The subject properties are located within a recently approved greenfield subdivision that is still under active development.
- The area was noted of a recent approved rezoning of the respective lots from a R2S Zone to an R3 Zone as it is not shown on the current Zoning Map.
- The consolidation meets and supports the Official Plan housing policies.
- Notice letters were circulated to surrounding properties. No feedback in response was received.
- Staff is recommending approval of the major variance request.

Discussion:

- None.

MOTION:

Moved by Bobby Kenny and seconded by Paul Connolly that Planning Board recommend to Council to recommend to Council to allow for the request consolidate two (2) abutting lots, each measuring approximately 914 square metres in area identified as 43 and 49 Evelyn Street (PID#s 1189505, 1189513) to form one new parcel subject to a final pinned survey plan.

CARRIED
(7-0)

8. Introduction of New Business

1. 2026 Draft Planning Board Meeting Schedule

For information purposes only. The Planning Board Meeting Schedule will be circulated to the Board.

9. Adjournment of Public Session

Moved by Lea MacDonald and seconded by Bobby Kenny that the meeting be adjourned. The meeting was adjourned at 5:07 PM

_____

Deputy Mayor Alanna Jankov, Chair

City of Charlottetown Committee Report

Report No:
PLAN-2026-06-JANUARY-6A-1

Date:
January 6, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
N/A

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:

A. Air Photo
B. Zoning Map
C. Building Site Plan

Report Title:
Major Variance for increased unit density. The application has been made by Ashish Goel on behalf of the owners.

Report Purpose:
Request to allow for a maximum of 32 apartment units on site (26 units otherwise permitted) within the (R-4) Zone on Lot 159 in the Hidden Valley subdivision (PID# 1189091).

Staff Recommendation:
That Planning Board recommend that Planning staff APPROVE the proposed major variance for the subject property identified as Lot 159 in the Hidden Valley Subdivision (PID# 1189091) to:

1) Increase the maximum number of apartment units on the site to be 32 units whereas current maximum density under zoning would allow for 26 apartment units.

Report Details:
The Major Variance application was submitted by applicant Ashish Goel on behalf of 103580 PEI Inc. on October 23, 2025. The subject property is located within the Apartment Residential (R-4) Zone and is primarily surrounded by undeveloped parcels intended for future residential development (see Attachment B). The applicant is requesting approval to increase maximum allowable density on the site to accommodate a 3-storey, 32-unit apartment building (see Attachment C).

Section 18.2 of the *Zoning & Development Bylaw* requires apartment buildings to have a maximum lot area of 140 square metres (1,507.0 square feet) per apartment unit for corner lots. The applicant is proposing a maximum density of 32 units for the site whereas 26 units would otherwise be permitted. On the basis of maximum permitted lot area, the increased density represents an increase of 23.08% over the existing limit.

Staff have reviewed the proposal and determined that there would be no risks or land-use impacts associated with allowing for the increased density on the lot. There would still exist sufficient land base on the lot to meet all setback requirements and provide for needed parking on the property. The proposed density would still generally be consistent with the intent and purpose of the (R-4) zone where permitting multi-unit residential apartment buildings to be developed. The variance can therefore be considered as consistent with the intent of the Zoning Bylaw on the basis of the relief being requested in the context of the remaining regulations that apply.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
Notification of the proposed development and associated Planning Board meeting was circulated on December 11, 2025, to four (4) surrounding property owners within 100 m (328.1 ft) of the subject property. The deadline for affected property owners to submit written comments was 4:30pm on December 29, 2025.

No responses were received.

Legislative Authority:
Zoning and Development Bylaw
Official Plan
Strategic Plan

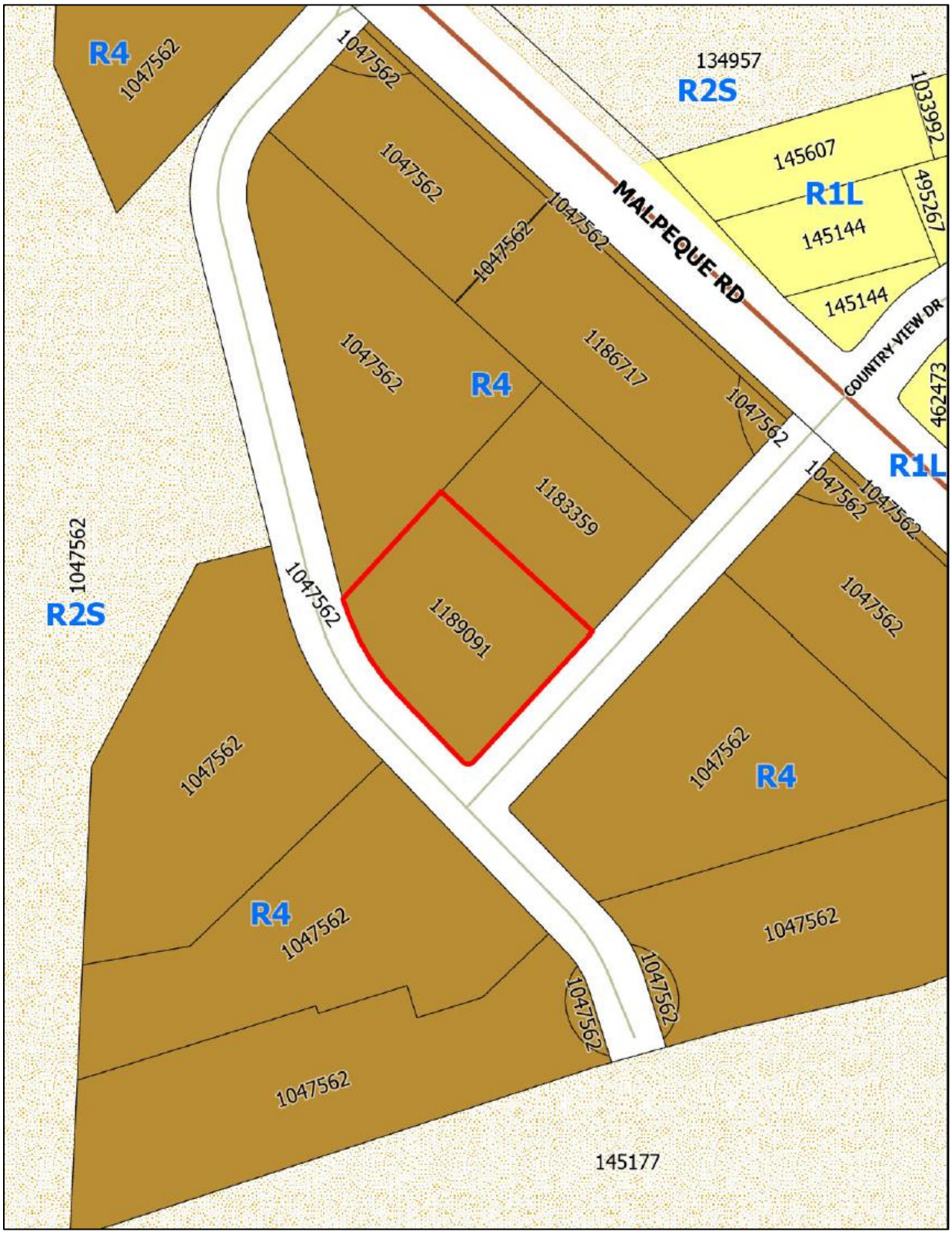
Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted by Planner: David Douglas Gundrum, RPP, MCIP Manager of Development Planning 	
Reviewed By:	
Manager	**Director/CAO** Michael Ruus, RPP, MCIP, 12/23/2025

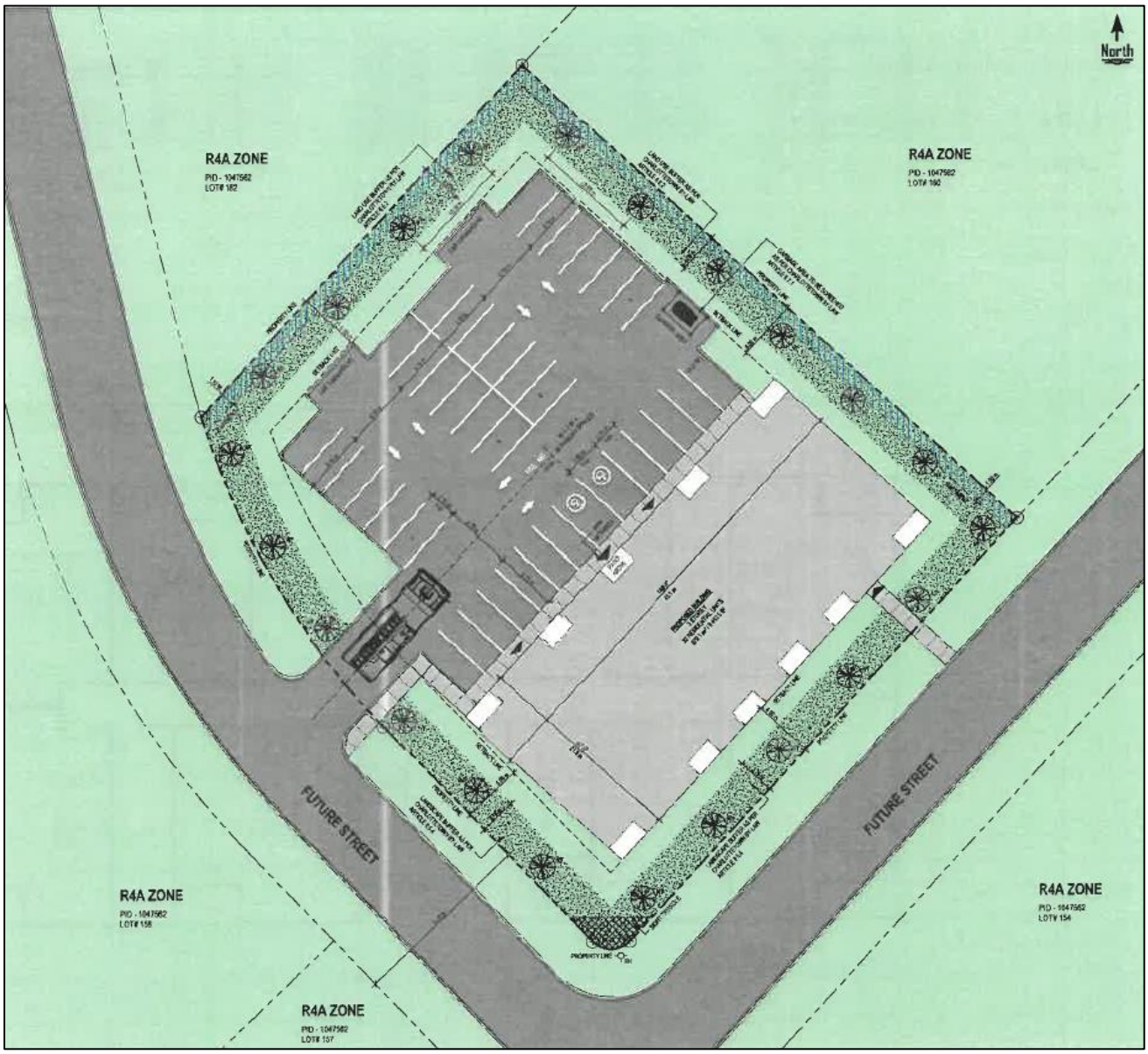
Attachment “A” – Air Photo:



Attachment "B" – Zoning Map:



Attachment “C” – Building Site Plan



City of Charlottetown Committee Report

Report No:
PLAN-2026-06-JANUARY-6B-1

Date:
January 6, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
Public Works (comments provided)
Fire Department (comments provided)
Water-Sewer Utility (comments provided)
Environment & Sustainability (comments provided)
Parks & Recreation (comments provided)

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:
A. Air Photo
B. Zoning Map
C. Site Concept Plan
D. Building Renderings

Report Title:
Proposed rezoning and Official Plan Amendment for unaddressed subject property identified as Mount Edward Road (PID# 440545). The application has been made by Steve Birt on behalf of Ellis and Birt Limited.

Report Purpose:
Evaluation of a request for rezoning to place the subject property within the Comprehensive Development Area (CDA) Zone and the Comprehensive Development Area land-use designation to facilitate future development of the site with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

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 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.

Report Details:

The combined rezoning and Official Plan Amendment (OPA) application was submitted by applicant and owner Steven Birt originally on July 18, 2023 to the City of Charlottetown Planning & Heritage Department in pursuit of allowing for the proposed rezoning and OPA with respect to townhouse units at the time. The proposal has gone through a few iterations since submission over 2 years ago and now the owner is ready to proceed with their request based on an updated development proposal involving apartment buildings (see Attachments C and D).

Development Context:

The subject property is a vacant corner residential lot located adjacent to a mature residential neighbourhood at the north edge of the Mount Edward Ward (Ward 6).

All properties that bound the site to the south (fronting onto Ferngarden Drive) and the east (fronting onto Lilac Avenue) are within the (R-1L) zone and entirely contain single-detached dwellings. Immediately abutting the west of the site is Mount Edward Road and immediately to the north is the arterial bypass highway (see Attachment A).

Buried infrastructure belonging to the City of Charlottetown crosses the property in an east-west direction for which an easement is registered on title for (see Attachment C overlay).

Comments Received from City Departments and External Agencies:

All comments have been addressed and summarized below.

Charlottetown Fire Department – provided the following feedback:

- Indicated access route onto Lilac Avenue is approved and constructed. Both proposed access points meet minimum width requirement (6 metres). Fire hydrants are installed no more than 152 metres (500 feet) apart.

Charlottetown Water & Sewer Utility – provided the following feedback:

- Water & Sewer does have a sewer main and easement that run along the back of the property. Ensure that the developer is aware of this as we would not approve construction on top of the main. Survey to verify. Otherwise no issues at this time, we would review full designs when available.

Charlottetown Public Works – provided the following feedback:

- Access from Mount Edward Road seems feasible given the right-in-right-out configuration, and the extended centreline median shown. We would require a sign off from the Province to indicate this is acceptable from them as well given the proximity to their intersection before formal approval is given.
- Access to Lilac Avenue might need some tweaking. There would need to be some thought put into how an access is provided there by squaring up one or more approaches somehow to create a three leg T-intersection. In general, this is doable. Grades could be a challenge to ensure sight lines are adequate and with some work those issues could be addressed.

Charlottetown Parks & Recreation – provided the following feedback:

- No concerns.

Charlottetown Environment & Sustainability – responded August 12, 2025 providing the following feedback:

- The property will be subject to tree planting requirements and this should be carefully considered in the site planning process. Please have Environment and Sustainability staff review planting plan specifications and

species list created. If assistance is needed with the planting plan and species list appropriate for the site conditions and to minimize utility conflicts, please reach out to E&S.

- Tree planting beyond the minimum is recommended as this contributes to offsetting impacts to the natural environment and supports the creation of a vibrant, livable, and resilient community.
- Consider increasing the number of shade trees around the guest parking areas, with particular attention to the eastern lot. Enhancing tree coverage in these areas will help mitigate urban heat island effects and improve overall site comfort.
- For plantings along the Perimeter Highway side of the property, select large, wind-resistant species that provide both shade and visual interest. Species that have shown resilience in this environment include *Ulmus americana* 'Valley Forge' (Dutch Elm Disease-resistant elm), *Acer × freemanii* (Freeman maple), and *Quercus palustris* (Pin oak). In addition, consider incorporating wind-resistant native shrubs to enhance the vegetative buffer and visual screening from the highway. Suitable options include black chokeberry (*Aronia melanocarpa*), red osier dogwood (*Cornus sericea*), northern bayberry (*Myrica pensylvanica*), and sweetgale (*Myrica gale*).
- This development is nearly adjacent to the Confederation Trail (on the other side of Mount Edward Road and the Bypass), which provides residents the ability to cycle to downtown or to the QEH, for example, in 18 minutes at an easy pace, and which provides excellent recreational and physical activity opportunities. It is therefore very important that cycling and pedestrian connections to the existing sidewalks and signalized pedestrian crossings at the Bypass intersection are provided.
- The developer may wish to consider pedestrian pathways through the development, connecting the residences to both Lilac Lane (and the direction of two nearby neighbourhood parks, with playgrounds and sports fields), and the sidewalk on Mt Edward Rd. Currently, the high frequency of driveways intersecting with the road, with reversing cars, represents a safety concern that would deter residents from using the new private road for socializing, walking or play. If pedestrian paths (or natural trails) are established on the boundary of the properties at the rear of the buildings, away from car traffic, this would likely facilitate strong social connections between residents, and would also encourage residents to access neighbourhood parks.
- No bus stops currently service this development; the nearest bus stops (at Mount Edward Road and Ash, or Mount Edward Road and MacAleer), in both current and future transit plans, is approximately 480m/ a 6 minute walk away, beyond the recommended 400m/5 min walk level of service). Re-planning of future routes may be considered, to service this and other expected developments at the north end of Mt Edward Rd, particularly after the Spencer Drive connection is completed.

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed Zoning Bylaw Amendment (Rezoning) and Official Plan Amendment 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 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 and Official Plan Amendment 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) and Official Plan Amendment to rezone and change the land-use designation for the unaddressed subject property identified as Mount Edward Road (PID# 440595) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone to facilitate the 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.

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:

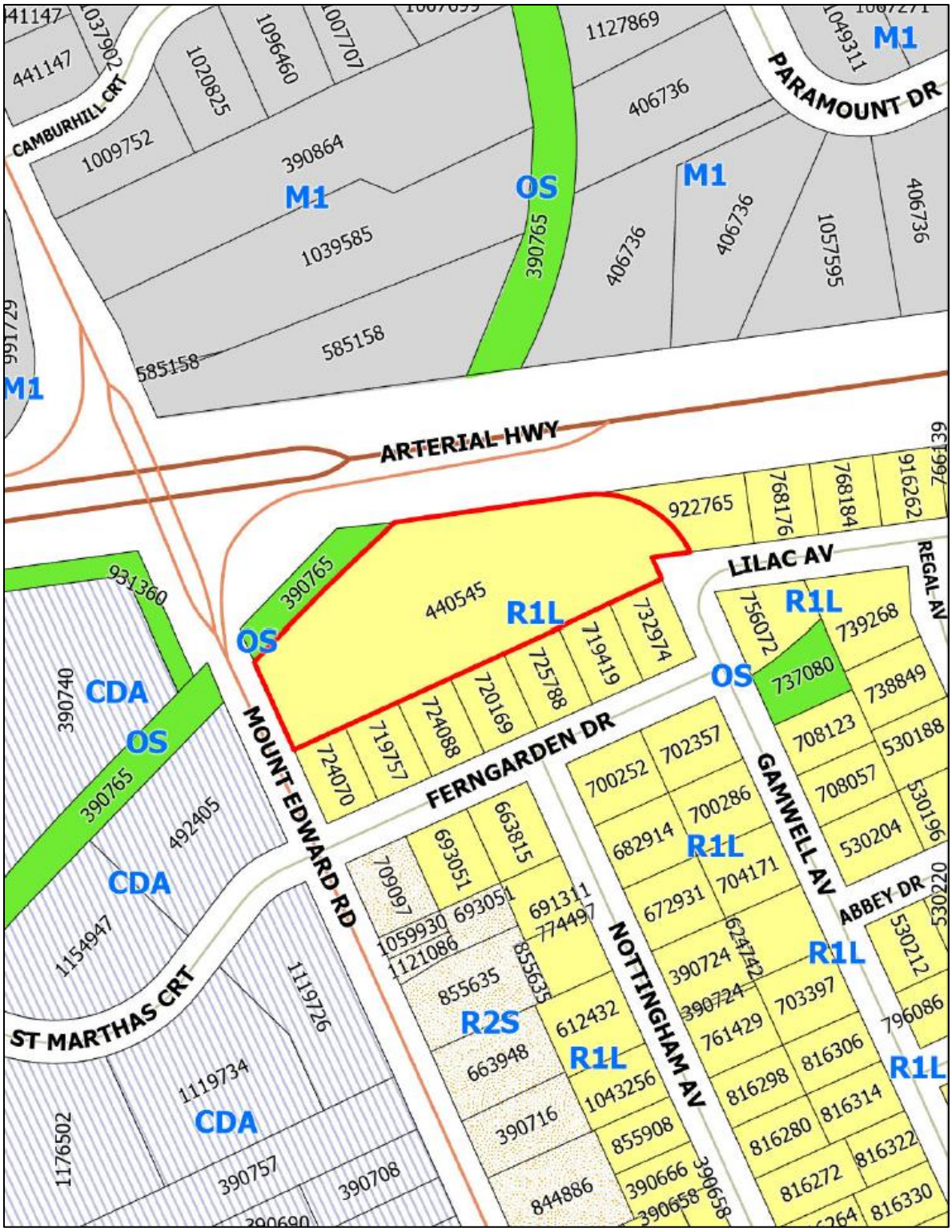
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 12/30/2025

Committee Recommendation: (if differing from staff)

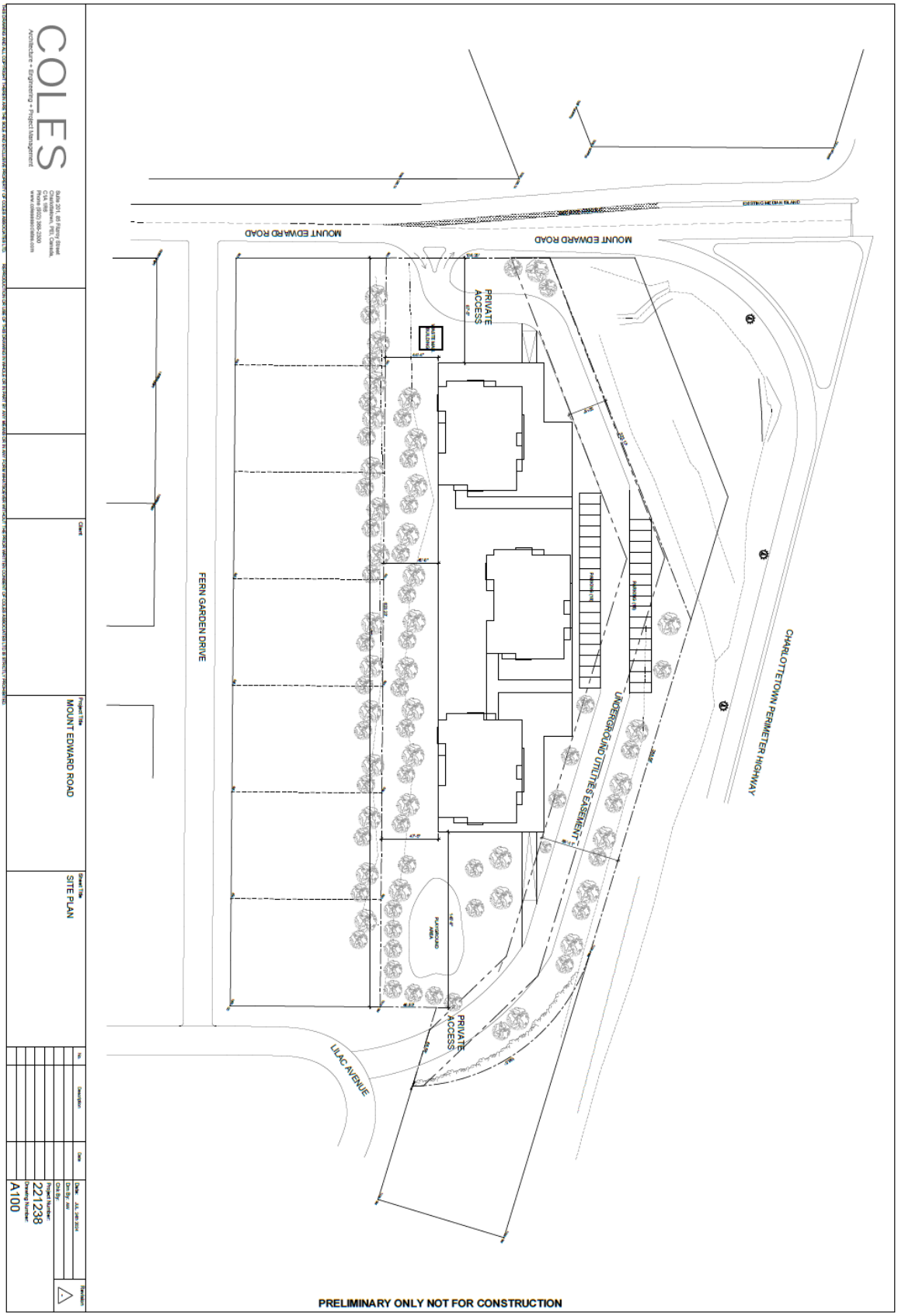
Attachment “A” – Air Photo



Attachment "B" – Zoning Map



Attachment “C” – Concept Site Plan



Attachment “D” – Building Renderings



City of Charlottetown Committee Report

Report No:
PLAN-2026-06-JANUARY-6B-2

Date:
January 6, 2026

Directed to Council through the following Committee: Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
n/a

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

Attachments:
A. Air Photo
B. Zoning Map
C. Preliminary Survey Plan

Report Title:
Consolidation of PID# 839332 (40 Riverside Drive) with a portion of land belonging to abutting property identified as PID# 279000 (vacant land portion of road parcel on Riverside Drive). The application has been made by Melissa Gosbee on behalf of the Government of Prince Edward Island.

Report Purpose:
Evaluation of a request to consolidate property in the Light Industrial (M-1) Zone related to additional development of existing site at 40 Riverside Drive containing an existing thermal power generation plant.

Staff Recommendation:
The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to consolidate PID# 839332 (40 Riverside Drive) with a portion of PID# 279000 to form one parcel subject to the approval of a final pinned survey plan.

BACKGROUND:

Request

This is an application for a lot consolidation to convey a portion of (PID# 279000) which is Parcel A, as shown on the Survey Plan (Attachment "C") and append it to PID# 839332 (40 Riverside Drive). PID# 839332 is the Waste to Energy Plant owned by Thunderbolt Energy Assets GP Inc. The portion of PID# 279000 is land owned by the Government of Prince Edward Island, Department of Transportation and Infrastructure Renewal. The properties are located in the Light Industrial (M-1) Zone. The portion of land to be conveyed has an area of 0.24 acres. This parcel of land is currently being used by the waste to energy plant. The consolidation will allow more land area to facilitate the expansion and construction of a new building on site and to provide more maneuverability for onsite functions.

Report Details:

Development Context:

The subject properties are located along Riverside Drive adjacent to a major traffic circle and the Hillsborough River. The waste to energy plant has existed at this location since the 1990s. The main function of the plant is to incinerate waste collected on the Island and convert it to energy for local consumption. The plant supplies heat to the Queen Elizabeth Hospital and other buildings located in Charlottetown. The plant is currently undergoing major expansion. The design for the construction of the new plant was given approval through the Design Review Board. A site-specific exemption to increase the allowable height in the M-1 Zone from 12 metres to 35 metres was also granted on April 11, 2023.

Section 48.3.4.a) of the Zoning & Development By-law explains that the Development Officer may give approval for lot consolidations where a dwelling may be constructed in a R-1 or R-2 Zone. Therefore, given this request for the proposed lot consolidation is in the Light Industrial (M-1) Zone, the lot consolidation must be approved by Council.

Section 48.3.4 Final approval of a Subdivision or Lot consolidation shall be subject to the following requirements:

A) *The Development Officer may grant final approval to Subdivisions which comply with this by-law and the Provincial Minimum Lot Size Standards, and give approval for Lot consolidations where a Dwelling may be constructed in a R-1 or R-2 Zone;*

Given the location of the property, its function in the community and the land use in the immediate area staff do not foresee any land use incompatibility with approval of this lot consolidation.

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

Positives	Neutral	Shortcomings
Consolidation of the properties will provide additional land area to facilitate the construction of the new addition to the waste to energy plant.	The properties are located within an M-1 zone which is located along a busy arterial street and the Hillsborough River.	

CONCLUSION:

These properties are located in a Light Industrial (M-1) Zone. This facility has existed at this location since the 1990s and provides district heat to both the Queen Elizabeth Hospital and other buildings within Charlottetown. The plan is undergoing an expansion and upgrade. The building provides a more green sustainable form of energy by utilizing local waste for energy generation. It is the opinion of Planning staff that approval of this consolidation is compatible with the Zoning and Development Bylaw and the Official Plan. Therefore, staff are recommending Planning Board recommend to Council to approve the request for

a consolidation of PID# 839332 (40 Riverside Drive) and a portion of PID# 279000 subject to a pinned final survey plan.

Council or Committee History:
April 11, 2023, approval of a site-specific amendment to increase the allowable height in the M1 Zone from 12 metres to 35 metres.

October 30, 2023, approval from the Design Review Board.

Financial Implications:
N/A

Public Engagement and Communication:
Not required for this application.

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:

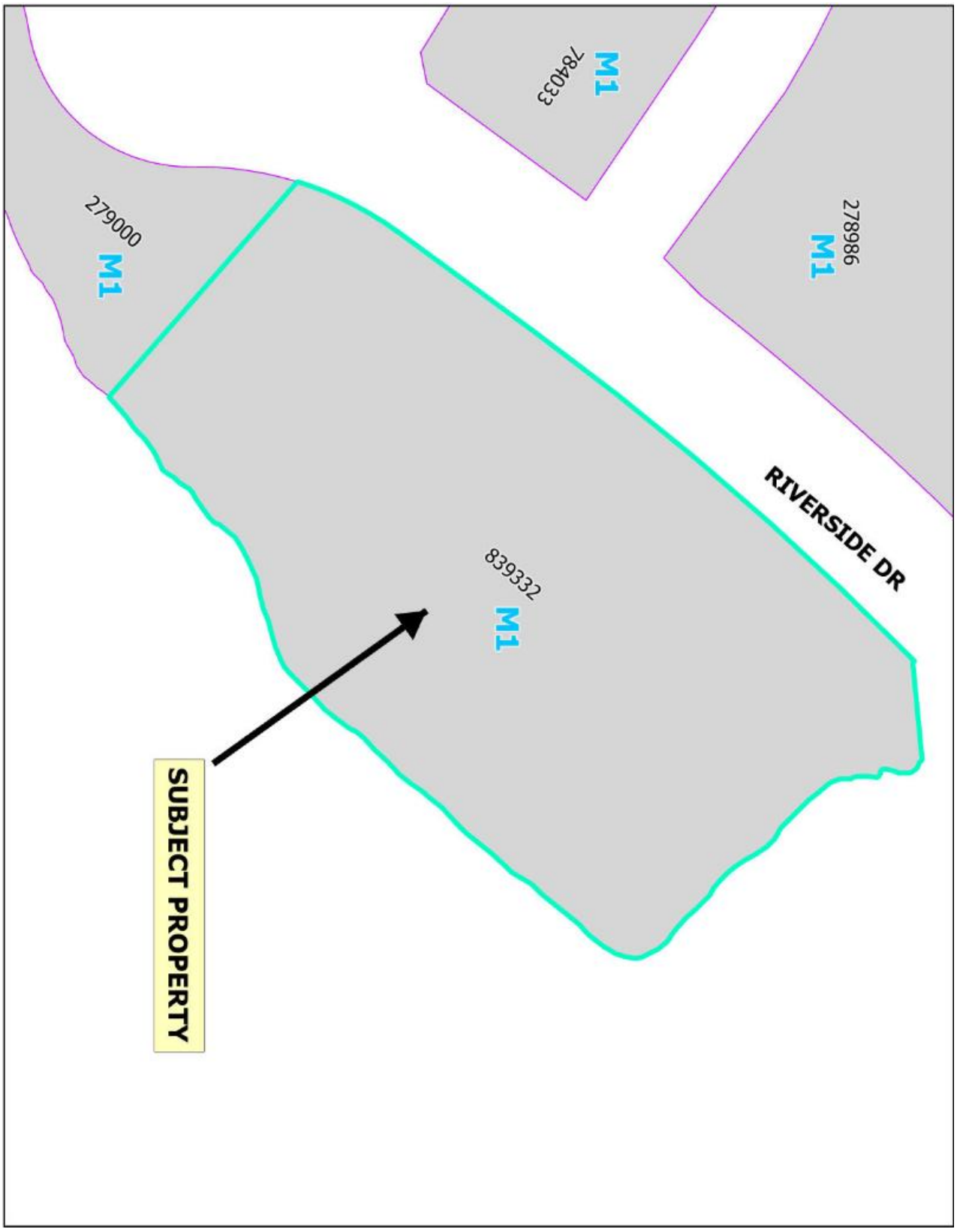
Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 12/30/2025	Michael Ruus, RPP, MCIP, 12/31/2025

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo:



Attachment “B” – Zoning Map:



Attachment “C” – Preliminary Survey Plan:

