



**PUBLIC MEETING AGENDA
NOTICE OF MEETING**

*Wednesday, January 28, 2026 @ 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:

5) Rezoning – 3 Oakland Drive (PID# 192245)

Laurel Palmer, RPP, MCIP, Planner 3

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Industrial; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone,

in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for an office and teaching space related to environmental and watershed management programs.

6) Rezoning – Stanmol Drive (PID# 1047562)

Laurel Palmer, RPP, MCIP, Planner 3

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone,

for the vacant lands located on the south end of Stanmol Drive to facilitate the development of two 12-unit stacked townhouse rows.

7) Introduction of New Business

8) Adjournment of Public Session

Information Sheet for Public Meeting on Wednesday, January 28, 2026

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

Rezoning at 3 Oakland Drive (PID# 192245)

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Industrial; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone,

in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for an office and teaching space related to environmental and watershed management programs.

64 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated January 19, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Tuesday, January 20, 2026 and on Saturday, January 24, 2026. A notice was also posted on the City’s website.

Notice was posted on the subject property on Wednesday, January 21, 2026.

As of 4:30 PM on Monday, January 26, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Thursday, January 29, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:



City of Charlottetown Committee Report

Report No:

PLAN-2025-04-NOVEMBER-6B-1
3 Oakland Drive (PID# 192245)

Date: November 4, 2025

Directed to Council through the following Committee:

Planning Board

Reporting Department:

Planning and Heritage

Other Associated Departments:**Prepared by:**

Laurel Palmer, Planner 3, RPP, MCIP

Attachments:

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

Report Title:

Future Land-use Map Amendment and Zoning Amendment 3 Oakland Drive (PID# 192245), former Andrew's Homestead Property.

Report Purpose:

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

Staff Recommendation:

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

Report Details:**Development Context:**

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

Analysis:

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

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

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

5.4 Meeting Educational Needs

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

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

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

- *Our policy shall be to encourage representatives of the City's educational institutions to advise the Planning Board of their physical space and land-use requirements and, where warranted, to ensure that the municipality's planning tools take account of these needs.*
- *Our policy shall be to designate sufficient additional land on the Future Land-Use Map to meet the anticipated needs of the City's public educational institutions over a 10-year planning horizon.*

The Environment for Change

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

The Action

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

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

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

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

Positives	Neutral	Shortcomings
<ul style="list-style-type: none"> ▪ The conversion of the Andrew property to form part of Holland College will ensure stewardship of the property for years to come. ▪ It will provide additional educational opportunities for the island community. ▪ The proposal is close to parkland, passive walking trails, sports fields and public transit. 		<p>There may be some concerns raised by low density residents about a change in land use.</p>

CONCLUSION:

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

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

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

Council or Committee History:

N/A

Financial Implications:

N/A

Public Engagement and Communication:

None to date.

Legislative Authority:

Zoning & Development Bylaw
Official Plan

Strategic Alignment:

Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:

Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)



Reviewed By:

Manager

David Gundrum, RPP, MCIP, 10/31/2025

Director/CAO

Michael Ruus, RPP, MCIP, 10/31/2025

Committee Recommendation: (if differing from staff)

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

Memorandum

To: City of Charlottetown – Planning & Heritage Department

From: Holland College

Date: September 16, 2025

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

Purpose of Rezoning

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

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

Background

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

Short-Term Use

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

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

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

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

Long-Term Vision

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

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

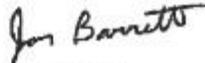
Rationale for Institutional Zoning

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

Request

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

Submitted by:



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





CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

2025-COCR-0223

On Carried

Planning & Heritage
#3

MOTION CARRIED

*7-0 (Councillors
Bernard, Tweed
and McAlver absent)*

MOTION LOST

Date: November 12, 2025

Moved by Deputy Mayor

Alanna Jankov

Seconded by Councillor

Julie McCabe

RESOLVED:

That a request to rezone the subject property identified as 3 Oakland Drive (PID# 192245) from the current Single Detached Residential (R-1L) Zone to the Institutional (I) Zone and to change the land-use designation under the Official Plan from Low Density Residential to Institutional to permit new institutional uses on the subject property (i.e. teaching and research centre for watershed management and environmental academic programs) be approved to proceed to public consultation.

January 19, 2026

Re: (PID #192245) 3 Oakland Drive

Dear Property Owner:

The Planning and Heritage Department has received a request to rezone 3 Oakland Drive property (PID # 192245) adjacent to Andrew's Pond. The specific request is to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Institutional; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning and Development Bylaw from Single Detached Residential (R-1L) Zone to Institutional (I) Zone.

This property is the former Andrew homestead. It was gifted to Holland College by the Andrew family with the intention for the property to become part of the college and be the location for a Centre of Excellence in Watershed Management. To follow in line with the request of the Andrew family, Holland College has asked for the property to be rezoned to Institutional to enable them to utilize the property for educational programs.

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 in the **Council Chambers, City Hall (199 Queen Street) on Wednesday, January 28, 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 4:00 p.m. on Monday, January 26, 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 by Tuesday, January 27, 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 lpalmer@charlottetown.ca on or before **12:00 noon on Thursday, January 29, 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 three (3) to five (5) minutes maximum.

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,

A handwritten signature in cursive script that reads "Laurel Palmer".

Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)

Location of Property requested to be rezoned. Subject property to be rezoned highlighted in red:



Map showing current zoning:





Jan 21/2026
utility pole
5:32 P.M.
Jual.

NOTICE OF PUBLIC MEETING

DATE & TIME: January 28, 2026 (Wednesday, 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:

Rezoning - 3 Oakland Drive (PID# 192245)

Laurel Palmer, RPP, MCIP, Planner 3

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Industrial; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone,

in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for an office and teaching space related to environmental and watershed management programs.

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 – 4:30 PM, Mon-Fri)
- Deadline for registration: Monday, January 26, 2026
- Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on January 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 Thursday, January 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.

Information Sheet for Public Meeting on Wednesday, January 28, 2026

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

Rezoning at Stanmol Drive (PID# 1047562)

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone,

for the vacant lands located on the south end of Stanmol Drive to facilitate the development of two 12-unit stacked townhouse rows.

27 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated January 19, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Tuesday, January 20, 2026 and on Saturday, January 24, 2026. A notice was also posted on the City’s website.

Notice was posted on the subject property on Wednesday, January 21, 2026.

As of 4:30 PM on Monday, January 26, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Thursday, January 29, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:



City of Charlottetown Committee Report

Report No:

PLAN-2025-04-NOVEMBER-6B-3
231-233-235-237-239-241 Stanmol Drive
(PID# 1047562)

Date:

November 4, 2025

**Directed to Council through the following
Committee:**
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:

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

Attachments:

- A. Air Photo
- B. Zoning Map
- C. Proposed Site Plan Showing Townhouse Development
- D. Preliminary Survey Plan Showing Location of Properties

Report Title:

Future Land-use Map Amendment and Zoning Amendment (PID# 1047562), Vacant land on the south end of Stanmol Drive.

Report Purpose:

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

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

Staff Recommendation:

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

Report Details:***Request:***

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

Development Context:

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

Analysis:

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

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

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

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

The first and second phase of the Hidden Valley Subdivision consisted of single and semi-detached dwellings. Normally a transition zone would be required between low density and medium density development. However, this subdivision contains semi-detached dwellings which are compatible with townhouse development. The site plan also incorporates a green treed buffer area along the property boundaries between low density development and the townhouses. This property is unique in that it is also separated from the higher density development to the east by a natural watercourse with a treed buffer zone.

Official Plan

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

3.3 Housing Needs and Variety

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

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

Defining Our Direction

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

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

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

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

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

*Section 3.1.1 (Directing Physical Growth) - Our **policy** shall be to direct urban growth to land that is a logical extension of an existing urban area, or neighbourhood, and will be serviced by municipal water and wastewater systems.*

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

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

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

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

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

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

Positives	Neutral	Shortcomings
<ul style="list-style-type: none"> ▪ There City is experiencing a demand for housing and this proposal would provide additional options for housing within a mature neighbourhood that is predominantly low density residential. ▪ The proposal is close to parkland, sports fields and public transit. It is within a short drive to shopping and services. 		<ul style="list-style-type: none"> ▪ The neighbourhood is not within a walkable neighbourhood. ▪ The site is located in a low-density neighbourhood. Therefore, there may be some concerns raised by area residents concerning the increase in density.

CONCLUSION:

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

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

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

Council or Committee History:

N/A

Financial Implications:

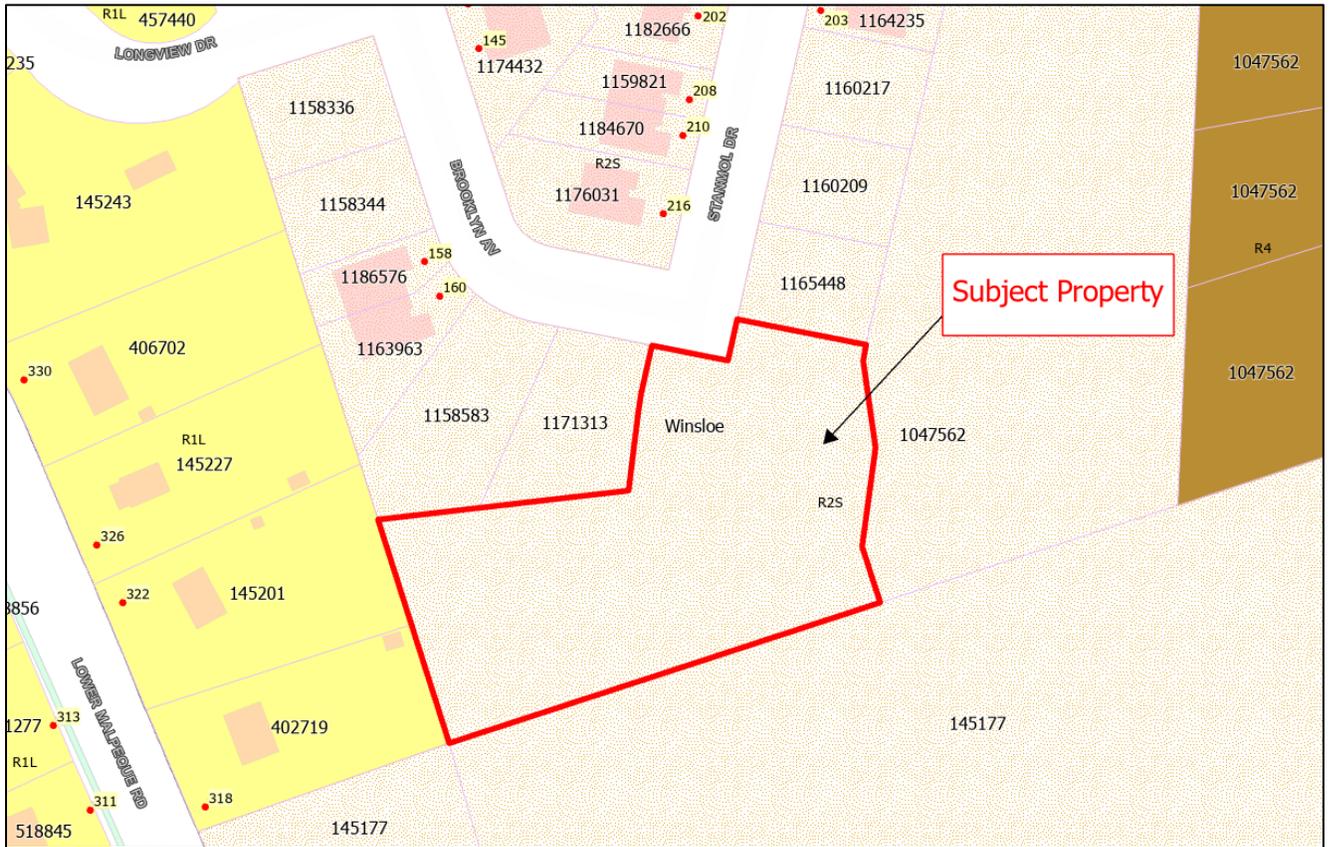
N/A

Public Engagement and Communication:

None to date.

Legislative Authority: Zoning & Development Bylaw Official Plan	
Strategic Alignment: Infrastructure and the Environment Community-Building and Placemaking	
Submitted By Planner: Laurel Palmer, RPP, MCIP Senior Planner (Planner III) 	
Reviewed By:	
Manager David Gundrum, RPP, MCIP, 10/31/2025	Director/CAO Michael Ruus, RPP, MCIP, 10/31/2025
Committee Recommendation: (if differing from staff)	

Attachment "B" – Zoning Map





CITY OF CHARLOTTETOWN RESOLUTION OF COUNCIL

2025-COCR-0225

Motion Carried

Planning & Heritage
#5

MOTION CARRIED 6-0

MOTION LOST _____

*Council Vote
Dispute in
Conflict and
Council votes Bernard, Tweed
and McAleer absent*

Date: November 12, 2025

Moved by Deputy Mayor

Alanna Jankov

Seconded by Councillor

Julie McCabe

RESOLVED:

That a request to rezone the subject property identified as Stanmol Drive, portion of (PID# 1047562) from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone and request to change the land-use designation in the Official Plan from Low Density Residential to Medium Density Residential to permit the construction of two 12-unit stacked townhouse rows on the subject property be approved to proceed to public consultation.

January 19, 2026

Re: (PID #1047562) Vacant land Stanmol Drive

Dear Property Owner:

The Planning and Heritage Department has received a request to rezone (PID # 1047562) vacant land located on the south end of Stanmol Drive. The specific request is to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning and Development Bylaw from Low Density Single Residential (R-2S) Zone to Medium Density Residential (R-3) Zone.

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

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 in the **Council Chambers, City Hall (199 Queen Street) on Wednesday, January 28, 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 4:00 p.m. on Monday, January 26, 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 by Tuesday, January 27, 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 lpalmer@charlottetown.ca on or before **12:00 noon on Thursday, January 29, 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 three (3) to five (5) minutes maximum.

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.

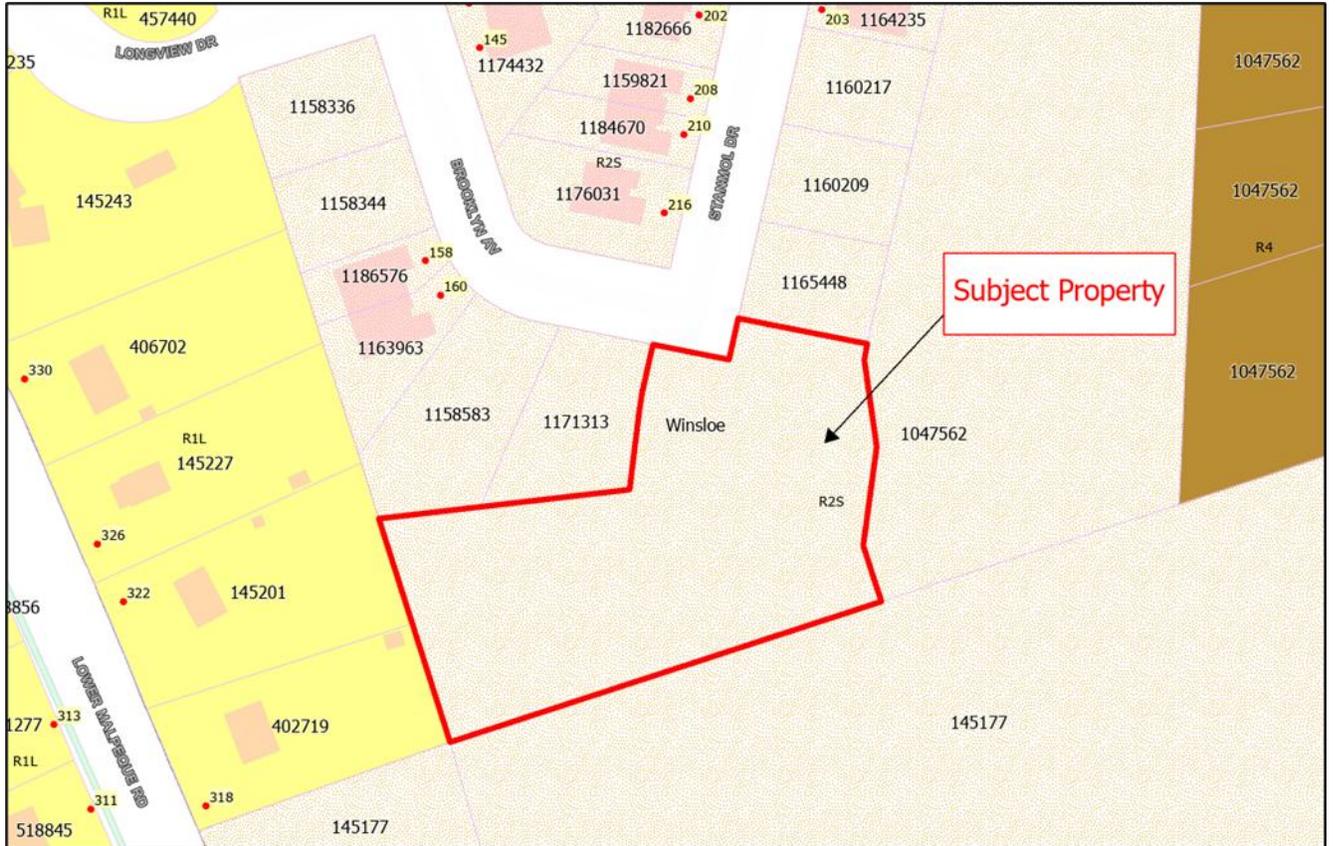
If you have any questions in regard to the application, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

A handwritten signature in cursive script that reads "Laurel Palmer".

Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)

Map showing current zoning of property:





Jan 21/2026
Utility pole
5:50 P.M.
Jel.

NOTICE OF PUBLIC MEETING

DATE & TIME: January 28, 2026 (Wednesday, 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:

Rezoning - Stanmol Drive (PID# 1047562)

Laurel Palmer, RPP, MCIP, Planner 3

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone,

for the vacant lands located on the south end of Stanmol Drive to facilitate the development of two 12-unit stacked townhouse rows.

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 – 4:30 PM, Mon-Fri)
- Deadline for registration: Monday, January 26, 2026
- Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on January 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 Thursday, January 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.



In June 2023, D.P. Murphy submitted an application for a new gas station in Borden-Carleton. The proposal features a 24-hour Irving gas station, convenience store, two retail spaces, parking for large transportation vehicles, electric vehicle chargers and a Tim Hortons restaurant, as seen in this rendering.

IRAC approves new gas station

D.P. Murphy submitted application for Borden-Carleton business in 2023

KRISTIN GARDINER

SUMMERSIDE, P.E.I. — A proposed fourth gas station for Borden-Carleton will be going ahead.

In summer 2023, D.P. Murphy submitted an application for an Irving gas station. On Jan. 14, 2026, IRAC approved the application, under the conditions that the gas station be open 24 hours a day, and include no fewer than 121 parking spaces and 15 spaces for tractor trailers.

“I’m extremely saddened with the decision. Beyond surprised and very disappointed,” said Chad Ceretti, who owns Ceretti’s Grocery and Hardware, adjacent to the future Irving, in a Facebook message to the Journal Pioneer. “The redundant services just aren’t required in town and there’s zero indication or proof that they will ever be.”

Ceretti’s is one of three gas stations currently present in the Borden-Carleton area; alongside an Esso across the road, and Howatt’s Tourist Mart a few minutes down the Trans-Canada Highway.

Following D.P. Murphy’s application, Ceretti, as well as Chad Howatt, spoke against the development, expressing concern for the business.

As well, nearly 400 comments had been sent in to IRAC regarding the gas station, many from residents in Borden-Carleton and its surrounding area, voicing support for the current gas stations and opposition to another.

Mid-May 2025, both Ceretti and Howatt went before an IRAC hearing in opposition of the Irving. There, Ceretti argued that a fourth gas station would oversaturate a small market and expressed a fear of needing to close his business. IRAC, in its decision, argued there was not sufficient evidence that would be the case.

FILLING A NEED

Despite local opposition, in the initial application from D.P. Murphy, the company believes the location is busy enough to warrant



Chad Ceretti, owner of Ceretti’s Grocery & Hardware, speaks at a public meeting in May 2025 regarding his fears of a fourth gas station in Borden-Carleton. IRAC approved D.P. Murphy’s application for the Irving gas station in January 2026.

FILE

an additional gas station.

The new Irving will be constructed at the corner of the Trans-Canada Highway and Dickie Road. In addition to gas, the station will also feature a full-scale Tim Hortons, retail offerings and electric vehicle charging stations.

In a statement to the Journal Pioneer, a representative from D.P. Murphy said the company is pleased with the decision. It also noted the reduction in the Confederation Bridge toll has led to an increase in traffic, which D.P. Murphy believes bodes well for the future of Borden-Carleton businesses.

“We’ve received positive feedback about the many different features our proposed development can offer the residents of Borden-Carleton, Islanders, and our visitors alike,” the statement read.

IRAC, in its decision, stated that it believes D.P. Murphy has proven the Irving gas station would serve

the interest and needs of the public. While it acknowledged the concern expressed by the owners of Ceretti’s and the Shell, and noted the town’s small population, it also added that it is a main entrance to the province and experiences increases in traffic and tourism.

“IRAC recognizes that opening a new gas station may result in negative impacts on the existing gas stations,” read the decision. “While IRAC has considered this, the legislation says that the needs of the driving public are the only thing IRAC must consider to make its decision, not the needs of existing businesses that sell gasoline.”

D.P. Murphy’s application was also met with letters of support from Strait Crossing Bridge Limited and the Tourism Industry Association of P.E.I.

LOCAL OPPOSITION

While Green party Leader Matt MacFarlane is disappointed by the decision, he can’t say he’s surprised.

“When we have a body like IRAC making decisions for these sorts of developments, they’re so far removed from what the people in the community want,” said MacFarlane, who is the MLA for the area. “We’re gonna see the negative outcome of that, with this new business coming into an area that’s already got these businesses operating in place. The public feedback has completely been ignored by IRAC.”

Since the initial application, he has heard plenty of opposition from residents, highlighting the 400 letters to IRAC as well as various petitions. MacFarlane worries what a fourth gas station may mean for businesses like Howatt’s and Ceretti’s that have been in the community for decades.

“They support the community, they support the local sports teams, they provide a variety of services to the community, including delivering groceries to people who can’t always get out to get them,” he said. “They often will run a tab and an account for people who may not be able to afford to pay for groceries on a given day. We’re at real risk of losing this important part of our rural community.”

McLane steps away as health minister for his own health

STU NEATBY

Health Minister Mark McLane has stepped away from his portfolio for personal health reasons, staff with the Premier’s Office have confirmed.

An order-in-council dated Jan. 6 noted Finance Minister Jill Burridge had been named acting health minister, effective Jan. 9, for “the duration of the absence of the Honourable Mark McLane.”

A representative of Premier Bloyce Thompson’s office confirmed McLane’s absence was due to personal health issues. The staff member said it is not yet clear how long McLane’s absence will last.



Mark McLane has stepped away from his duties as health minister while he is being treated for an unspecified health issue.

Details on McLane’s health matters were also not made clear, or how long he will be away from his portfolio.

HIGH SCHOOL REPORTS

COLONEL GRAY HIGH SCHOOL

All Colonel Gray students were emailed a link to a Google form to fill out if they have any course change requests for second semester. This will be open until Jan. 23 at noon. The Workers Compensation Board is seeking two Grade 11 or 12 students for its Occupational Health and Safety Leadership program. Each participant could receive up to \$800, with a chance to earn more. Deadline is Jan. 23. See poster in student services or contact www.wcb.pe.ca/Workplace/Programs. As first term nears an end, students are encouraged to return their library

books to Mrs. Stetson. Any textbooks, class novels or other borrowed books can be returned to the library until Jan. 23 or to the return bin just outside the library doors during exams. The last day of first semester classes is Jan. 23, with final exams running Jan. 26-29. Representatives will be visiting at lunch time on Feb. 3 from Dalhousie University’s engineering department, University of New Brunswick on Feb. 4 and Acadia University on Feb. 17.

The high school report feature runs in The Guardian weekly on Tuesdays during the school year. Contact guardian-lifestyles@postmedia.com for inclusion.

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CHARLOTTETOWN

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NOTICE OF PUBLIC MEETING

DATE: January 28, 2026 (Wednesday)
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:

3 Oakland Drive (PID# 192245)
This is a request to:
• Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Industrial; and
• Amend Appendix G - Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone.

in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for an office and teaching space related to environmental and watershed management programs.

Stanmol Drive (PID# 1047562)
This is a request to:
• Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
• Amend Appendix G - Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone.

for the vacant lands located on the south end of Stanmol Drive to facilitate the development of two 12-unit stacked townhouse rows.

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)

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The general public is encouraged to participate.

Carney, Poilievre find themselves on two very different hot seats

SIMON TUCK
NATIONAL POST

OTTAWA Canada's two main political party leaders won't boast about the connection, but they have at least one important thing in common these days: As a new session of Parliament opens Monday, they're both sitting on hot seats.

Facing upcoming periods that may well determine their political fates, Prime Minister Mark Carney and Conservative Leader Pierre Poilievre are both approaching hurdles they need to get over in the coming weeks and months to ensure their grips on power.

The Liberals are still polling at about the same level as they were during last year's election, with Carney's personal approval numbers staying strong, and the prime minister is coming off an international trip that ended with a well-received speech in Davos that drove international headlines. But the prime minister's situation is more complicated, and sneakily more precarious, than it might at first appear.

As he tries to reshape the Canadian economy amid slowing growth and the reign of an unpredictable and bellicose U.S. president, Carney faces a challenging agenda, arguably one of the busiest in recent generations.

First, he needs to publicly defend Canada's interests while staying out

of Trump's doghouse. The North American free trade deal is up for review later this year and the mercurial president's moods – not to mention his naughty list – seem to go a long way in shaping U.S. policy. Trump threatened last week to boost tariffs on European allies, for example, who didn't go along with his wish to take over Greenland.

Second, Carney needs to continue to move quickly.

One of the main challenges, analysts say, is that many of the promised solutions to some of the country's most pressing issues – Canada-U.S. trade, diversifying exports, low productivity, interprovincial free trade, housing, and infrastructure – require long-term fixes. Reshaping the economic landscape to attract more investment and to find new markets for Canadian exports, for example, convincing developers, provinces and municipalities to take the steps needed to put up more houses, and building or renovating ports, rail and airports are all long-term issues that will take many years to fix.

News releases, federal-provincial MOUs and trade missions to Asia may be necessary steps, but they don't put food on the table like signed export contracts and concrete being poured.

Some analysts say 2026 will be the year when Canadians get frustrated if they don't see tangible results such as, for example, the start of construction of a new or

enhanced energy pipeline to the West Coast, a dramatic increase in housing starts, or a leak-proof deal on interprovincial free trade. He scored a potential win last week when he signed a trade deal with China that is expected to lower or eliminate tariffs on some Canadian agricultural exports, while cutting tariffs on 49,000 Chinese-made electric vehicles.

If Carney doesn't get beyond plans and promises, analysts say, his grip on power could be weakened, which could lead to the opposition parties triggering an election.

"I think Canadians wanted to give him some room to get things done," said Brian Lee Crowley, managing director of the Macdonald-Laurier Institute. "But they won't wait forever."

The political waters could get murkier later in the year. Québec will hold an election in October, which could affect the Bloc Québécois' willingness to trigger a federal election.

A month later, the U.S. midterm elections could have a profound effect on Canada, and many other things, as the Democrats aim to take back control of Congress and provide Trump with a more formidable opposition.

Tyler Meredith, a senior policy adviser in the Trudeau government, suggested that Carney focus over the coming year primarily on key domestic issues, such as affordability, housing and industrial strategy, and less on geopolitical matters that are largely out of Canada's hands. The domestic agenda is "still where the ball game is," he said.

But Carney will need to explain very clearly to Canadians how these complicated, long-term domestic issues affect their wallets and lives, Meredith said.

Opinion polls agree that Canadians have so far given the Carney government a pass in that they trust the prime minister and his résumé, but that they want to see some clear, tangible wins.

Lori Turnbull, a political science professor at Dalhousie University in Halifax, said Carney likely gets a longer leash from voters because he's mostly selling credentials and competence.

"I think there's a sense that he needs some time," she said. "He's not really asking you to like him."

But analysts said there's one big win that would likely override tepid results on many other files: Canada-U.S. trade.

If Carney were able to land a refurbished or renegotiated trade deal with the United States, and perhaps Mexico, that was widely deemed to be reasonable, it could provide the Canadian economy with a jump start and reinforce voters' faith in the former central banker. Not landing a trade deal could be equally impactful to the political landscape.

"That's one issue where something has to give," said Sanjay Jeram, a political scientist at Simon Fraser University in Vancouver. "He could really use a win or it could be challenging for him to maintain the unwavering support."

Canadians are unclear what's going on in North American trade

and may be growing impatient, according to a recent Leger poll. They're also becoming more pessimistic about what they expect from trade relations for this year, with 41 per cent saying they figure things will get worse, compared to 20 per cent who expect things will improve.

"We're not necessarily seeing action," said Andrew Enns, executive vice-president of Leger's Central Canada operations. "And I think Canadians are starting to question the effectiveness of the government's response."

In the interim, before that review of North American trade, Carney will try to fill the export void by trying to forge closer relations with economic heavyweights such as China and India, and smaller trading partners such as those in the Mideast. That's why Carney travelled last week to Qatar to meet investors and political leaders, following meetings in China.

"We have to do more business," said Meredith.

As almost always in politics though, a strong economy hides a lot of warts.

Economists don't expect the Canadian economy to provide the Carney government with that cover in 2026, but many do see the year as pivotal in determining longer-term growth.

Dave McKay, chief executive of Royal Bank of Canada, said earlier this month that Canada's economy is looking strong for the coming year, in large part because of the federal government's efforts to accelerate energy projects and housing.

McKay also said that the planned renegotiation later this year of the Canada-U.S.-Mexico free trade agreement will play a major role in Canada's economic performance, but that he's confident that any changes to the existing deal won't dramatically affect continental trade.

"I've been more excited about Canada than I have been in the last decade. The tone at the top is really good."

Dawn Desjardins, chief economist at Deloitte Canada, said her company forecasts modest growth of 1.5 per cent for the Canadian economy in 2026 as exporters face uncertainty at the Canada-U.S. border.

But Desjardins expects that the next 12 months will mark "an inflection point" as governments carry out policies to make investment more attractive.

"From improving infrastructure to eliminating barriers to internal trade and reducing regulatory hurdles, Canada is hitting the reset button," Desjardins wrote in a new report.

In keeping with the government's key challenge – and perhaps security blanket – Desjardins adds that Canadians shouldn't expect governments to complete the structural economic changes overnight.

The Carney government, which says it's moving the Canadian economy "from reliance to resilience" by attracting more investment and doubling non-U.S. exports over the next decade, is hoping that that message is heard in

the coming months.

For the Liberal prime minister, not to mention his Conservative rival, the future may rest on it.

As Carney basks in the international headlines from his recent trip abroad, Poilievre is working on convincing Tory voters that he's still the party's best bet to lead them in the next election.

With the return of Parliament, both of the main party leaders are being threatened by circumstances that are at least somewhat out of their hands, and the possibility of a federal election later this year that could see the loser tossed aside.

As one veteran Conservative insider put it: both leaders need to "win or go home."

Crowley said the two leaders share the difficult challenge of needing to meet long-term goals over the short term. "It's a critical time for both of our aspiring leaders."

Poilievre's challenge is likely the more clear cut of the two.

As he was the party leader during a losing federal election, he will be subject to an automatic, secret-ballot leadership review to be held in Calgary at the end of the month. Technically, he must win a majority to keep his job and earn the right to make his case again to the national electorate. But in reality, he will need to do better than that by a significant but unknown margin to be able to stay on.

Poilievre has some cards in his hand. With undeniable, true-blue Conservative credentials, he's popular within the party, although perhaps less so than about a year ago when he and his party seemed headed for a slam dunk election win.

And so far at least, there's no clear alternative to Poilievre's leadership, or even a widely whispered heir apparent.

Even if he's very likely to remain as Tory leader after the vote, that doesn't mean there isn't still a lot on the line.

Turnbull said Poilievre could survive the leadership review, but still be weakened within caucus if party voters don't give him a strong mandate. "Caucus relations break down over time."

Poilievre is also exiting a 2025 where his armour was severely dented, losing a massive lead in the polls and his own seat in the April election, then a couple of defectors to the Liberals later in the year. Amid rumours of possible further floor crossers, the governing party is now just a single MP short of the combined number of legislators of the opposition parties.

SFU's Jeram said enough has gone wrong that he doesn't think Poilievre will still be the Tory leader during the next election.

But supporters point to the fact that Poilievre won more votes in the last election than any Conservative leader in Canadian history. The context, however, is that voter turnout was high (about 68.7 per cent of eligible voters, the most in more than three decades), the population has been on a steady climb, and the Conservatives still lost to their rivals for the fourth consecutive election.

Critics also point out that the Conservatives' lofty vote total in April was mitigated by voters' flocking to the two major parties during an election that was largely fought over Canada's response to the Trump tariffs. About 85 per cent of voters opted for the Liberals or the Conservatives, a staggering increase compared to the previous election just four years earlier when 66.3 per cent of voters did so. That level of dominance in a federal election by the two major parties hadn't been seen in almost 70 years.

Despite the lofty vote totals less than a year ago, Poilievre's approval numbers have also lagged those of his party, never a good sign for a political leader.

Recent opinion polls have usually showed the Liberals with a modest single-digit lead over the Conservatives, while Poilievre's approval ratings with the general public, in contrast with his strong support within his party, tend to be about half those of Carney (50 per cent versus 25).

On the surface, Carney would appear to be on solid political ground – much more so than his key rival. But the two parties remain locked in a virtual dead heat nationally and, as Poilievre learned a year ago, things can change quickly in Canadian politics.

"The Liberals held a comfortable lead through much of last year," said David Valentin, principal at Liaison Strategies, following the Jan. 5 release of a new poll. "But the Conservatives have steadily closed the gap and right now we're essentially looking at a national tie."

NOTICE OF MORTGAGE SALE

OF PROPERTY LOCATED AT 744 ST. CHARLES ROAD, RTE. 308, SOURIS, KINGS COUNTY, PROVINCE OF PRINCE EDWARD ISLAND

TO BE SOLD by public auction in front of the Sir Louis Henry Davies Law Courts Building, 42 Water Street, Charlottetown, Prince Edward Island, on the 28th day of January 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 on Lot or Township Number Forty-Three (43) in St. Charles, Kings County, Province of Prince Edward Island and being Provincial Property Number 129288. A more complete legal description may be obtained from the Solicitor for the Mortgagee named below.

The above sale is made under and by virtue of and pursuant to the powers contained in a Mortgage dated July 9, 2024 and registered at the Office of the Registrar of Deeds for Kings County on July 12, 2024, in Book 2254 as Document Number 1397 which said Mortgage was to The Toronto-Dominion Bank.

And because of default having been made in payment of principal, interest and instalments secured thereby and default otherwise under the provisions of the said Mortgage.

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

DATED this 6th day of November 2025

For further particulars, contact:

Tom Keeler
McInnes Cooper
141 Kent Street, Suite 300
Charlottetown, PE C1A 1N3
(902)368-8473
Solicitor for The Toronto-Dominion Bank



NOTICE OF PUBLIC MEETING

DATE: January 28, 2026 (Wednesday)
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:

3 Oakland Drive (PID# 192245)

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Industrial; and
- Amend Appendix G - Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone.

in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for an office and teaching space related to environmental and watershed management programs.



Stannol Drive (PID# 1047562)

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix G - Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential - Single (R-2S) Zone to the Medium Density Residential (R-3) Zone.

for the vacant lands located on the south end of Stannol Drive to facilitate the development of two 12-unit stacked townhouse rows.



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 – 4:30 PM, Mon-Fri)
- Deadline for registration: Monday, January 26, 2026
- Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on January 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 Thursday, January 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.



Employment Opportunity

The Legislative Assembly of Prince Edward Island is currently seeking applications from those interested in the following position:

Ombudsperson and Public Interest Disclosure Commissioner

This non-partisan, statutory officer of the Legislative Assembly administers both the *Ombudsperson Act* and the *Public Interest Disclosure and Whistleblower Protection Act*. The office plays a vital role in promoting fairness and accountability by investigating citizen complaints and allegations of wrongdoing or reprisal within provincial public services.

Compensation: \$157,477 – \$202,629 including health, dental and pension benefits. Commensurate with skills and experience.

Additional information can be found at www.assembly.pe.ca/jobs

Please submit your cover letter and resume no later than Friday, February 6, 2026 at 4:00 p.m. to:

Joseph Jeffrey
Clerk of the Legislative Assembly
Email: careers@assembly.pe.ca
Mail: PO Box 2000, Charlottetown, PE C1A 7N8

We thank all those that apply and advise that only those selected for further consideration will be contacted.

www.assembly.pe.ca/jobs